

# **14 Teetotal Street, St Ives, Cornwall**

## **Archaeological Assessment**



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## **Acknowledgements**

The Archaeological Assessment was commissioned by the owners of the property, Sarah and Martin Tolliday.

Jeanette Ratcliffe, Historic Environment Consultant, was involved in and responsible for overseeing all stages of the recording work, and prepared this report. The photographs were taken by Eric Berry, Historic Building Consultant, who also provided on-site advice on the historic and architectural character of the buildings.

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**Front cover illustration: 14 Teetotal St – back (SW) elevation, facing onto St Eia Street; the fish cellar is on the ground floor, behind the wooden steps**

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## **1 Summary**

*An Archaeological Assessment carried out in relation to Listed Building Consent for alterations to 14 Teetotal Street, St Ives, revealed that it was originally an early 19<sup>th</sup> century fish cellar with living accommodation above, built as one of a row of similar properties and sharing its cellar with an adjacent house. One of only two in the row which still have unconverted cellars, No. 14 is of national significance for its historical association, group value, rarity and survival - with a cobbled floor and two types of pilchard pressing arrangements, and evidence for its subsequent adaptation as a fishermen's store. Retention of key historic features is recommended, along with an archaeological watching brief during the ground works for the development.*

## **2 Background**

This report describes the results of an Archaeological Assessment carried out at 14 Teetotal Street, St Ives, Cornwall, TR26 1PH – one of a row of cottages that together comprise a Grade II Listed Building (Figure 5).

### **2.1 Location and setting**

14 Teetotal Street is located at NGR SW 52053 40887, in the historic centre of St Ives, within the tight-knit 'fishing village' area of Down'long. Located south of The Island, less than 50m from St Ives harbour, it lies within the estimated medieval settlement boundary. The property has two street frontages – the front opens onto the south side of Teetotal Street; the back onto St Eia Street. (Figures 1-5)

### **2.2 Planning context**

The property is designated a Listed Building (DCO12435), along with the rest of the row of which it is a part. The listing description reads:

*C18/19 terrace. Granite rubble. Three storeys. Two windows each, sashes, no glazing bars. Some have external steps to first floor entrances. Slate roofs. Group value.*

A planning application (PA11/09186) for Listed Building Consent for proposed alterations to No. 14 Teetotal Street was granted permission with a number of conditions, including Condition 7 for building recording. This was discharged (21.06.12) following the submission by the applicant's architect of an Historic Record (see Appendix 1) and digital colour photographs of the building as existing, together with plans and external elevation drawings (Figures 2-3).

Subsequently, following the uncovering of cobbles during investigative works in the basement of the building, the planning authority requested that provision be made for an Archaeological Assessment of the site, in order to provide information on the significance and potential of archaeological remains on the site and to identify the likely impact of the proposals on that significance. As the site is thought to lie within the medieval core of St Ives, it was suggested that the cobbles could be of some antiquity and historically significant, and that other buried archaeological remains may survive.

Cornwall Council's Historic Environment Planning Advice Officer (HEPAO, Phil Markham) had prepared a 'Brief for Archaeological Assessment' (26.07.12), which set out the minimum requirements for recording.

The HEPAO's Brief highlights that ground works for the development may disturb extant and buried archaeological remains. It states that, in order to understand the

significance of the exposed cobbling and of the site and its archaeological potential, an Assessment is required.

This should involve a desk based assessment including a map regression plus a walk over survey of the extant remains of the site. This would provide evidence for any recommendations for retaining the cobbling and any archaeological recording.

A Written Scheme of Investigation (WSI), specifically addressing the Brief and setting out the methodology and standards for the different phases of the recording, was prepared by the Historic Environment Consultant (Jeanette Ratcliffe, 09.08.12) and approved by the HEPAO (10.08.12).

### **2.3 Proposed alterations**

Listed building consent has been granted for the following alterations.

- Removal of external staircase
- Insertion of windows to basement
- Formation of balcony
- Replacement dormer window and roof finish
- Internal alterations to form kitchen, dining room, staircase to basement, two internal shower rooms
- Modification to existing staircase winders
- Lowering attic floor
- Installing attic staircase in new location

### **3.0 Methodology**

The Archaeological Assessment involved the following stages.

1. Historical research
2. Walk-over survey
3. Archiving and assessment (of the evidence)
4. Report preparation
5. Dissemination & deposition (of report & archive)

#### **3.1 Historical research**

The purpose of this stage of the work was to gain a clear picture of what is already known of the history of the site, in order to inform understanding of its historical development, the standing fabric, exposed cobbles and the potential for buried archaeological remains.

It consisted of visiting: Cornwall Council's Historic Environment Record and Cornwall Record Office in Old County Hall, Truro; Cornwall Local Studies Library, Redruth; and St Ives Archive Centre - in order to view and copy easily accessible, existing archaeological and historic information about 14 Teetotal Street, and its immediate vicinity. This included the following types of records.

- Records held within the Cornwall Historic Environment Record's computer database of archaeological sites
- Listed Building description
- 1840 Tithe Map
- Historic Ordnance Survey 1:2500 and town maps (1880 & 1908)
- Unpublished and published accounts of this part of St Ives
- Historic photographs (held at St Ives Archive Centre)

Electronic and paper copies of the architect's plans were obtained at this stage, together with the results of the historic building recording that has been carried out by the architect (Andrew Williams).

### **3.2 Walk-over survey**

The walk-over survey consisted of a visual examination of the interior and exterior of the building and its vicinity, annotating architects plans and using photography to make a general record of relevant features.

The photographic recording included the following.

- Photographs taken using black and white 35mm or medium format film in order to produce archive quality contact prints and negatives
- Use of a photographic scale for both general and specific photographs
- Digital colour photography to illustrate the report
- A photographic register accompanying the photographic record, which details photo number, feature, location/direction of shot (Appendix 2)

The client's architect met the historic environment and historic building consultants on site during the walk-over survey, providing an opportunity for sharing information and discussing the proposed works and how these might be adjusted conserve and enhance historic fabric and features.

### **3.3 Archiving and assessment**

This consisted of the following.

- Developing, printing & indexing photographs
- Indexing field notes
- Collating and assessing the evidence collected during the desk based and walk-over surveys

### **3.4 Report preparation**

The results of the historical research and walk-over survey are presented in this report, which also includes recommendations for follow-on archaeological recording and the retention key archaeological and architectural features.

### **3.5 Dissemination & deposition (of report & archive)**

- The report has been submitted to Cornwall Council Historic Environment Service and the Cornwall Record Office.
- A digital copy has been supplied in 'Adobe Acrobat' PDF format.
- The report will be held by the Cornwall and Scilly Historic Environment Record (HER) and made available for public consultation.
- A digital copy of the report has been supplied to the applicant/client.
- An ordered and integrated site archive has been prepared in accordance with: *Management of Research Projects in the Historic Environment (MoRPHE) English Heritage 2006* upon completion of the project.
- The archive has been deposited with the Cornwall Record Office.
- A summary of the contents of the archive has been supplied to the HEPAO.

- A copy of the report has been supplied to the National Monuments Record (NMR) in Swindon (via Oasis).
- A project summary has been added to the OASIS (the English Heritage/ADS online index of archaeological investigations)

## **4 Results**

### **4.1 Historical development**

#### **4.1.1 St Ives**

*A comprehensive description of the history of the town is contained within the St Ives Cornwall and Scilly Urban Survey, the text in section 4.1.1 has been extracted from the Summary of that report (Newell 2005, 1-2).*

Given the strategic geographic character of the town's site it is likely that there has been human activity here since the prehistoric period. There are suggestions that the Island may have been a defended pre-Roman cliff castle. Associations with the sixth century Saint Ia also suggest early Christian activity in the area. Little is known of the early origins of the settlement itself although by the 14th century it had already become an important fishing port.

The 14th century decline of the nearby settlement of Lelant, caused by the silting of its harbour, was an opportunity for the town. St Ives gained much of Lelant's lost trade and during the 15th century St Ives was promoted and developed as a planned medieval market town. It gained borough status with rights for a weekly market, annual fairs and a church of its own.

The fishing industry was a mainstay of the town's economy down to the 20th century, with the lengthy sandy beaches providing perfect landing places for the traditional pilchard seining; the enormous shoals gathering in St Ives Bay.

Mercantile trade through the harbour quay was another central element of the settlement's economy. Records of 16th century sand inundations suggest that trade may have been affected during that period. During the 18th century trade had recovered and the need for improved harbour facilities was considered imperative. Smeaton's pier was completed in 1770, greatly increasing the size of the harbour and the amount of trade it could accommodate.

The harbour import and export trade and the fishing fleet stimulated numerous associated industries within the town, such as boat building, net and sail making, fish processing and trading. Industrial buildings relating to these activities developed close to the harbour and beaches. Domestic fish processing was also part of the settlement's economy and buildings with fish cellars below and residential accommodation above reached by an external stair are a locally distinct building type found in numbers on the isthmus area between the harbour and Porthmeor beach, traditionally known as 'Down'long'.

Mining was also important in the development and character of the town, with mines located within the urban area itself and in the nearby hinterlands. Much of the trading through the harbour was mine-related. Tin streaming had also been important from the medieval period onwards in the valleys running down to the sea, such as The Stennack.

The 19th century saw great changes in St Ives. There was a further expansion of the harbour with the 'Victorian Extension' completed in 1890. Development within the town centre was of an increasingly urban form and density, while residential terraces



were built on the slopes of the valleys above for the growing middle-classes and early wealthy tourists who came to the town for the season.

The late 19th century saw the arrival of the railway and with it mass market tourism, softening the impact of the decline of both fishing and mining. Tourists changed the character of the town with the requirements for large hotels, guesthouses and entertainment. Beaches were converted from places of work to places of rest and play with seines, gigs and luggers replaced by beach huts, deck chairs and bathing machines.

A late 19th century building boom in the town centre centred on High Street and Tregenna Place and Hill with the construction of impressive institutional buildings such as the Passmore Edwards Library and several bank buildings.

Artists, attracted by the extraordinarily clear quality of light, subject matter and relatively cheap cost of living, lodged with local families, and made their studios in disused fish cellars. From the 'plein air' style of painting to the internationally renowned St Ives Modernist Period many famous and influential artists and craft men and women have associations with the town.

The late 20<sup>th</sup> century saw the re-invention of the town as a quality cultural resort. A wide range of award winning restaurants, good quality cafes and bars, boutiques and design-led shops have been established developing the fashionable image of the town. The foundation of Tate St Ives in 1993 continued the town's artistic links and was part of a wider change in holidaying habits in Cornwall. This cultural tourism niche has attracted an alternative audience to the town and has lengthened the town's 'season'.

#### **4.1.2 Cornish and St Ives pilchard industry**

Pilchards had been the mainstay of the fishery in Cornwall since at least the 1500s and in the 18<sup>th</sup> and 19<sup>th</sup> pilchard fishing and processing developed into a major industry. Pilchard fishing took place from July to the end of October when great shoals appeared around the Cornish coast. It involved the use of boats as large as 40ft and a *seine net* as much as 1.5 tonnes in weight, 1.5 miles long and 70ft deep. Once the shoal was surrounded by the seine net (with a smaller *stop net* plugging the gap), the *tuck net* was lowered inside the seine and raised to bring the pilchards to the surface, with baskets being used to gather the fish and load them into smaller boats so that they could be brought ashore. Once there the pilchards were salted and left in *baulks* (piles) for several days in order that the excess liquid could be drained off. Following this, they were placed in *hogsheads* (barrels) between layers of salt and pressed in specially constructed buildings known as *pilchard cellars* (or *palaces*). (Ratcliffe 1998, 18-19)

Pressing involved using a series of *pressing-poles* (slotted under an overhanging ledge / corbel or into slots in the cellar wall), which rested on the *bucklers* (barrel lids) and were weighted at their opposite end by a heavy beach stone. The late 19<sup>th</sup> century saw the introduction of the more efficient *beam press*, a freestanding beam that was screwed down on top of the *bucklers*. The pressing process took eight days, with more pilchards being added to the barrels daily, and during this time oil from the fish (known as *train*, from the Dutch word *traan* meaning *fish oil*) leaked into gullies, which lead to the *train pit* (a barrel or wooden lined pit set into the cellar floor). Once cured, the majority of pilchards were exported to the Mediterranean countries, particularly Italy, where they were consumed in vast quantities during Lent. The oil had a variety of uses – as wood preserver, bait, fertiliser, an additive to cheap paint,

and for tanning leather, as well as being widely burnt for lighting (in lamps known as *chills*). (Ibid)

During the 19<sup>th</sup> century St Ives was the principal pilchard fishing station in Cornwall, its annual catches frequently exceeding those of the whole of the rest of the county combined, with an enormous number of seines being registered. This fishery was monopolised by merchants who had the necessary capital to invest in the infrastructure required, were best qualified to handle marketing of the fish in overseas markets, and dispose of the industry's most valuable by-product, train-oil (Noall 1972, 86).

The seine-boats and nets were owned by companies and there were more 'adventurers' wanting to take part in the industry than there were fishing quotas available (ibid). There was room for 20 seines to be worked at any one time and in 1870 over 280 seine companies registered (Kittridge 1991, 6). As a result, stringent regulations were imposed to 'prevent chaos arising' and the pilchard industry in St Ives attained a far higher degree of complexity and organisation than occurred elsewhere (Noall 1972, 86).

The middle years of the 19<sup>th</sup> century were the most prosperous, with a memorable season in 1871, after which a decline set in. By the end of the century only two pilchard businesses remained in operation and what appears to have been the very last *enclosure* of pilchards at St Ives took place in August 1908. (Laity 1973, 57; Noall 1972, 103-4, 106-5).

This was part of a general trend in the late 19<sup>th</sup> century of pilchard shoals beginning to desert the Cornish Coast. This, together with large-scale drift netting, brought about the demise of seine fishing, and in St Ives, as elsewhere, the cellars, net stores and other buildings associated with the pilchard industry fell into disrepair or were converted for alternative use.

A reconstruction of the pilchard pressing process, including a wide range of associated fittings and artefacts, can be viewed in the basement of St Ives Museum, which was itself originally a fish cellar (Figure 37).

#### **4.1.3 Down'long**

The area of isthmus, known locally as Down'long, was home, as well as place of work, to much of St Ives' fishing community. It was dominated by the needs of the harbour and the fishing fleet. Much of the processing of the fish was undertaken in domestic cellars and courtyards in this area. (Newell 2005, 21)

A distinct building type was developed, with fish cellar below and residential floors above, reached by a prominent external stone staircase. Matthews (1892, 328) records:

'Another type of Saint Ives house...consists of a fish-cellar with an upper story of one or more dwelling-rooms. Many houses of this description were built in the town during the last century; they are usually described in the deeds as "all that fish-cellar and two dwellings over the same".'

Historic photos of this building type show the wide doorway giving access into the cellar and that the external granite steps over these often served two adjoining houses, which were part of a row of similar properties (Figures 14-15). Iron railings on the stairs (Figure 15) and a brick-built porch over the adjacent doorways at their top were common additional features (Figure 14).

Cats roamed the streets of Down'long, scavenging fish and guarding the produce and nets against rats. The smell of the area must have been quite overpowering with debris being washed from the streets via the granite gutter channels which are still a distinctive streetscape feature. (Newell 2005, 21)

As well as the domestic cellars the fishing companies had industrial-sized cellars from which they operated. Again most of these structures were located in the Down'long area, and their density is especially notable to the north of Back Road, facing onto Porthmeor Beach. These industrial scale cellars were generally large rectangular structures with a central courtyard open to the sky. The fish were processed on the cellar floor protected from the elements by penthouse roofs sloping into the open courtyard or by the projecting upper storey of net lofts where the nets and other equipment were stored. (ibid)

The location and pressing methods of St Ives's fish cellars have been identified and described by Dr John Ferguson (Ferguson 2005; Newell 2005, Appendix 2).

#### **4.1.4 Teetotal Street**

The Cornwall and Scilly Urban Survey (Historic Characterisation) report for St Ives describes Teetotal Street as being part of the grid of late 19th century terraces north of Back Road – highly planned, purpose-built housing associated with the development of industrial scale pilchard cellars, which dominated this area of the town.

However, this Assessment has revealed that the form and function of the properties in Teetotal and adjacent streets has more in common with Down'long's domestic fish cellars. They seem to represent a later, three-storey version of the latter.

The three parallel streets of Carncrows, Teetotal and St Eia, were often collectively referred to as "The Rows" (Noall 1977a). Together with Island, Burrow and Carncrows roads, they form a grid, a distinctive element within the plan-form of this part of the town.

The grid of streets shows up clearly on air photographs and modern mapping (Figure 1, 4, 10 & 12), and was clearly in existence by the time of the 1877 OS map (Figures 7 & 8). The outline of the grid is depicted on the c1840 Tithe Map, indicating that the streets had been built by then (Figure 6), though the accompanying Tithe Apportionment only lists the area as 'part of the town of St Ives', with no record of ownership or tenancy.

On both maps the area below The Island to the north is shown as still undeveloped, and Matthews, writing in 1892 (p313), described St Eia Street as 'one of the modern streets of fishermen's houses built on part of the Island Wastrel', suggesting a 19<sup>th</sup>, rather than an 18<sup>th</sup>, century date. By the time of the c1907 OS map, more buildings have been built to the north, but Teetotal Street and the other streets in the grid appear unchanged (Figure 9).

Mary Stevens (1961), writing in the 1950s, attributes the name of Teetotal Street to the growth of the Methodist New Connexion in St Ives, who advocated teetotalism and built a chapel of that name.

Noall (1962), in his discussion of St Ives placenames, says the following of the name Teetotal Street.

'For its origins, we need to go back to 1838, when the St Ives Teetotal Society was established, to propagate the principles of total abstinence in the town. Teetotal Street itself was built around this period; but, save for the fact that the word "teetotal"

was new and fashionable, it is not clear why it was chosen for the place. There is no record of any Teetotal meeting room having been erected here; and one can only assume that the residents of Teetotal Street were particularly celebrated in those days for their addiction to “Adam’s ale”.

Later, Noall (1977a) recorded that ‘The name Teetotal Street is a reminder of the great split which occurred amongst the St Ives Wesleyans in 1838 on the total abstinence question, and which led to the formation of a separate Teetotal Society and Circuit, their principal chapel being in Chapel Street. One assumes that some of its early adherents lived in Teetotal Street.

The map, placename and documentary evidence examined during the Assessment indicates that 14 Teetotal Street (along with the rest of the row and other rows in the grid of streets) was in existence by the late 1830s, having been built perhaps not long before then.

Figure 13 shows a 1940s/50s view of the west end of Teetotal Street and a similar street, perhaps the north side of Teetotal Street or Carncrows Street. Figures 10-12 are earlier 20<sup>th</sup> century aerial views of St Ives which include Teetotal Street and its environs.

#### **4.1.5 No. 14**

The earliest detailed map depiction of 14 Teetotal Street discovered during the Assessment is on the 1877 OS 1:500 town map of St Ives (Figure 7). The property is depicted running through from the south side of Teetotal Street to the north side of St Eia Street. It is second from the (east) end of the terrace, and is shown sharing front steps (on Teetotal Street) and rear external staircase (on St Eia Street) with the end of terrace property to its east. The flight of steps at the rear are depicted the opposite way around to those surviving today (Figures 17-18), but this seems likely to be a mapping error rather than evidence for subsequent alteration.

A 1933 photograph held by St Ives Archive Centre (Figure 16) may include No. 14 in its foreground. If this is the case, the property had a brick porch at the top of the shared flight of granite steps and a brick frontage to its fish cellar, both of which no longer survive.

Otherwise, No 14 appears to have largely retained its original layout and structure, although the door and window arrangements in the cellar have been changed at some point in its history (see below), and the house is no longer accessible via the original external rear staircase. This now only serves the adjacent (end of terrace) building, which has been sub-divided into two properties - No. 17 at the rear and No. 16 at the front.

A (1970s?) wooden staircase now provides alternative access to the rear of No.14, which is covered by a modern open-sided porch (Figure 18). This appears to have been part of a series of (mainly internal) minor modifications to the property that took place during the latter part of last century, when it became a holiday home.

## **4.2 Existing building**

The existing building (Figures 2-3) is comprised of the following floor and rooms.

- Basement – store (previously fish cellar) extending beneath entire building
- Ground floor – sitting room (to south); kitchen (to north)
- First floor – bedroom (to south); bedroom & bathroom (to north)
- Second floor – attic room with dormer (to south)

The key historic features identified during the Assessment are as follows.

Basement store/cellar (Figures 22-27)

- Walls of the cellar show at least 2 phases of historic construction/use - first as a cellar for preserving pilchards by salting and pressing (with two different pressing walls/arrangements); later as a store (perhaps for nets and other fishing gear)
- Back (north) wall of the cellar has a ledge under which pressing-poles would have been wedged (it is unusual in the way it projects out from both the upper and lower wall face – like a shelf, rather than an overhang)
- Western side wall of the cellar has 5 pressing-pole slots
- The two pressing walls are of similar, largely granite construction (though the stonework of the W wall face is partly obscured by recent, heavy cement pointing); they appear to be of contemporary date
- Blocked doorway in the angle between the two pressing walls (NW corner of the cellar), which would originally have given access to an adjacent cellar, under No 15 (this interconnectivity is a common aspect of such domestic-scale fish cellars which were often operated by different members of the same extended family)
- Doorway blocking is mainly large blocks of Elvan stone (with some brick) and it probably relates to the changing use of the basement from a fish cellar to a store
- Modifications to the openings in the front (south) wall of the cellar probably also relate to this change of use
- Originally consisting of a wide doorway with a window to the right, the existing arrangement is the result of the doorway having been in-filled to create a small window opening and the original window having been converted to a doorway
- East cellar wall is of concrete block construction – modern subdivision of the cellar, which originally extended under the adjacent, end of terrace, house; N wall pressing ledge continues behind the end of concrete wall; occupants of both properties would probably have been operating the shared cellar (there is also a blocked connecting doorway between the ground floor of the two houses – see below)
- Cellar has a wooden floor at present (probably dating to its historic conversion to a store)
- Cobbled floor (of Elvan pebbles) underlying the wooden floor was visible where floor boards have been removed; it is associated with the original use of the cellar for pilchard pressing (it is similar to floors found in cellars elsewhere in St Ives)
- Cobbling seems to be intact, apart from along the E and S sides of the cellar, where it has been removed by the installation of drains
- The floor slopes down from W to E, which may be deliberate (during the pressing process oil from the fish leaked into gullies, which lead to a barrel or wooden lined pit set into the cellar floor)
- Remains of stone or wooden gullies/pits may be evident once the wooden floor has been removed

- Other internal features within the cellar include: re-used ships timbers (internal door and window lintels, main beam across centre of cellar, with ships spar as supporting upright); traces of lime wash on internal wall faces

#### Ground, first & second floors (Figures 17-21, 28-36)

Elsewhere in the building, original/early features include:

- granite front steps and platform at top of original rear steps
- scantle-slate roof and brick chimney
- ground & first floor external doorways & window openings – all original, with granite sills, quoins (and lintels on ground floor)
- ground & first floor windows (4-paned sashes, with wooden window seats)
- second floor dormer window & attic conversion – appears an early addition
- internal doors (bedroom ones are original)
- wide-planked wooden floors (throughout)
- wooden panelling (on and below stairs and in attic room)
- staircases (with wooden banisters)
- blocked fireplaces (sitting room, kitchen, both first-floor bedrooms)
- blocked doorway – ground floor, inside rear door (originally an internal connecting door through to No. 17)

## **5 Statement of Significance**

The site has national significance as a former pilchard cellar, with associated living accommodation, because of its historical association, group value, rarity and survival.

Pilchard cellars are monuments to an industry that played a dominant role in the economy of Cornwall (and particularly St Ives) during the 18<sup>th</sup> and 19<sup>th</sup> centuries. No. 14 Teetotal Street is part of a (Listed) row of domestic-scale fish cellars – a 19<sup>th</sup> century continuation of an 18<sup>th</sup> century building form typical of the Down'long area of St Ives.

Unconverted fish cellars are now very rare in St Ives, and in Cornwall as a whole. No. 14 Teetotal Street appears to be one of only two in the terrace not already converted. As a result, there is unusually good survival of key historic elements and features relating to the cellar's original and subsequent use, and the living quarters above also retain much of their original historic character.

## **6 Buried archaeological potential**

Sites recorded in the Historic Environment Record in the immediate vicinity of 14 Teetotal Street are of post-medieval origin – pilchard cellars of similar 18<sup>th</sup>/19<sup>th</sup> century date (Figure 4; Appendix 4).

The nearest archaeological 'event' (ie recording exercise) took place in 1998 at the former Couch's Factory site (to the west, between The Rope Walk and Back Road East), prior to a Penwith District Council housing development (Jones 1998). Trenches dug across the site to evaluate the nature and extent of any buried archaeological remains revealed mainly blown sand and recently made-up ground. However, a small number of re-deposited prehistoric flint artefacts were retrieved and there were two timber-lined tanks likely to have been associated with a fish cellar, the walls of which were incorporated into the later factory building.

The landscape around St Ives was densely occupied during the prehistoric period and prehistoric monuments survive in relatively high numbers in the surrounding landscape. It is likely that prehistoric settlements and sites spread across the area that is now the town of St Ives and there is, therefore, potential for prehistoric archaeological remains to survive and be exposed by development works. The historic names for The Island feature the element 'Dinas' suggesting that it is the site of an Iron Age cliff castle. (Newell 2005, 31-33).

The site lies on the east edge of the medieval settlement extent of St Ives, as defined by the St Ives CSUS report (Figure 5; Newell 2005, Fig 3). The CSUS report highlights the potential for survival of below-ground remains of sequences of buildings along street frontages and around the harbour and Island isthmus, and states that the substantial sand inundations of the 16th century may have sealed, and so protected, archaeological deposits earlier than this date (with the higher alkalinity of sand meaning that preservation of features would be good).

However, an alternative view is that the depth of blown sand on the isthmus (as revealed at Couch's factory) is likely to be deeper than any excavation works associated with the development.

In addition, given that sand inundation meant that the area north of Back Road was until the later 18<sup>th</sup> century likely to have been a largely undeveloped open area used in a casual way by fishermen, it seems unlikely that there would have been medieval or early post-medieval structures in this area.

In conclusion, it is considered that:

- buried features relating to the fish cellar at 14 Teetotal Street will be revealed by ground works associated with its redevelopment (as well as the cobbled cellar floor already identified, these may include, for example, channels and pits for collecting pilchard oil, wall foundations and earlier floor surfaces)
- re-deposited artefacts from earlier periods may be exposed by ground works;
- the likelihood of structural remains pre-dating the post-medieval period is considered to be very low, owing to the history of inundation and the overburden of sand in this area of the town.

## **7 Recommendations**

### **7.1 Retention of historic features**

In the light of the fact that unconverted fish cellars are now very rare in St Ives, and elsewhere in Cornwall, the following measures are recommended.

- Re-use the original openings to the cellar (already proposed by the Architect)
- Retain and conserve (beneath a protective membrane) the cobbled floor of the cellar.
- Leave exposed key elements of the historic fabric within the cellar - including N and W walls, with pressing-pole ledge and slots; re-used ships timbers & other original woodwork – in order to preserve some of its original character
- Use sensitive and appropriate damp proofing and insulation solutions which respect these historic features
- Concentrate modern services & fittings along modern E wall and the altered front (S) wall of the cellar
- Find an appropriate adaptive re-use for the existing wide-planked wooden floor

- Retain the historic character of the rest of the property, retaining as much original fabric and features as possible (and where not possible, replace like with like)

## 7.2 Archaeological watching brief

The proposed ground works within the cellar will involve the lifting of the existing wooden floor and digging service trenches, exposing and potentially cutting through the underlying cobbled surface and other buried features. It is recommended that an archaeological watching brief be carried out during the ground works in order to record the buried remains that become exposed.

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**Appendix 1: 14 Teetotal Street, St Ives Cornwall TR26 1PH - Historic Record (by Andrew Williams, Architect)**

The property forms part of a grade II group listing of Teetotal Street numbers 1-15, the listing dating 22 December 1972. The properties have historic interest in terms of being early day housing for St Ives fishermen.

There have been alterations to the property which would appear to have been made prior to the listing, such as external timber staircase and blocking up an opening into the existing basement.

The building appears two storey on Teetotal Street whilst the elevation facing St Eia street is three storey, the lower storey being the front wall of a basement. There is an attic floor with dormer window facing seaward on the St Eia side.

Internally the basement area access has been altered with a modern day door, having an internal block faced wall to the neighbouring property (number 15). The ground floor has modern day doors on both street fronts, whilst the existing windows have been retained. The first floor has had alterations to form a modern coloured bathroom. There are elongated stair winders at the top of the staircase which give access to each of the rooms on the first floor via a final step into the rooms. Access to the attic floor is via the larger bedroom, there is a modern day door to the bottom of these stairs.

The buildings that form the listed streets in this part of St Ives were built around 150 years ago and all of these properties have had alterations over the years which have made it difficult to imagine what the streets really looked like in their original form. Sanitation in these streets would have been very poor, with outside toilets. The quality of some of the modernisation is poor, with existing first floor stair access steps being removed, original openings blocked up with poor stonework, balconies being formed in pebble dashed blockwork and flat roofed dormers.

The listing perhaps was ambitious in so far as perhaps it was too late to retain a character in a lot of cases. Internal preservation of original (or pre 1948) walls has been lost in the majority of properties as it is not desired to live in small living spaces with a lack of natural daylight, so the common removal of the wall between the kitchen and living rooms has occurred in most of the properties.

There are four houses with the same roof line, lower than the next group in the street (ie to the West). Number 14 is the only one of these four with a roof dormer, which means the existing attic conversion is not likely to be original and more likely to have been created after 1948.

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**Appendix 2: Register of black & white photographs (taken 03.09.12)**

<b>Photo No.</b>	<b>Subject / direction</b>
0	E end of Teetotal St (No. 14 is second house in from end), from E
1	E end of Teetotal St (No. 14 is second house in from end), from E
2	N (front) elevation of Nos.14 (on right) & 16 Teetotal St, from N
3	N (front) elevation of 14 Teetotal St, from N
4	E end of Teetotal St, showing roof (No. 14 is between the 2 chimneys), from NW
5	Teetotal St, from W end
6	St Eia Street, from W end
7	E end of St Eia Street (No. 14 is house with dormer in roof), from W
8	S (rear, St Eia Street) elevation of No. 14 Teetotal St, from S
9	S (rear, St Eia Street) elevation of No. 14 & 17 Teetotal St, from S
10	Cellar (inside), looking N towards back (N) wall, from S
11	Cellar (inside), back (N) wall with pressing corbel, from S
12	Cellar (inside), W side wall with pressing pole slots & blocked doorway, from E
13	Cellar (inside), W (side) wall with pressing pole slots (close up), from E
14	Cellar (inside), S wall (fronting St Eia Street), with door/window openings, from N
15	Cellar (inside), E (side) partition wall, with re-used ships spar & beam, from SW
16	House (inside), ground floor S room & stairs to second floor, from SW
17	House (inside), ground floor S room, stairs to second floor, door & window, from N
18	House (inside), ground floor S room, blocked fireplace in W wall, from SE
19	House (inside), ground floor N room, window, from SW
20	House (inside), ground floor N room, blocked fireplace in W wall, from NE
21	House (inside), ground floor S room, staircase, blocked door to No. 17, From W
22	House (inside), first floor S bed(room, window & door to attic stairs, from NW
23	House (inside), first floor S (bed)room, door to landing, from SW
24	House (inside), first floor S (bed)room, blocked fireplace in W wall, from SE
25	House (inside), first floor N (bath)room, from S
26	House (inside), first floor N (bed)room, blocked fireplace W wall, window,from SE
27	House (inside), first floor N 9bed)room, door to landing, from NW
28	House (inside), first floor, stairs to attic, from bottom (S)
29	House (inside), second floor/attic, W wall, from E
30	House (inside), second floor/attic, E wall & top of stairs, from W
31	House (inside), second floor/attic, dormer window in S (over St Eia Street), from N

### **Appendix 3: Contents of project archive**

1. Report (printed in black and white; copied to CD in colour)
2. Brief for Archaeological Assessment, Cornwall Council Historic Environment Planning Advice Officer (26.07.12)
3. Written Schemes of Investigation for Archaeological Assessment, Jeanette Ratcliffe (09.08.12)
4. Architect's plans – marked up with walk-over survey field notes
5. Index of black and white photographs
6. Black and white photograph contact sheet & negatives
7. CD containing scanned black and white photo prints
8. CD of colour digital photographs



Figure 1. Aerial view & map extract showing location of 14 Teetotal St (St Ives Archive Centre photo P13-001; architect's site location plan)

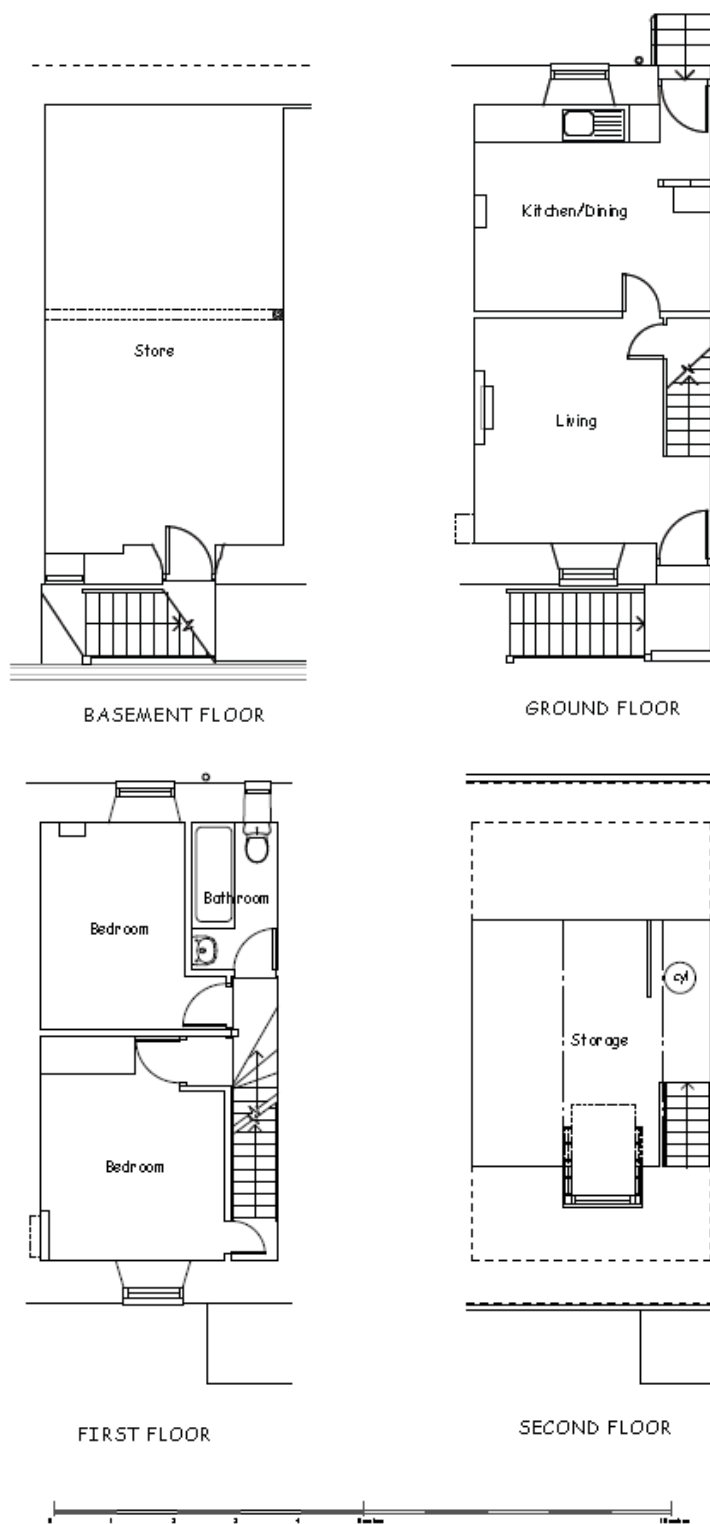


Figure 2. Plans of 14 Teetotal Street, existing (Andrew Williams, Architect, Aug 2011)

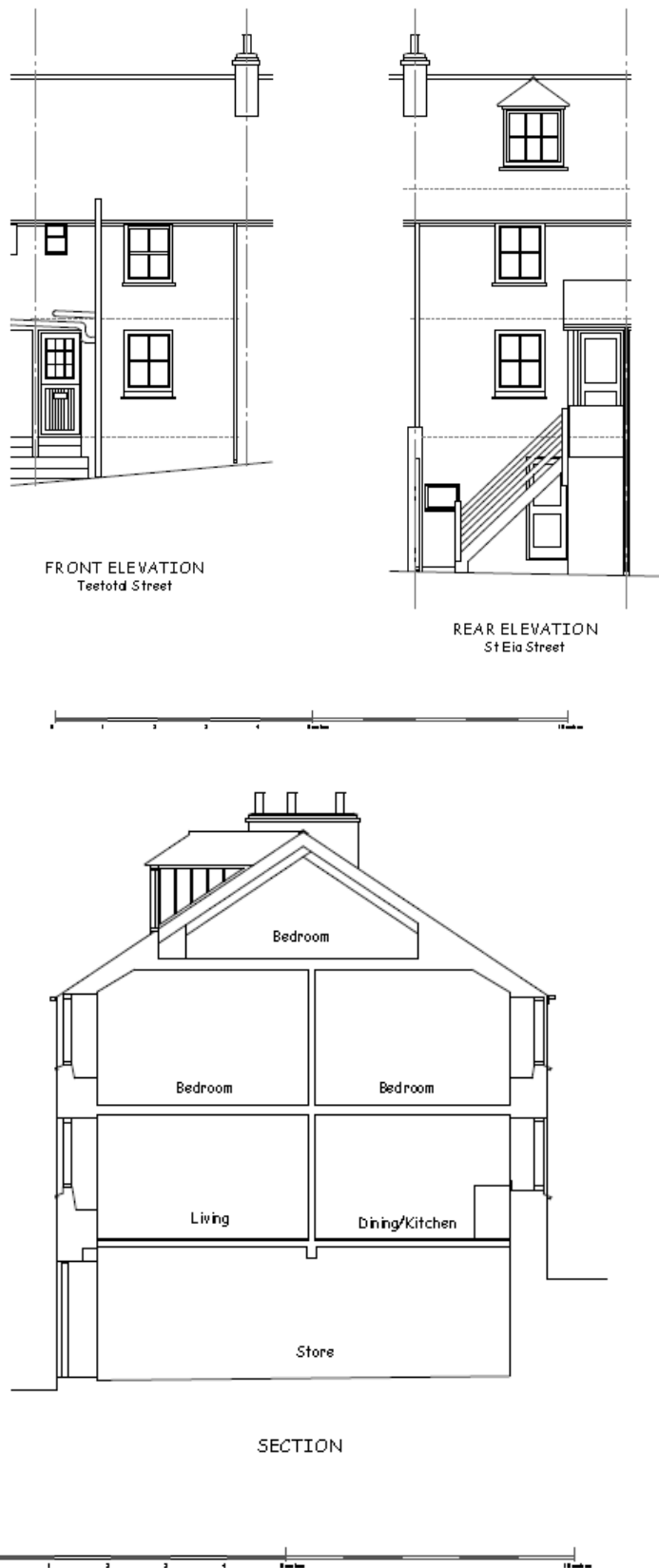
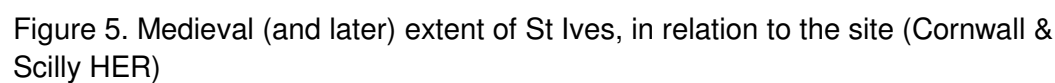


Figure 3. Elevations & section of 14 Teetotal St, existing (Andrew Williams, Architect, August 2011)





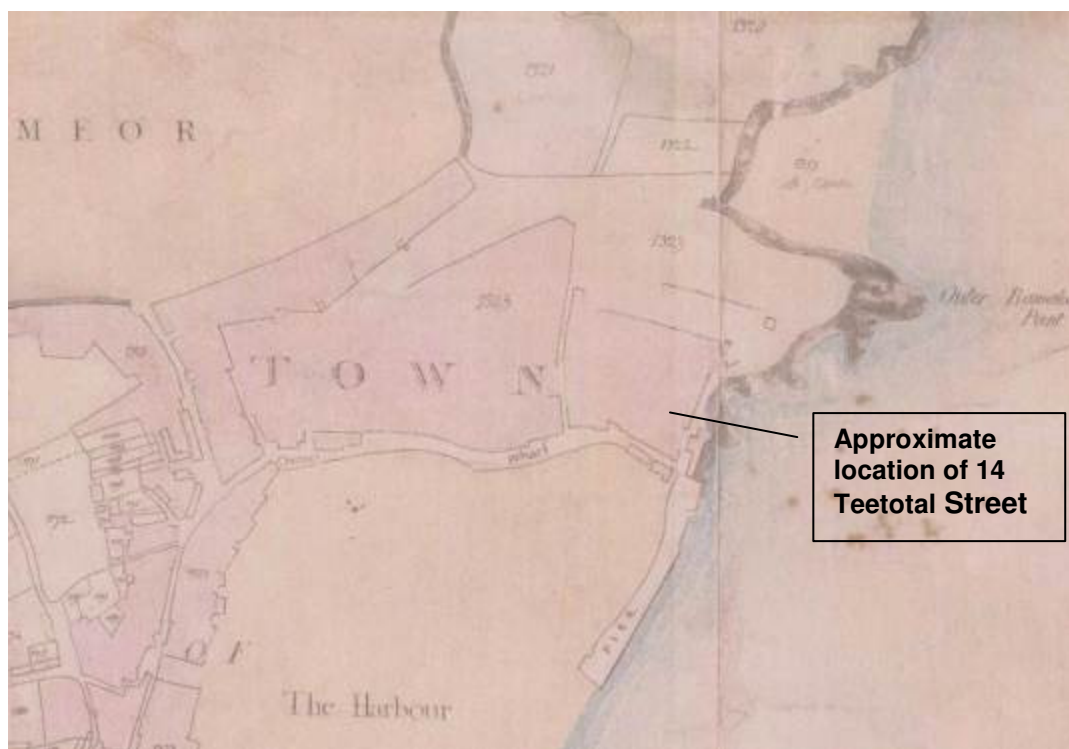


Figure 6. 1840 Tithe Map (Cornwall Record Office)

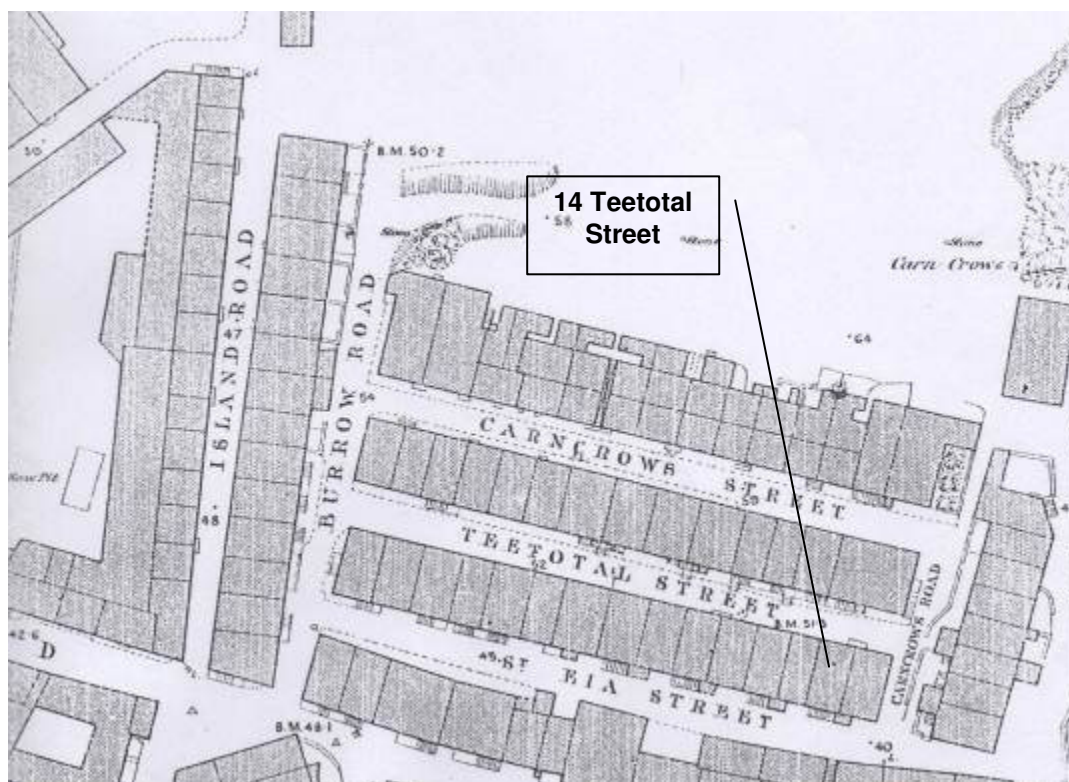


Figure 7. 1877 OS 1:500 town map (St Ives Archive Centre)



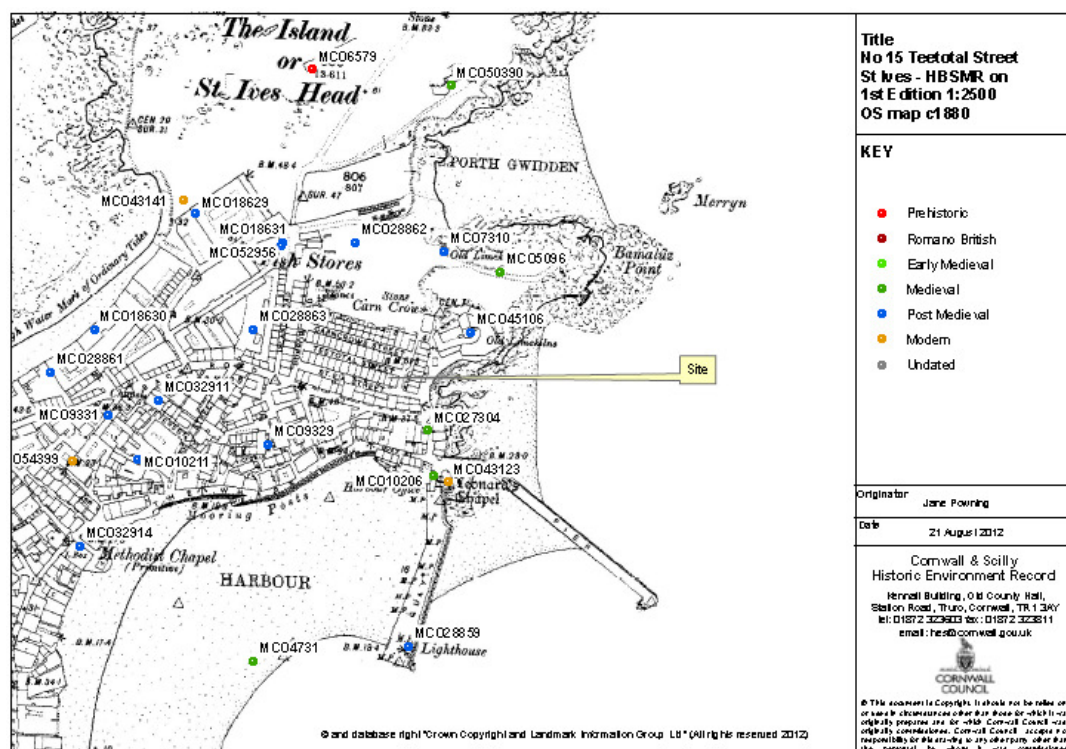


Figure 8. c1880 OS 1<sup>st</sup> edition 25" map (Cornwall & Scilly HER)

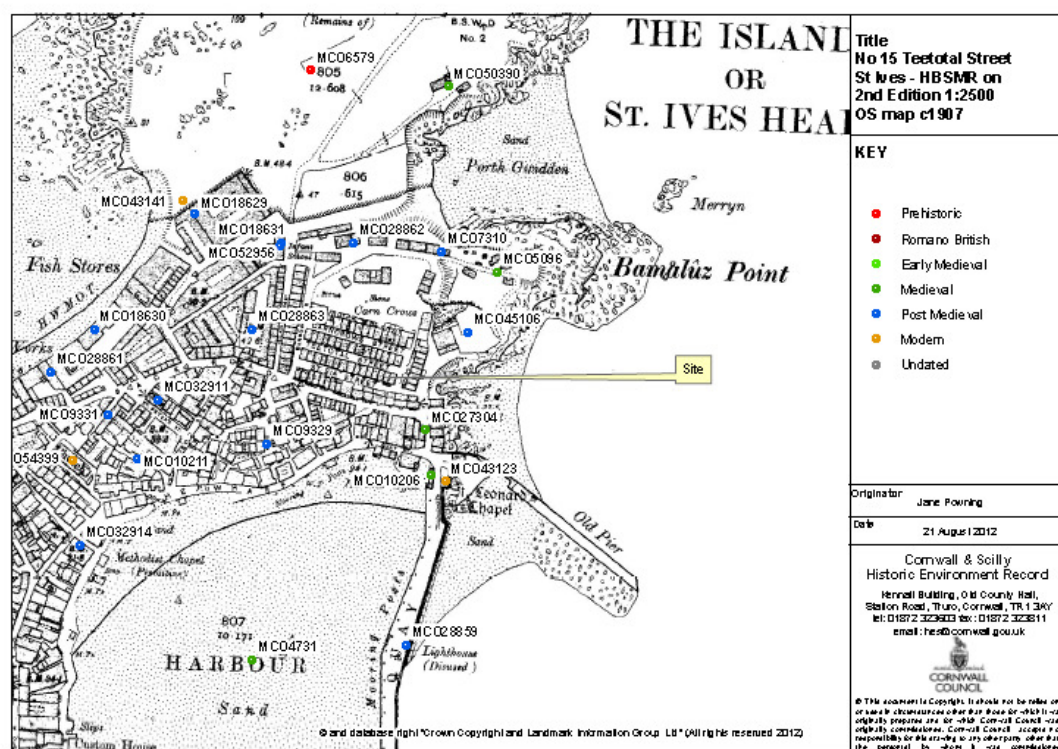


Figure 9. c1907 OS 2<sup>nd</sup> edition 25" map (Cornwall & Scilly HER)



Figure 10. Earlier 20<sup>th</sup> century aerial view of the site, from E (St Ives Archive Centre photo PH656)



Figure 11. Earlier 20<sup>th</sup> century view across St Ives rooftops, towards the site, from SW (St Ives Archive Centre photo PH759)





Figure 12. 1952 aerial view over Teetotal Street, from N; No. 14 is on, or just off, the left of the picture (St Ives Archive Centre photo TO753)



Figure 13. 1940s/50s view of W end of Teetotal St and a similar street, perhaps the N side of Teetotal St or Carncrows St (St Ives Archive Centre photos PH443 & PH795)



Figure 14. 'Fishermen's Quarters' in St Ives, showing a similar cellar arrangement (Cornwall Library neg no. 000739)



Figure 15. 'Old Houses, St Ives', with similar cellar arrangement and steps to adjacent first-floor rear (from *St Ives Bay* by J Holmes)



Figure 16. St Eia Street 1933, looking W; steps in foreground seem to be those leading to rear doors of 17 & 14 Teetotal St, with a brick frontage/extension at the front of the No.14's cellar (St Ives Archive Centre photo SPM028)



Figure 17. E end of St Eia Street, today, looking W – nearest steps now give access only to No 17; modern wooden steps to No. 14 are just beyond





Figure 18. St Eia Street, rear elevations of Nos. 17 (with original granite steps) & 14 (modern wooden steps) Teetotal St



Figure 19. E end of Teetotal St, looking W (No. 14 is second door on left)



Figure 20. E end of Teetotal St, looking SE; No 14 located to left of nearest chimney



Figure 21. Front of 14 Teetotal St, with the door to No. 16 to the left



Figure 22. Cellar of 14 Teetotal St; looking N to rear wall with pilchard pressing ledge

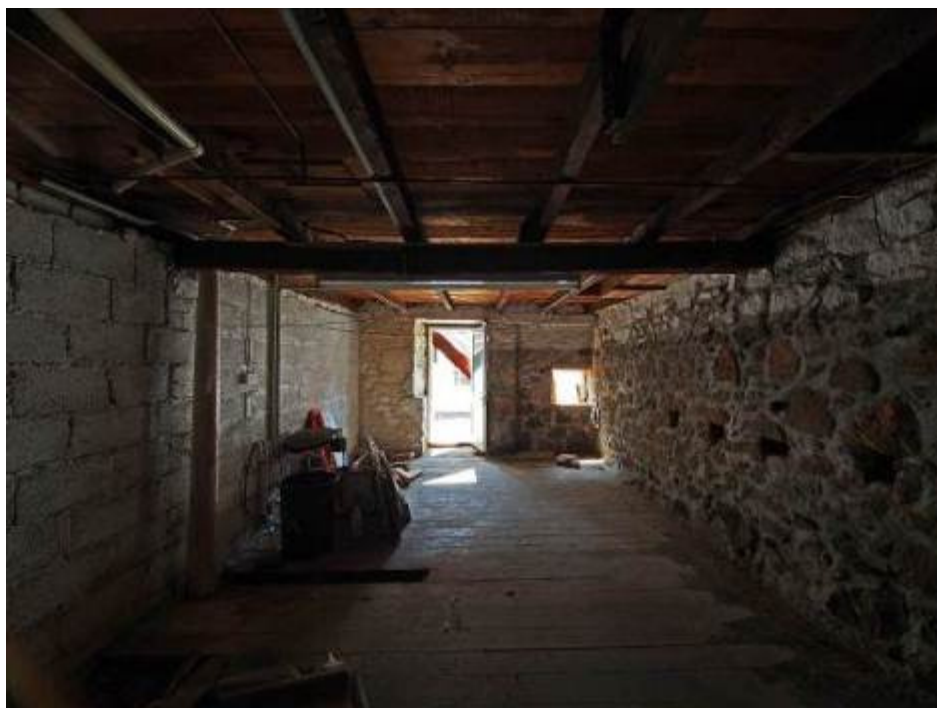


Figure 23. Cellar, looking S to St Eia St entrance; note pilchard pressing pole slots in right hand wall, re-used ships spar supporting large cross beam





Figure 24. Pressing pole slots in W cellar wall; note also later wooden planked floor, laid over the original cobbled floor



Figure 25. NW corner of cellar, with pressing ledge in N wall, pressing pole slot in W wall and blocked doorway in between



Figure 26. Pressing ledge of N cellar wall continuing beyond modern concrete block partition wall (indicating that cellar originally extended below No. 16/17 Teetotal St)



Figure 27. S wall of cellar, showing present doorway (originally a window) and window (originally a wide door opening); both have re-used ships timbers as lintels



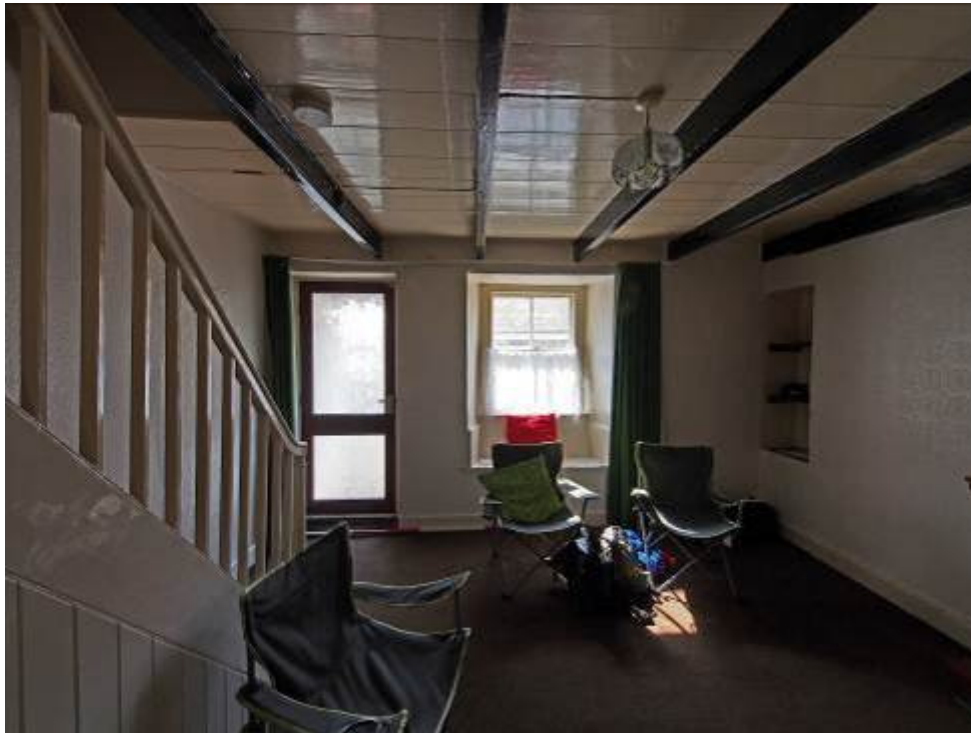


Figure 28. Ground floor S room (St Eia Street); blocked fireplace in right hand (W) wall and blocked doorway to left of existing door, which would have provided internal connection through to No. 17 Teetotal St; original stair banister & panelling



Figure 29. Ground floor N room (Teetotal St); traces of a larger fireplace in W wall, around the existing gas fire; note original wide-planked ceiling/second floor



Figure 30. Stairs to first floor; blocked connecting doorway visible bottom right



Figure 29. Bathroom, first floor, top of stairs, front (N side) of house



Figure 31. First floor N bedroom; blocked fireplace in W wall, left of pole



Figure 33. First floor S bedroom; original door; blocked fireplace in W wall, left of ranging pole



Figure 34. First floor S bedroom; narrow doorway gives access to stairs to attic

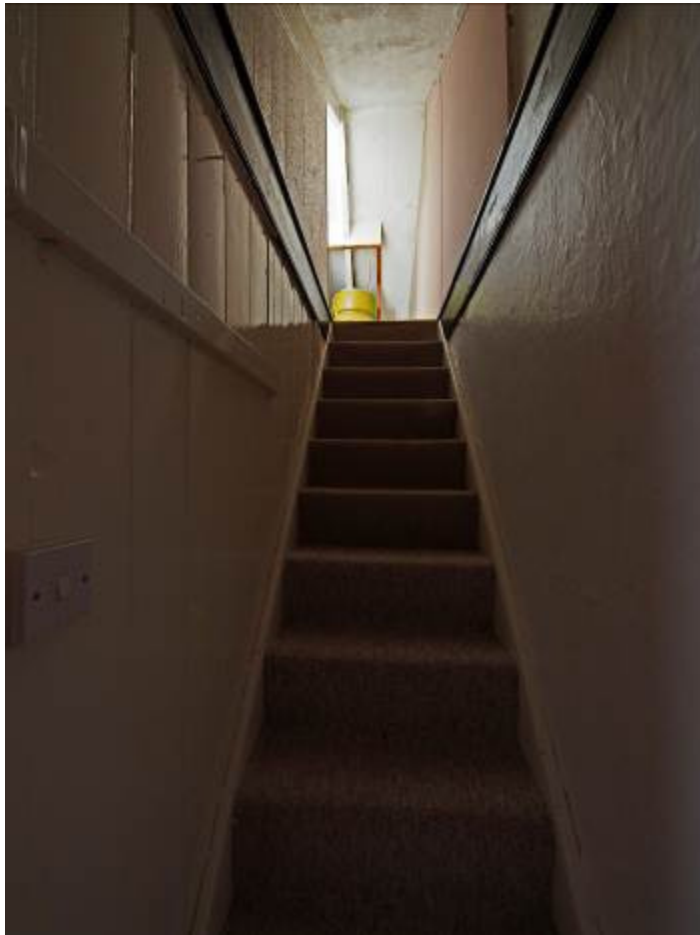


Figure 35. Stairs to second floor attic room



Figure 36. Attic room with rear dormer overlooking St Eia Street and sea beyond





Figure 37. Display in basement of St Ives Museum, which was originally a pilchard pressing cellar; the pressing ledge is original, as is the wooden drain along the base of the wall for catching and channelling the fish oil which came out of the bottom of the pressing barrels; the cobbles and other wooden drains are reconstructions