



St Clare, Penzance, Cornwall Heritage Assessment



Cornwall Archaeological Unit

St Clare, Penzance, Cornwall

Heritage Assessment

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The views and recommendations expressed in this report are those of Cornwall Archaeological Unit and are presented in good faith on the basis of professional judgement and on information currently available.

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Cover illustration

York House looking north (taken on 2/12/15)

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Abbreviations

CAU	Cornwall Archaeological Unit
CIfA	Chartered Institute for Archaeologists
CRO	Cornwall Record Office
EH	English Heritage
HER	Cornwall and the Isles of Scilly Historic Environment Record
MCO	Monument number in Cornwall HER
NGR	National Grid Reference
OD	Ordnance Datum – height above mean sea level at Newlyn
OS	Ordnance Survey
RIC	Royal Institution of Cornwall

1 Summary

This archaeological assessment of the St Clare site in Penzance, for Property Services, Cornwall Council and Bilfinger GVA, was undertaken by Cornwall Archaeological Unit. The study was designed to gain a better understanding of historic development of the site and to identify existing historically significant structures within it so that consideration for retention of these structures could be given as part of future development proposals. The assessment includes the results of a desk-based study and field visit, and presents an inventory of the identified sites, their significance and potential for the survival of below ground archaeological remains.

The St Clare's site is situated on the north-west side of Penzance. It is currently the site of Cornwall Council's One Stop Shop and also includes the former Council nursery and greenhouses and a sports pitch to the west.

The study area does not include any Scheduled Monuments but does include York House, a Grade II Listed Building. This designation includes not only the original building and its later historic extensions, but also its curtilage which makes up the whole of the eastern half of the study area. No other designations exist within the area.

On the basis of current knowledge the site includes 48 historic or archaeological sites. Many of these sites are extant structures. Those of particular significance as part of a Listed Building include the historic sections of York House (**sites 20, 29, 35, 39 and 41**). Significant sites which are of local importance and lie within the curtilage of the Listed Building include the following: **Sites 8-11, 13, 15-19, 21-28, 30, 31-34, 36-38, 40 and 42-48**. Sites of local importance which lie outside the curtilage of the Listed Building are: **Sites 1, 2, 3, 5, 6 and 7**. There is also high potential for the survival of other sites as below-ground remains, including both prehistoric settlement features and deposits, and medieval and post-medieval remains associated with the settlement of St Clare.

In terms of historic character, the assessment area still retains much of its 19th century character as a grand house set in designed, landscaped grounds.

The potential impacts of future development of the site include disturbance or loss of both below-ground and above-ground sites as well as buried features as yet unrecorded. Overall, the impact on the archaeological resource is assessed as potentially negative/moderate without appropriate mitigation; with a neutral or negative/minor residual impact provided the recommended mitigation is undertaken.

The recommendations in this report set out further work likely to be required to mitigate for the archaeological impact, should future development proceed. This includes a list of structures suggested for retention and incorporation into any development proposals. It also includes the creation of historic building records for all surviving historic structures within the site. This should be carried out once the buildings have been cleared out but prior to any demolition. It is also recommended that a programme of archaeological work is agreed prior to any groundworks taking place.



Fig 1 Location map.

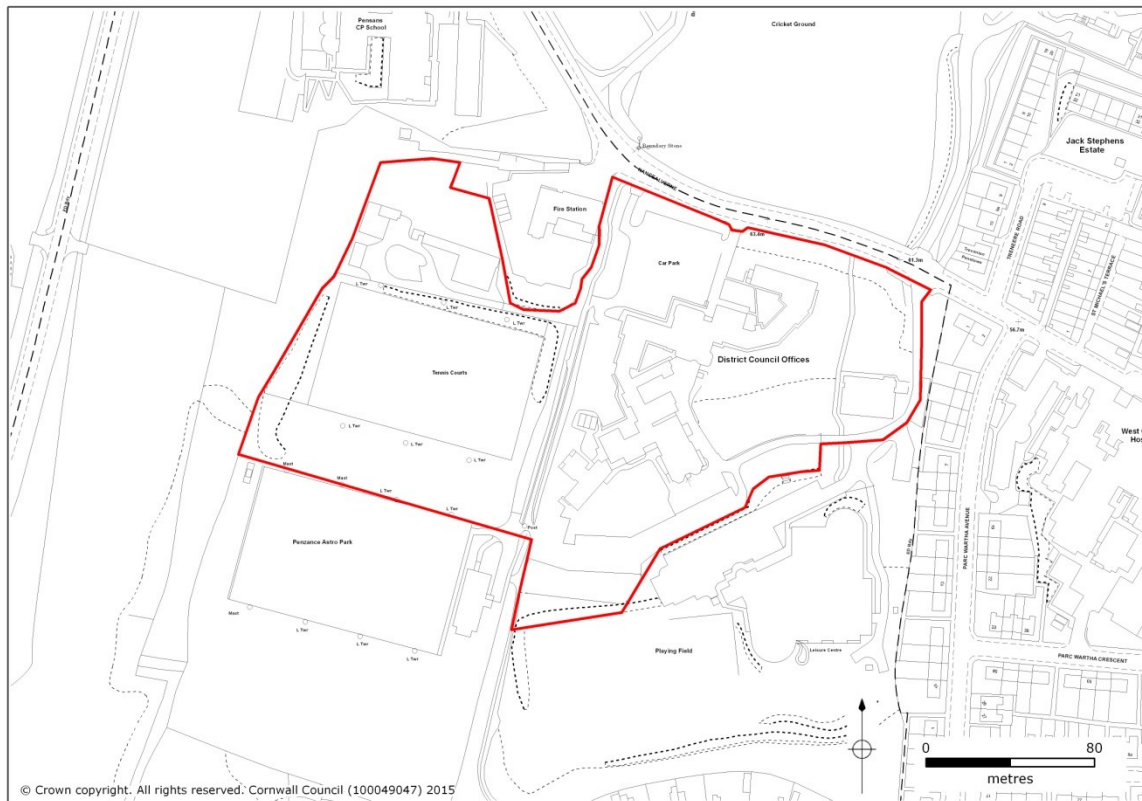


Fig 2 Site extent.

2 Introduction

2.1 Project background

The St Clare's site is situated on the north-west side of Penzance (Figs 1 and 2). It is currently the site of Cornwall Council's One Stop Shop and also includes the former Council nursery and greenhouses and a sports pitch to the west. During the early 19th century a large villa (York House- site 35) was built on the site with associated gardens and designed landscape. Another large residence of probable earlier date (St Clare Cottage- site 46) stood on the site of the present fire station. Although St Clare Cottage was demolished in the late 20th century, York House is still an upstanding building and is now in use as part of the Council Offices; it is a Grade II listed building. The original building has been added to throughout the 19th and 20th centuries and its function has changed over time from a grand home, to a school and finally to council offices.

Cornwall Archaeological Unit was commissioned by Iain Thomson of Cornwall Council's Property Services to carry out a Heritage Assessment of the St Clare's site in response to pre planning application advice.

2.2 Aims

The principal aim of the study was to gain a better understanding of the historic development of the site through a brief study of documentary, cartographic and illustrative sources as well as the physical remains. The study provides an assessment of significance of features that survive and also looks at options for inclusion of historic elements when the site is redeveloped.

The site specific aims were to:

- Draw together the historical and archaeological information about the site.
- Inform whether archaeological recording of any extant remains is required.
- Inform whether an archaeological evaluation or further archaeological recording of any potential buried remains is required.
- Inform on the significance of the standing buildings and whether existing structures/features should be incorporated into any future development.

2.3 Methods

All recording work was undertaken according to the Chartered Institute for Archaeologists *Standards and Guidance for Archaeological Investigation and Recording*.

2.3.1 Desk-based assessment

During the desk-based assessment historical databases and archives were consulted in order to obtain information about the history of the site and the structures and features that survive and were likely to survive. The main sources consulted were as follows:

- Cornwall HER
- Images of England online listed buildings database
- Early maps and photographs (see Section 10.1)
- Published histories (see Sections 10.2)
- Cornwall Records Office catalogues

Initial research included regression of historic maps, to understand the historic development of the site.

2.3.2 Fieldwork

A site visit was undertaken to create an inventory of historic sites within the study area. Significance of sites or structures (both singly and as related groups) was examined. Brief descriptions of standing buildings (recorded as notes) were made on site. Areas which may have the potential for below-ground archaeological remains were also noted.

Fieldwork data comprised written notes and annotations on copies of existing site maps and plans.

A condition survey was carried out to record both condition and potential and general recommendations for retention of historic structures and any further archaeological work were noted.

2.3.3 Post-fieldwork

During this phase the results of the fieldwork were collated for archiving and the results of the desk-based assessment and fieldwork were drawn together in this report.

3 Location and setting

The area under assessment covers approximately four hectares (Figs 1 and 2) and includes Penzance One Stop Shop along with its grounds and York House, the former Council nursery and greenhouses to the north-west and an all-weather sports pitch to the west (owned by the Penwith Education Trust/Humphry Davy School). The site lies on the north-west side of Penzance (centred at NGR SW 4663 3068) with its entrances on the southern side of Nancealverne and with Penzance Leisure Centre bordering it immediately to the south. It occupies a south facing slope which gently slopes from 64m OD in the north down to 56m OD in the south.

The site lies within an area of known prehistoric activity with an important Iron Age/Romano British settlement lying immediately to the north. It also lies within and is part of the medieval settlement of St Clare.

York House is one of several large 19th century villas to have been built on the outskirts of Penzance. These villas, arranged in an arc around the western side of the town, form an important part of the historic development of Penzance and are significant both in their own right and as part of a group representing a particular period major expansion around Penzance.

Geologically, the underlying bedrock of the site is Devonian unnamed extrusive rocks-Mafic lava.

4 Designations

(See Fig 7)

York House and its curtilage is a Grade II listed building. The listed building description is as follows:

Early C19. Coursed granite. Moulded cornice and embattled parapet. 2 storeys. 2 2-storey splayed bay windows of 3 sashes, ground floor with intersecting glazing bars. Between is open granite porch with Tuscan columns and entablature with battlemented parapet, semi-circular fanlight with tracery. String course. Extensive C20 additions at rear.

It should be noted that all buildings adjoining the original structure are deemed part of the Listed Building. This, therefore, includes sites 14, 20, 35, 39 and 41 (see Fig 11). However, the modern blocks, post-dating the mid 20th century, are not as significant; these include site 14 and the modern north-western extension of site 41.

The grounds surrounding York House, within the eastern half of the site, are part of the curtilage of the Listed Building.

There are no Scheduled Monuments within the site and it lies outside the Conservation Area for Penzance. There are no other designations within the area.

5 Site history

(For site locations see Fig 11).

The St Clare site lies in an area of known prehistoric settlement activity. During recent redevelopment work at Penwith College, which lies to the north of the St Clare site, Iron Age and Romano-British settlement and burial remains were identified. Previous work in this area has also identified Late Iron Age or Romano-British settlement within a 'round' or prehistoric enclosure on the site of the cricket ground immediately north of the Council Offices. There is also documentary evidence of the discovery of Bronze Age urns and Roman coins found during Penzance cemetery extension to the north-west of the site in the late 19th century. These discoveries in close proximity to the St Clare site suggest that there is high potential for the survival of prehistoric settlement remains within the study area itself.

Some knowledge about the study area during the medieval period does exist. It is clear that the site fronts the main medieval route between Penzance and Madron (St Clare Street and Nancealverne) and that the place name St Clare derives from a medieval chapel which once stood here. The earliest reference to this chapel is in a lease dated 1584 which mentions "...a certain chapel situate below the high road between Pensance and Madderne". In the early part of the 19th century the foundations of a building, said to be the St Clare's chapel, were discovered located in the southern part of the present cricket ground close to the Grade II listed boundary stone and directly opposite the St Clare site.

It seems that during the early post-medieval period there was at least one house in St Clare. The evidence for this is given in a rental agreement dating to 1584. It reads: 'one waste parcel of land adjoining a certain chapel situated within the high road between Penzance and Madderne, at the annual rent of 4d.; and a garden at the same place, called the Hemp Garden, adjoining the house of one John Beachym, gent, now or lately in the occupation of Thomas Clies, at the annual rent of 6d., lately parts of the lands of Henry, Earl of Rutland'.

It seems likely that this house was St Clare Cottage which was also known as Chapel St Clare and York Cottage (site 46). This building stood until the late 20th century on the site of the present fire station. A reference to the house in the early 19th century suggests that it was much older in date, stating: 'Chapel St. Clare was merely a cottage in 1825; some parts of the old building still remain at the back of the present house' (Courtney 1878). Although St Clare Cottage no longer survives, its northern garden wall remains *in situ* immediately north-west of the fire station. This wall fronts a surviving early route or hollow way which once led to Nancealverne House. The hollow way still survives as a stretch between the entrance to the fire station on Nancealverne, leading westwards along the northern boundary of the site.

During the post-medieval period after the charter for the Borough of Penzance was granted in 1614 by James I, four boundary stones were erected in 1687 to show where the main roads into the borough crossed the boundary (Cornwall HER). It is not known whether this boundary followed the same extent of the medieval borough boundary, but one of these boundary stones was located at Chapel St Clare immediately adjacent to the site on the north side of Nancealverne. This stone survives and is now designated as a Grade II Listed Building. The eastern half of the study area was included within the borough of Penzance at this date.

The construction of York House (site 35) began in 1825 for Henry Pope. The Rev. C. V. Le Grice named this house "The Vatican." (Courtney 1878). Henry Pope was a business man who had emigrated to New York, made his fortune there and then returned to Penzance. On his return he bought the land on which York House stands and commissioned its construction. Unfortunately Henry died in 1828 before the completion of his new house, leaving it to his nephew, John Pope Vibert, who was responsible for completing the building work (Courtney 1878). The original architect, responsible for designing York House is currently unknown; however, the inheritor, who completed the building work, John Pope Vibert, was active in Penzance in building works, and was

certainly competent enough to have undertaken the original design for his uncle. Building works in Penzance which John Pope Vibert had undertaken included supervising the building of the Market House, much of the harbour, and paving the streets.

It is not known if John Pope Vibert ever lived at York House after its completion but it is clear from the Tithe Apportionment that he was living in St Clare Cottage (site 46- also known as York Cottage and later as Chapel St Clare) on the site of the present fire station by 1840. York House itself appears to have been rented out to a Mrs Rogers, widow of John Rogers, Esq., of Penrose during the early 19th century until 1844 when it was occupied by Charles Hancock. During the late 19th century the house changed hands several times and various extensions were added and alterations made (see Fig 11). By 1858 Frederick Smith was living here, followed by Marianne Borlase in 1873 and Samuel Theophilus Downing in 1880. Further studies on the history of the house and its landscape use during the 19th century have been carried out by Nick Cahill.

In 1929 York House along with St Clare Cottage were purchased by West Cornwall College. This later became known as West Cornwall School for Girls which had moved here from earlier premises on Chapel Street. The site was occupied by the school until 1969. During this time many of the present buildings on the site were added including site 39 (built as a new dining hall and kitchens in c1932), site 20 (built as new classrooms and an assembly hall in 1938), site 41 (built probably as a dormitory in c1950s) and site 48 (a swimming pool built in the 1950s or 60s).

In 1970 Penzance Borough Council acquired the property and in 1974 it became the offices of Penwith District Council. In 2009 the District Council was subsumed as part of Cornwall Council under the new unitary authority. The site is still currently owned by Cornwall Council and the buildings, in use as offices. The school's junior block (St Clare Cottage- site 46) was demolished during the Council's ownership of the site and a new fire station was built on the spot.

Map regression shows the changes that were made to the site over time. The earliest available map to show the area in any detail is the Tithe map c1840 (Fig 4). At this date the site was divided into two properties by a lane (site 9) running from north-east to south-west, with St Clare's Cottage (site 46) and its associated garden and fields occupying the western half and York House (site 35) with its gardens and fields in the eastern half. The map shows York House facing south-east, presumably as it was completed in c1828, with stable block and yard to the rear (north-west). The main entrance drive at this date led to the house from the north-east (site 24), whilst a service drive (site 10) entered the site to the north along the lane (site 9) that divided the two properties adjacent to St Clare Cottage. Land to the east, west and north of the house was occupied by gardens and pleasure ground, whilst land to the south was occupied by three arable fields.

The First Edition OS map of c1880 (Fig 5) indicates that between c1840 and c1880, within the western (St Clare Cottage) half of the site, an enclosed garden (site 1) had been added in the north-west corner of the site and the north-south boundary dividing the four fields (site 6) shown on the Tithe map had been removed. The enclosed garden surrounding St Clare's Cottage had also been extended to the south and a greenhouse added adjoining the north boundary. In the eastern half of the site between 1840 and 1880 the stable block to the rear of York House was extended to the west and two small buildings were added adjoining the west side of the stable yard. Another small building had been constructed to the west of the house and greenhouses added (one adjoining the west elevation of the house, one immediately north-east of the stable block and two within a walled garden to the north of the stable block). The three fields (site 43) shown on the Tithe map to the south of the house had had their boundaries removed creating a large open space and a boundary dividing the two large garden areas to the north (sites 15 and 21) had also been removed and the area planted as orchard.

Within the western half of the site very little appears to have changed between c1880 and c1907. The only discernable differences shown on the Second Edition OS map of c1907 (Fig 6) are the insertion of a small building at the western end of St Clare Cottage garden and the addition of a boundary continuing southwards from the eastern side of the enclosed garden first shown on the c1880 OS map. In the eastern half of the site ranges of buildings were added to the north side of the stable block creating a new open service yard (all part of site 35), and a new service drive (sites 16 and 17) was cut through the walled gardens and orchard to the north-east of it, whilst the earlier service drive (site 10) was removed. The area outside the front of the house was landscaped to create a more formal squared, raised terrace retained with stone walls from the open land to the south-east (site 36). In addition, a new lower terrace or possible ha ha was created further to the south of this (site 42). A few small greenhouses and sheds were added around the northern gardens and orchards and the former building to the west of the house (site 40) was removed along with earlier greenhouses close to the house.

The next available map is the c1935 OS map (Fig 7). This shows that in the western half of the site field boundaries (site 6) were removed and new ones added (site 3).

In the eastern half of the site between c1907 and c1935 a western extension (site 39) had been added to York House in c1932 to house a dining room and kitchens for the new school. It also shows that a few outbuildings (site 12) had been added in the gardens to the north and that some of the garden walls had been removed in this area.

The 1946 RAF aerial photograph (Fig 8) shows pre WWII changes which occurred within the site between c1935 and 1946. In particular it shows the newly completed Quadrangle building (site 20) in the north-eastern part of the site, built in 1938 and opened in 1939 (CRO AD2128/7). It also shows another building (site 47) linking York House to the Quadrangle building. This structure was demolished when the modern council block was constructed (site 14). No other changes within the site are discernable.

During the c1950s a new extension (site 41) was added to the west side of York House. This is likely to have been built as a school dormitory. At some point between 1946 and 1969 a school swimming pool (site 48) was added on the eastern part of the site which was initially built as an open air pool and later roofed over.

During the 1960s or 1970s site 14 was built to replace the existing link building (site 47) between York House (site 35) and the Quadrangle building (site 20).

Since the Borough Council took on the site in 1970 a nursery (site 4) was created in the north-west corner of the area, replacing former fields and the walled garden, a sports pitch was created in the south-west part of the site on former fields (site 6) and immediately south of the site the Leisure Centre was constructed in the early 2000s on former parkland and fields associated with York House.

6 Inventory of identified sites

(For site locations see Fig 11)

The following grades are used in the Cornwall HER and have been used to guide this report:

S Scheduled Monument (none identified within the project area)

L Listed Building

A Site of National Importance

B Site of Regional Importance

C Site of Local Importance

D Non-antiquity

A (L) Site of National Importance within Listed Building curtilage

B (L) Site of Regional Importance within Listed Building curtilage

C (L) Site of Local Importance within Listed Building curtilage

Site	Easting SW	Northing	Monument Type	Date of construction	Form	Description	Condition	Recommendations	Grade
1	46506	30807	Walled garden	c1840-c1880	Map evidence	This is the site of a former walled garden belonging to St Clare Cottage. It is first shown on the c1880 OS map and was removed at some point after 1946.	Does not survive above ground.	It is recommended that any future groundworks in this area are subjected to a programme of archaeological work.	C
2	46529	30806	Garden wall	c1880-c1907	Map evidence	This is the site of a former section of garden wall belonging to St Clare Cottage. It is first shown on the c1907 OS map and was removed at some point after 1946.	Does not survive above ground.	It is recommended that any future groundworks in this area are subjected to a programme of archaeological work.	C
3	46544	30789	Terrace bank	c1907-c1935	Extant	This terrace bank slopes down to the west. It is approximately 0.5m high and is first shown on the c1935 OS map.	Survives intact.	No recommendations.	C
4	46535	30768	Greenhouses	late 20th	Extant	This group of greenhouses	Not in use.	No	D

Site	Easting SW	Northing	Monument Type	Date of construction	Form	Description	Condition	Recommendations	Grade
				century		and sheds were constructed by the Borough/District Council to create a nursery in the north-west corner of the site..	The buildings survive intact.	recommendations	
5	46470	30772	Field boundary	medieval-c1840	Extant	This field boundary comprises a stone faced earth bank approximately 0.8m high.	Survives intact.	This boundary forms the western extent of the site and should be retained wherever possible.	C
6	46525	30736	Field boundaries	medieval-c1840	Map evidence	A group of field boundaries are shown on the c1840 Tithe map dividing western half of the study area into small fields.	Removed.	Remains of these field boundaries may survive below ground in areas undisturbed by 20th century levelling. It is recommended that any future groundworks in this area are subjected to a programme of archaeological work.	C
7	46497	30659	Boundary stone	medieval-c1880	Map evidence	A boundary stone is marked on the c1880, c1907 and c1935 OS maps. It was presumably removed when the sports pitches were built in the second half of the 20th century.	Removed.	No recommendations	C
8	46609	30808	Gateposts and gate	19th century	Extant	A pair of square-section, granite gateposts lie either side of the entrance to the east of the fire station. The eastern gatepost has been moved from its original position on the west side of the earlier lane (site 9), and an original decorative iron	Survives intact.	The gateposts and gate should be retained <i>in situ</i> .	C (L)

Site	Easting SW	Northing	Monument Type	Date of construction	Form	Description	Condition	Recommendations	Grade
						gate remains <i>in situ</i> on the western post			
9	46576	30706	Lane and banks	medieval-c1840	Extant	This lane defined on either side by stone faced earth banks is an early feature. It is likely to date from at least 1825 but the route may be much earlier. It defines the 19th century property boundary between York House and St Clare's Cottage. The banks stand approximately 0.7m high and are faced with granite and killas rubble. Along the northern section of the lane, adjacent to the fire station, the banks have been removed.	Survives intact to the south of the fire station.	The lane and banks combine to form an early feature. It is recommended that they are retained where possible.	C (L)
10	46584	30720	Driveway	c1825-c1840	Map evidence	A service drive is shown on the c1840 Tithe map leading from the lane (site 9) to the stable block and service quarters at the north-west end of York House. The driveway was removed between c1880 and c1907 when it was replaced by a new service drive (sites 16 and 17). The opening for the driveway, however, through the eastern bank of the lane (site 9) remains <i>in situ</i> .	Does not survive above ground.	It is recommended that any future groundworks in this area are subjected to a programme of archaeological work.	C (L)
11	46600	30746	Garden wall	c1825-c1840	Extant	This is a short length of killas and granite rubble wall which originally formed a section of the walled garden shown at this location on the	Survives intact.	This is a short section of the original garden wall. If possible it should be retained.	C (L)

Site	Easting SW	Northing	Monument Type	Date of construction	Form	Description	Condition	Recommendations	Grade
						Tithe map of c1840. It is part of the original garden layout created when York House was built in 1825. Lying next to the south face of the wall is a slate trough which is also likely to be an original garden feature.			
12	46611	30744	Outhouses	c1907-c1935	Map evidence	This is a range of small lean-to outbuildings shown on the c1935 OS map as being built against the north side of the earlier walled garden (site 11). These buildings were removed at some point after 1946, probably when the link block was built c1960s or 1970s.	Removed.	It is recommended that any future groundworks in this area are subjected to a programme of archaeological work.	D
13	46625	30736	Glasshouses	c1840-c1880	Map evidence	These lean-to glasshouses are first shown on the c1880 OS map as being built within the walled garden to the north of the house against the south side of its north wall. The glasshouses were removed at some point after 1946, probably when the link block (site 14) was built c1960s or 1970s.	Removed.	It is recommended that any future groundworks in this area are subjected to a programme of archaeological work.	C (L)
14	46635	30738	Offices	late 20th century	Extant	This range of buildings was built as a link between York House and the Quadrangle block (site 20). It is likely to have been constructed during the 1960s or 1970s either by the school or by the Borough Council who acquired the site in 1970.	Survives intact.	It is recommended that a photographic survey of this range is undertaken if demolition is required.	L

Site	Easting SW	Northing	Monument Type	Date of construction	Form	Description	Condition	Recommendations	Grade
15	46630	30766	Garden/orchard	c1825-c1840	Map evidence	This area is listed as a garden in the c1840 Tithe Apportionment. It is shown as an orchard on the c1880 OS map and as a possibly walled orchard on the c1907 OS map. During the late 20th century the area was remodelled as a carpark.	Removed.	It is recommended that any future groundworks in this area are subjected to a programme of archaeological work. There has been little ground disturbance in this area which indicates high potential for the survival of archaeological features.	C (L)
16	46649	30765	Driveway wall	c1880-c1907	Extant	This is a length of stone faced earth bank forming part of the western bank of a service drive (site 17) to York House. It is faced with granite and killas rubble and stands approximately 0.5m high. It is first show on the c1907 OS map.	Survives intact.	This is a section of the west wall of a late 19th century driveway. If possible it should be retained.	C (L)
17	46658	30788	Driveway and gateposts	c1880-c1907	Extant	A service drive is shown on the c1907 OS map leading from Nancealverne to the stable block and service quarters at the north end of York House. The southern part of the driveway was built over in the late 20th century but it still remains <i>in situ</i> to the north along with its original granite gateposts.	The northern section survives.	The gateposts should be retained <i>in situ</i> .	C (L)
18	46687	30783	Boundary	medieval-c1840	Extant	This boundary comprises a stone faced earth bank approximately 1m high. A	Survives intact.	This boundary forms the northern extent of the site and	C (L)

Site	Easting SW	Northing	Monument Type	Date of construction	Form	Description	Condition	Recommendations	Grade
						boundary is shown on map in this position from c1840 onwards although the boundary may have much earlier origins.		should be retained wherever possible.	
19	46690	30773	Glasshouse	c1880-c1907	Map evidence	This is the site of a glasshouse/hothouse first shown on the c1907 OS map as being built to the north of a walled garden. The glasshouse was removed probably when the Quadrangle was built; (site 20) was built in 1938.	Removed.	It is recommended that any future groundworks in this area are subjected to a programme of archaeological work.	C (L)
20	46682	30745	School building	1938	Extant	This Modernist building, built around a quadrangle, was constructed in 1938 and opened in 1939 as part of West Cornwall School. The architect was Mr G E Withers. The building remains <i>in situ</i> with no later additions and many of its original fixtures and fittings intact.	Survives intact.	This pre-WWII building is a good example of a Modernist school building of this date. It is recommended that ways should be sought to retain the building. In the event that this is not possible a full historic building record is recommended prior to alterations/ demolition.	L
21	46720	30744	Garden/ orchard	c1825-c1840	Map evidence	This area is listed as a garden in the c1840 Tithe Apportionment. It is shown as part of the grounds of York House on the c1880 OS map. During the early 20th century the Quadrangle building was constructed on	Partially survives to the east.	It is recommended that any future groundworks in this area are subjected to a programme of archaeological work. There has been little ground disturbance	C (L)

Site	Easting SW	Northing	Monument Type	Date of construction	Form	Description	Condition	Recommendations	Grade
						the western part and the area to the east, laid to lawn.		to the east of the Quadrangle building (site 20) which indicates high potential for the survival of archaeological features here.	
22	46743	30762	Gateposts	c1825-c1840	Extant	A pair of square-section, granite gateposts lie either side of what is now the road to the Leisure Centre. This road was originally the main entrance to York House. The eastern post has been repositioned at some point to allow wider access but the western post remains <i>in situ</i> .	Survives intact.	The gateposts should be retained <i>in situ</i> .	C (L)
23	46740	30755	Bank and park fence	19th century	Extant	A short length of iron park fencing remains <i>in situ</i> on top of a low earth bank forming a garden boundary just to the west of the original main entrance (site 22) to York House. These features are likely to be part of the original designed gardens of York House.	Survives intact.	If possible the bank and fence should be retained <i>in situ</i> .	C (L)
24	46743	30706	Driveway	c1825-c1840	Extant	This is the original main driveway to York House leading from Nancealverne heading south and then sweeping round to the west to the front of the house. It is part of the original landscape design. Along its western edge the ground is raised to create terraced	Survives intact.	The driveway and its associated features should be retained as an early landscape feature associated with York House.	C (L)

Site	Easting SW	Northing	Monument Type	Date of construction	Form	Description	Condition	Recommendations	Grade
						gardens beyond and the edges are retained by a single course of granite blocks.			
25	46699	30690	Gateposts and gate	19th century	Extant	A pair of square-section, granite gateposts with iron gate, lie either side of the original main drive to York House, just to the south-west of the swimming pool (site 47). These posts are not in their original position and may well have been moved here from an earlier location just to the east of the house adjacent to the remains of the summer house (site 32) as shown on the c1880 OS map. It is unclear when the gateposts and gate were moved.	Survives, but not <i>in situ</i> .	The gateposts and gate should be retained <i>in situ</i> .	C (L)
26	46679	30721	Outbuilding	c1840-c1880	Map evidence	This is the site of a small outbuilding shown on the c1880 OS map as being built against the north-west corner of one of the walled gardens shown on the same map (site 27). This building was removed in 1938 during the construction of the Quadrangle building (site 20).	Removed.	It is recommended that any future groundworks in this area are subjected to a programme of archaeological work.	C (L)
27	46664	30718	Walled gardens	c1825-c1840	Map evidence	This is the site of a group of walled gardens built as part of the original landscape design in c1825. There are four walled gardens shown on the c1840 Tithe map	Removed.	It is recommended that any future groundworks in this area are subjected to a programme of archaeological work.	C (L)

Site	Easting SW	Northing	Monument Type	Date of construction	Form	Description	Condition	Recommendations	Grade
						arranged in a row from east to west at the rear of York House, stretching from the lane (site 9) eastwards to the main entrance drive (site 24). A short section of one of the walls survives (site 11), but no other walls survive.			
28	46639	30716	Garden wall and outhouses	c1840-c1880	Extant	This is a short length of killas and granite rubble wall which originally formed a section of the garden wall shown at this location on the c1880 OS map. On the c1907 OS map two small outbuildings are shown just to the north of the wall.	Wall survives, outbuildings removed.	If possible the wall should be retained <i>in situ</i> .	C (L)
29	46635	30683	Bunker	c1970s	Extant	This is a reinforced bunker built in the 1970s or 80s during the Cold War as a Sub-Regional Seat of Government to be used in the event of a nuclear attack. It was constructed in the basement of York House. It is strongly built with blast doors, communication equipment, a generator and filtered air supply.	Survives intact.	This is part of the listed building and should be retained <i>in situ</i> .	L
30	46633	30713	Glasshouse	c1840-c1880	Map evidence	This is the site of a glasshouse shown on the c1880 OS map as being built against the south side of one of the walled gardens shown on the same map (site 27). This building was removed before 1907.	Removed.	It is recommended that any future groundworks in this area are subjected to a programme of archaeological work.	C (L)

Site	Easting SW	Northing	Monument Type	Date of construction	Form	Description	Condition	Recommendations	Grade
31	46616	30713	Cobbled yard	19th century	Extant	A cobbled yard surface comprising granite setts is visible in this area, and is partially hidden below modern surfacing.	Survives intact.	The cobbled surface should be retained <i>in situ</i> .	C (L)
32	46639	30700	Summer house	c1825-c1840	Extant	The ruined remains of an ornamental summer house lie to the east of York House. The west wall survives. It is constructed from killas rubble and has an arched window opening and blocked door opening. The interior surface is rendered. Although the building is not shown on the Tithe map, it seems likely that this structure was built as part of the original 1825 garden design.	Partially survives.	If possible the remains of the summer house should be stabilised and retained <i>in situ</i> .	C (L)
33	46650	30694	Well/ ornamental feature	c1825-c1840	Extant	A circular, rendered, stone structure survives to the south-east of the summer house (site 32). It measures approximately 1m in diameter and comprises a retaining wall, circular in plan with rendered top and rendered internal face. The interior of the feature is choked with earth. Although the structure is not shown on the Tithe map, it seems likely that this structure was built as part of the original 1825 garden design.	Survives intact.	If possible this feature should be retained <i>in situ</i> .	C (L)
34	46651	30681	Gateposts	19th century	Extant	A pair of square-section, granite gateposts lie either	Survives intact.	The gateposts should be retained	C (L)

Site	Easting SW	Northing	Monument Type	Date of construction	Form	Description	Condition	Recommendations	Grade
						side of a drive running along the east side of York House adjacent to the frontage. These posts are not in their original position and may well have been moved here from an earlier location just to the north adjacent to the remains of the summer house (site 32) as shown on the c1880 OS map. It is unclear when the gateposts were moved.		<i>in situ.</i>	
35	46634	30678	House and stable blocks	1825-c1907	Extant	York House together with its detached stable block to the north were built in 1825 as part of the original design of the house. Between c1880 and c1907 a further stable range and yard was added to the north of the existing stables and the old yard infilled with buildings.	Survives intact.	These buildings should be retained <i>in situ</i> as part of the Listed Building. Prior to any future alterations, it is recommended that a full historic building record is undertaken.	L
36	46639	30659	Terrace	c1880-c1907	Extant	A level terrace outside the frontage of York House was remodelled in the late 19th century to create a squared terrace retained by a rubble stone wall.	Survives intact.	This terrace should be retained <i>in situ</i> .	C (L)
37	46623	30671	Glasshouse	c1840-c1880	Map evidence	This is the site of a glasshouse first shown on the c1880 OS map as being built up against the west wall of York House. The glasshouse had been removed by c1907.	Removed.	No recommendations.	C (L)
38	46614	30677	Raised path	c1907-c1935	Extant	This raised path around the south-west side of York	Survives intact.	It is recommended that the raised path	C (L)

Site	Easting SW	Northing	Monument Type	Date of construction	Form	Description	Condition	Recommendations	Grade
						House was created in the early 1930s when the new school dining room and kitchens were added (site 39). The path is retained by a stone rubble wall.		should be retained <i>in situ</i> .	
39	46601	30685	School building	c1932	Extant	This western extension to York House was built in the early 1930s when West Cornwall School acquired York House. It was built to house a dining room and kitchens and is shown on aerial photographs taken in 1932.	Survives intact.	These buildings should be retained <i>in situ</i> as part of the Listed Building. Prior to any future alterations, it is recommended that a full historic building record is undertaken.	L
40	46585	30685	Outbuilding	c1840-c1880	Map evidence	This is the site of an outbuilding first shown on the c1880 OS map. The building had been removed by c1907.	Removed.	It is recommended that any future groundworks in this area are subjected to a programme of archaeological work.	C (L)
41	46590	30668	School building	c1950s	Extant	This western extension to the early 1930s extension of York House was added by West Cornwall School in the late 1940s or 1950s. It is likely to have been built as a dormitory for pupils. Little survives of the original building internally. A modern extension has been added to north-west.	Survives intact.	If possible the c1950s should be retained <i>in situ</i>	L
42	46606	30655	Terraces	1825-c1935	Extant	The landscaped terraces on the lawn to the south-west of York House were created as part of the original landscaped garden. To	Survives intact.	If possible these terraces should be retained.	C (L)

Site	Easting SW	Northing	Monument Type	Date of construction	Form	Description	Condition	Recommendations	Grade
						extent to which they have been altered at later dates is unknown.			
43	46616	30643	Field boundaries	Post-medieval-c1840	Map evidence	A series of fields boundaries are shown to the south of York House on the c1840 Tithe map. The Tithe Apportionment the land as arable fields. By c1880 they had been removed and become part of the parkland.	Removed.	It is recommended that any future groundworks in this area are subjected to a programme of archaeological work.	C (L)
44	46582	30613	Boundary	Post-medieval-c1840	Extant	This boundary (shown on the c1840 Tithe map) comprises a steep slope approximately 2m high. At the top of the slope are the remains of a 19th century iron park fence built in short, linked, semi-circular sections.	Survives intact.	It is recommended that the boundary and park fencing is retained.	C (L)
45	46558	30615	Gatepost	19th century	Extant	A square-section, granite gatepost lies adjacent to the lane (site 9) at the southern end of the site. It remains <i>in situ</i> and once formed part of a gateway giving access to land to the south of York House.	Survives intact.	It is recommended that the gatepost is retained <i>in situ</i> .	C (L)
46	46591	30795	House	Post-medieval	Map evidence	This is the site of St Clare Cottage, also referred to as York Cottage and Chapel St Clare. This house stood until the late 20th century on the site of the present fire station. A reference to the house in the early 19th century suggests that it was much older in date and a document dated 1584 which	Removed.	No recommendations. This site lies immediately outside the study area.	C (L)

Site	Easting SW	Northing	Monument Type	Date of construction	Form	Description	Condition	Recommendations	Grade
						mentions a house at St Clare may well be referring to St Clare Cottage.			
47	46639	30732	Building	c1935-c1946	Map evidence	This is the site of a building (now demolished) shown on the 1946 RAF aerial photograph. It may have been built at the same time as the Quadrangle building (site 20).	Removed.	No recommendations.	C (L)
48	46722	30708	Swimming pool	1946-1969	Extant	This swimming pool was built as an addition to the school. The pool itself pre-dates the building it is in.	Survives intact.	It is recommended that a photographic survey of this building is undertaken if demolition is required.	C (L)

7 Identified sites

Full descriptions of each of the sites which may be affected by future development can be found in the site inventory (**section 6**) alongside individual recommendations for further work.

A total of 48 sites were identified within the assessment area during the desk-based assessment and field visit (see Figs 11 and 12-48).

In outline the principal archaeological sites identified can be separated into four categories; those associated with the early history of the site, those associated with the duration of York House's history as a grand house (1825-1929), those associated with the use of York House as a school (1929-1969) and those associated with the use of the site by the Council (1970-present).

As far as we are aware the identified sites predating the works are likely, in the main, to be of medieval to post-medieval date and associated with the settlement of St Clare. These features include both below and above-ground sites. They are listed below:

Sites pre-dating York House (pre 1825): **sites 5, 6, 7, 9, 18, 43, 44 and 46.**

Sites associated with York House for its period of use as a grand house, again include both below and above ground structures. Between 1825 and 1929 the site evolved as a large villa with associated pleasure grounds, gardens and parkland. The sites associated with this phase are as follows:

Sites associated with the period when York House was in use as a house (1825-1929): **sites 1, 2, 3, 8, 10, 11, 12, 13, 15, 16, 17, 19, 21, 22, 23, 24, 25, 26, 27, 28, 30, 31, 32, 33, 34, 35, 36, 37, 38, 40, 42 and 45.**

After York House and the adjoining property associated with St Clare Cottage were bought by West Cornwall College, changes were gradually made to make the property fit for use as a school. All the existing buildings on the site were retained and reused with some alterations. Amongst the significant early and mid 20th century additions are a probable dormitory extension (site 41), the Quadrangle building (site 20) and the swimming pool (site 48). The sites associated with this phase are as follows:

Sites associated with the use of York House as a school (1929-1969): **sites 14?, 20, 38, 39, 41, 47 and 48.**

Sites associated with the latest use of the site by the Borough Council and later District Council and Cornwall Council, again only above ground structures. From 1970 onwards the school buildings were converted for use as offices and a cold war bunker was added to York House, St Clare Cottage was demolished to make way for a new fire station and its gardens and fields used to create a nursery and new sports pitch. The sites associated with this phase are as follows:

Sites associated with the period of use by the Council (1970-present): **sites 4, 14?, and 29.**

7.1 Significance of identified sites

Of the sites which have been identified in this report the most significant and imposing are those relating to York House during its period of use as a house and later as a school. Those who appreciate the complexity of Penzance's history will particularly value the survival of York House together with historic additions and landscaped setting. These sites are also part of the Grade II Listed Building and its curtilage.

York House together with its landscaped gardens and parkland is not only significant in its own right but also as part of a group of 19th century villas encircling the outskirts of Penzance during this period.

The buildings added during the period when the site was used as a school are also of significance, since the majority are included as part of the Listed Building and their designs are diverse even though they were constructed fairly closely in date. Thought was clearly given to matching (or staying in keeping with) the design of the original

house when site 39 was constructed in c1932 and again in the c1950s when site 41 was built. Site 20, which lies to the rear of the building away from the early frontage, is of a very different design. It is a good example of a pre WWII Modernist school building and makes an important statement in its own right with many of its original fixtures and fitting retained.

One significant structure identified as part of the sites use by the Council is the Cold War bunker located in the cellar of the earliest part of York House.

Sites which are part of the Listed Building include the following: **Sites 14, 20, 29, 35, 39 and 41**

See Figure 42 for mapped significance sections of the Listed Building.

Although **site 14** and the modern north-west extension of **site 41** are part of the Listed Building they are of little significance architecturally.

Sites which are of local importance (C) and which lie outside the Listed Building curtilage are: **Sites 1, 2, 3, 5, 6 and 7.**

Sites which are of local importance (C (L)) but which lie within the Listed Building curtilage are: **Sites 8, 9, 10, 11, 13, 15, 16, 17, 18, 19, 21, 22, 23, 24, 25, 26, 27, 28, 30, 31, 32, 33, 34, 36, 37, 38, 40, 42, 43, 44, 45, 46, 47, and 48.**

7.2 Potential for archaeological sites

Within the assessment area there is high potential for the presence of below-ground remains associated with prehistoric sites. Complex Iron Age/Romano British settlement (both enclosed and unenclosed) is known to exist immediately north of the site, and Bronze Age activity has also been recorded. Although disturbance has clearly occurred within the footprint of the buildings on the site and some landscaping has occurred, much of the area has seen little ground disturbance and as such the potential the survival of below-ground remains is high.

As the assessment area is set within part of a medieval and post-medieval settlement (St Clare), and adjacent to the site of a medieval chapel and a probable 16th century house, St Clare Cottage (site 46), below-ground remains of medieval and post-medieval date also have potential to survive.

There is also the potential for the below-ground survival of 19th century building remains and landscape features associated with both York House and St Clare Cottage.

8 Assessment of potential impacts

Although there are no existing development proposals in place it is envisaged that proposals will be submitted in the future. Proposed new buildings and landscaping on the archaeological resource is assessed as having a potential impact scored as **negative/moderate**, the residual impact being **neutral** or **negative/minor** if recommended mitigation is undertaken.

Ground disturbance associated with the construction of new buildings with their associated services could result in permanent, irreversible loss of upstanding or below-ground remains of the known archaeological sites within the area, or elements of these.

The scale of impact will vary with the significance of the individual site, and with the proportion of the whole site which would be affected.

The impact on historic buildings and structures within the development area could be scored as **negative/substantial** if appropriate mitigation is not undertaken.

Groundworks undertaken during any development may impact on many of the sites, as well as sites that are a yet unknown.

9 Potential mitigation strategy

Please note that some recommendations for further archaeological work on individual sites are listed in the site inventory table (**section 6**).

The following are some general recommendations and comments put forward by Cornwall Archaeological Unit based on the general impacts future development might have.

Structures suggested for retention and conversion for reuse within any future scheme

(See also recommendations in the Site Inventory- Section 6)

The structures recommended for retention include: **Sites 5, 8, 9, 11, 16, 17, 18, 20, 22, 23, 24, 25, 28, 29, 31, 32, 33, 34, 35, 36, 38, 39, 41, 42, 44 and 45.**

Archaeological work to be carried out before any other work takes place on site:

A full archaeological building survey should be carried out prior to the commencement of work which will affect any of the listed buildings. This would involve full descriptions, phasing, annotation of plans and archive quality photography. The survey should be carried out once the buildings have been cleared out.

The swimming pool (site 48) would require a photographic survey prior to demolition.

Archaeological work to be carried out as part of future groundworks on site:

Some areas within the site proposed for ground disturbance may require an archaeological watching brief during groundworks or, in more sensitive areas, an archaeologically controlled area strip.

10 References

10.1 Primary sources

Ordnance Survey First Edition One Inch Map c1809 (licensed digital copy at CAU)

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

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

Ordnance Survey, c1935. 25 Inch Map (licensed digital copy at CAU)

Ordnance Survey, 2007. Mastermap Digital Mapping

Tithe Map and Apportionment, c1840. Parish of Penzance (licensed digital copy at CRO)

CRO AD2128/7: Order of Proceedings for opening of new school buildings March 28th 1939

10.2 Publications

Courtney, L, 1878. *Half a Century in Penzance (1825-1875)* taken from www.west-penwith.org.uk/pz1.htm

10.3 Websites

<http://www.heritagegateway.org.uk/gateway/> English Heritage's online database of Sites and Monuments Records, and Listed Buildings

11 Project archive

The CAU project number is **146539**

The project's documentary, digital, photographic and drawn archive is maintained by Cornwall Archaeological Unit, Cornwall Council, Fal Building, County Hall, Treyew Road, Truro, TR1 3AY.

Historic England/ADS OASIS online reference: [cornwall2-234158](https://www.historicengland.org.uk/ads/oasis/cornwall2-234158)



Fig 3 Extract from the OS First Edition One Inch Map c1809.

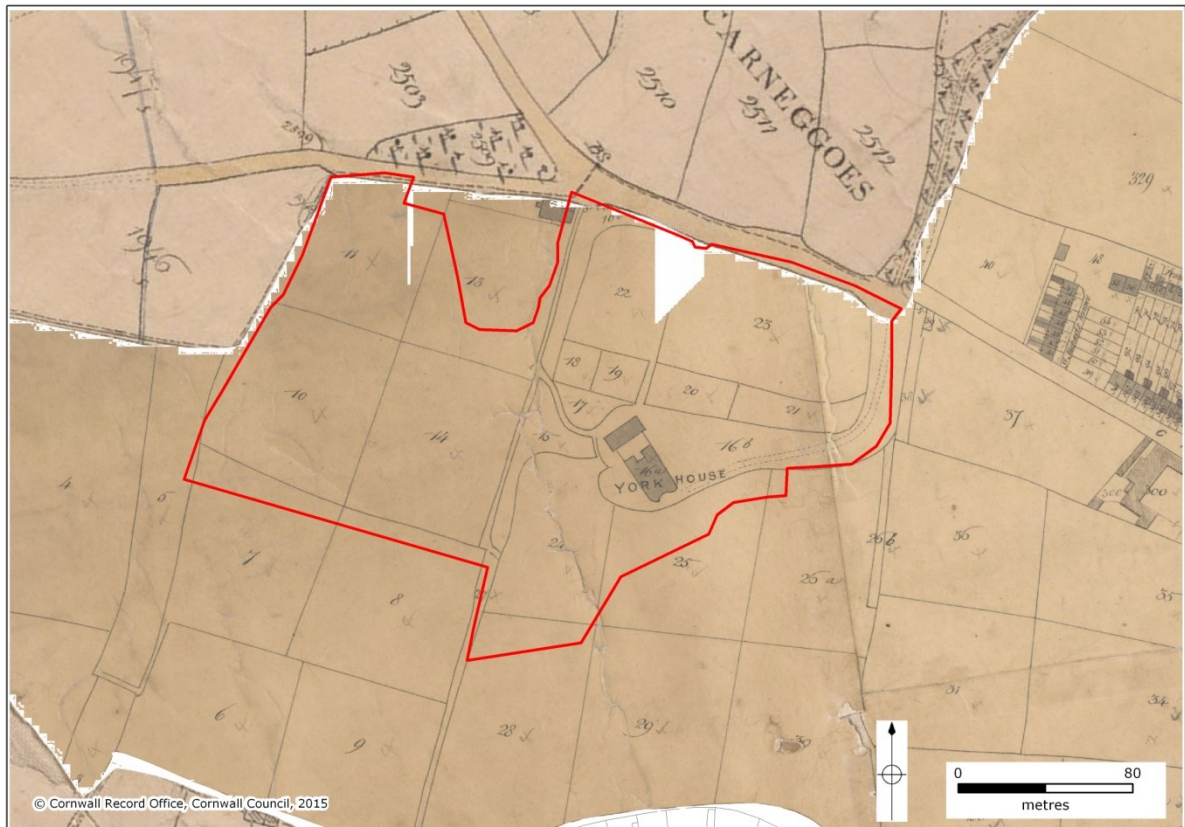


Fig 4 Tithe Map, c1840.

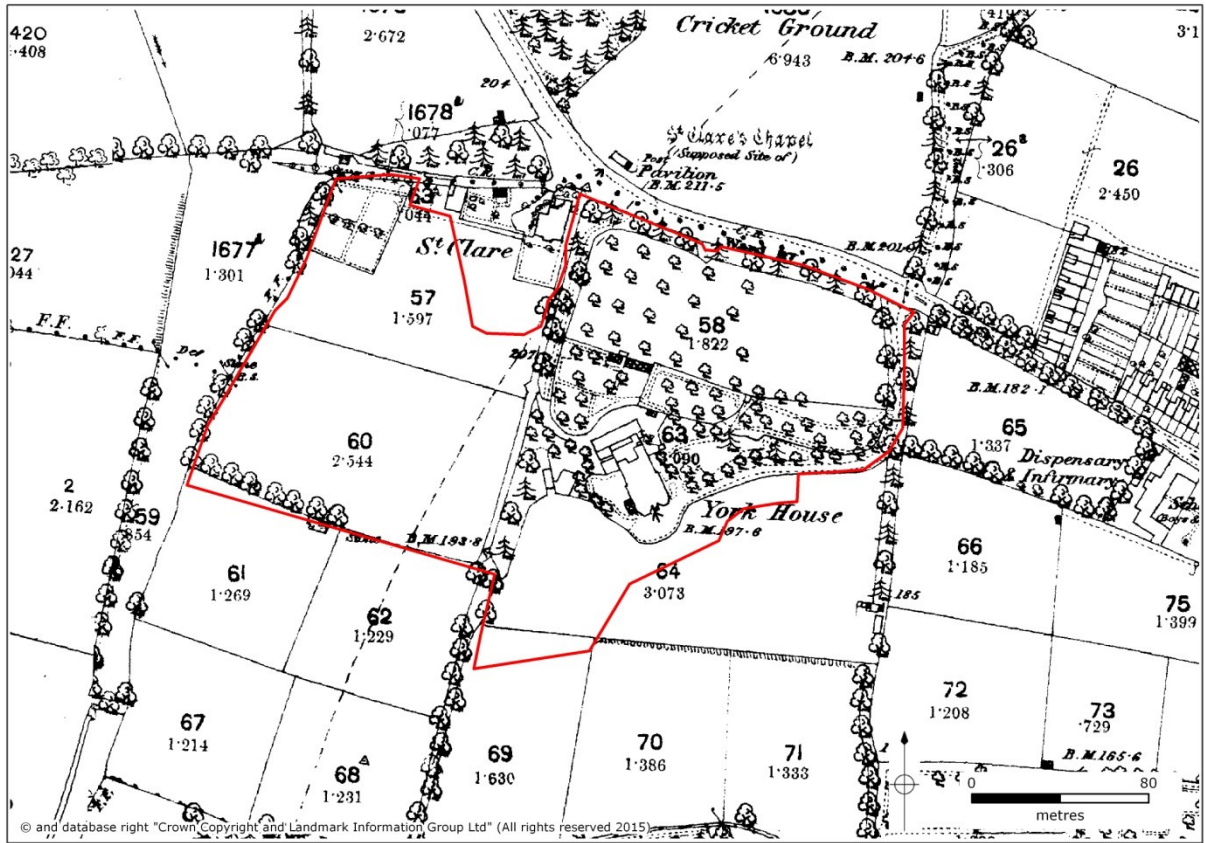


Fig 5 First Edition of the Ordnance Survey 25 Inch Map, c1880.

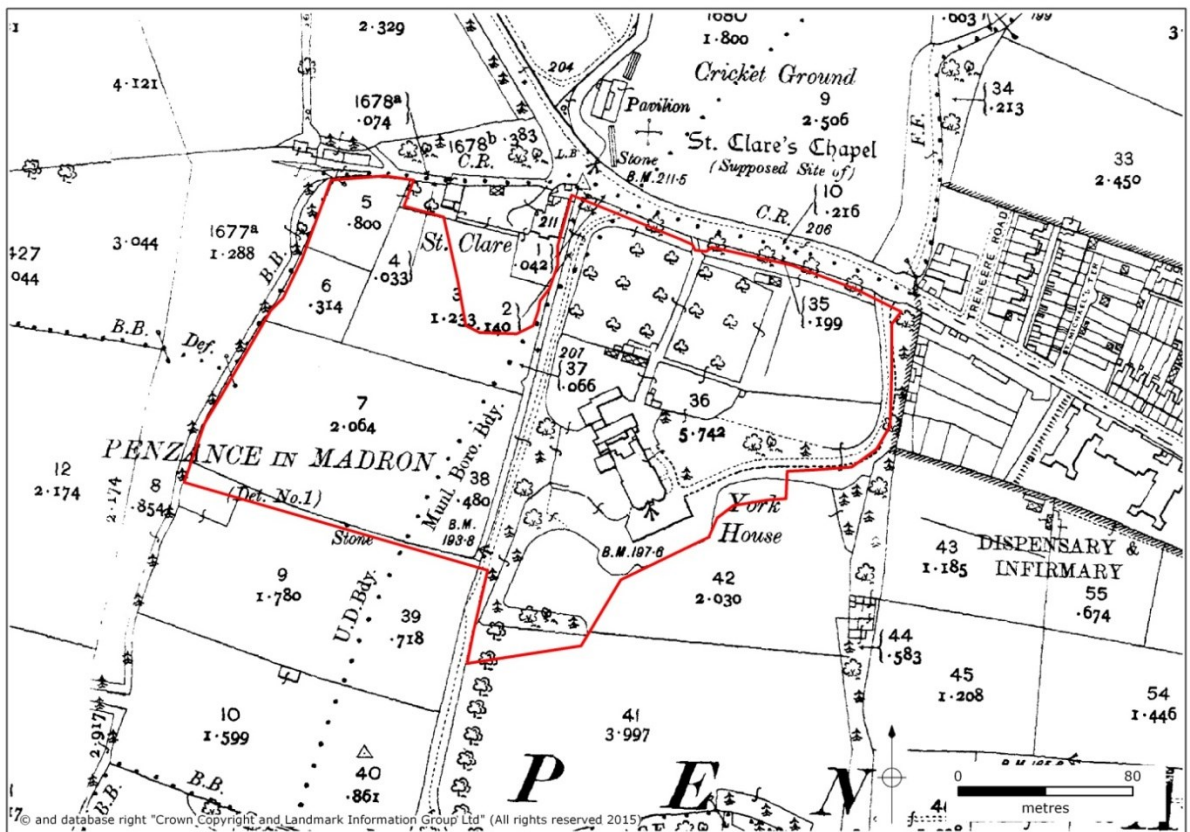


Fig 6 Second Edition of the Ordnance Survey 25 Inch Map, c1907.

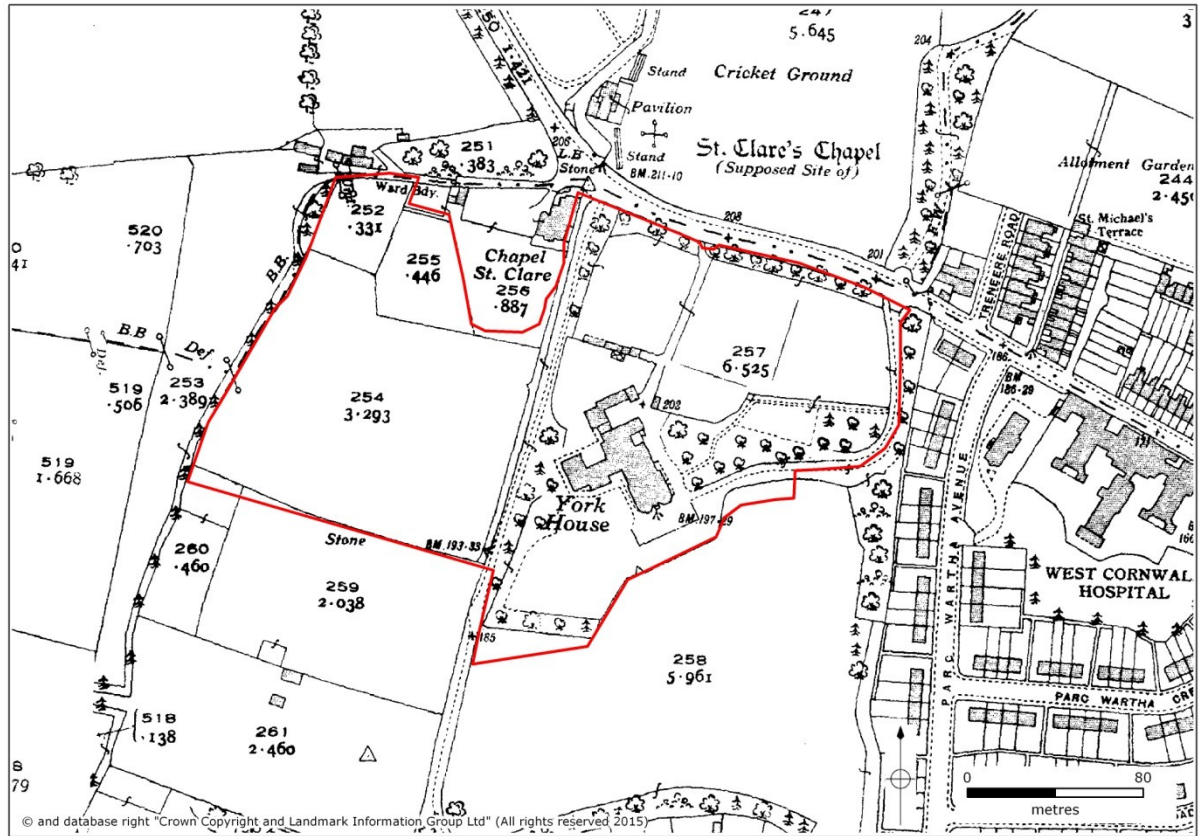


Fig 7 Ordnance Survey 25 Inch Map, c1935.



Fig 8 RAF vertical photograph, 1946.

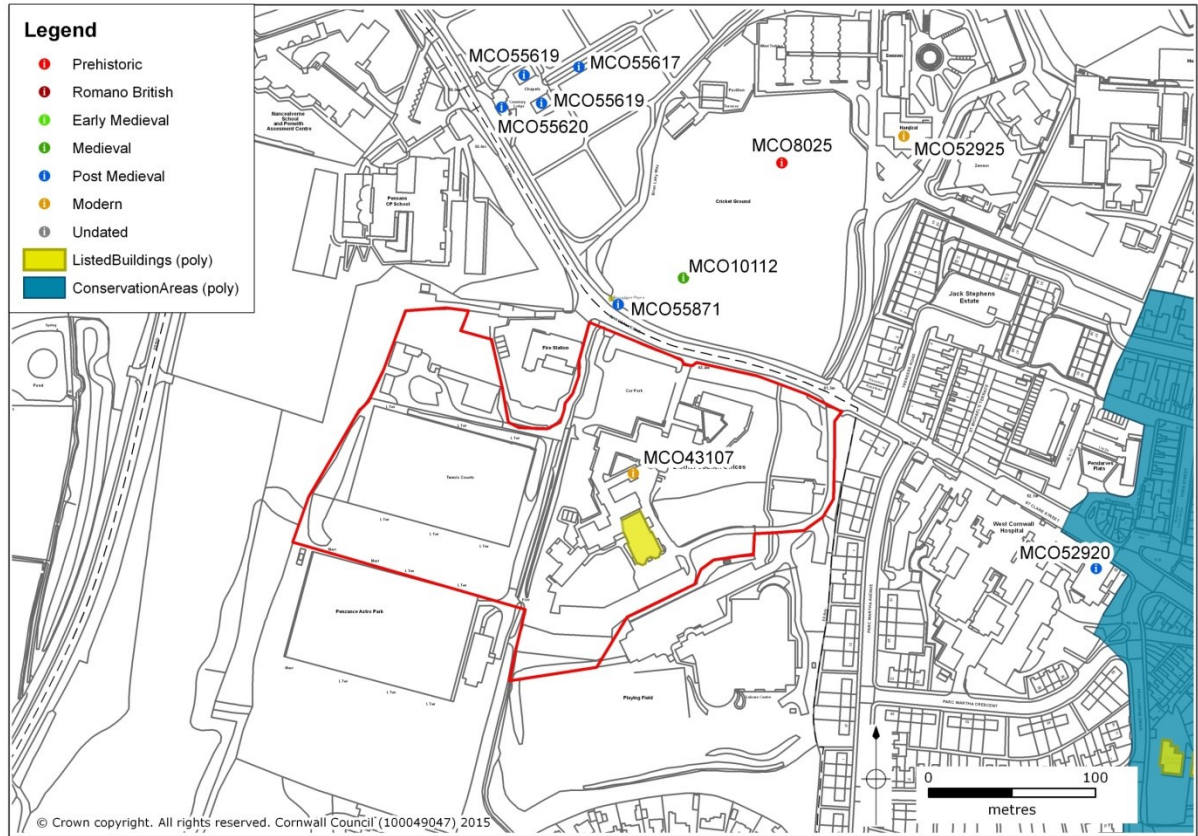


Fig 9 Designations and Cornwall Historic Environment Record.



Fig 10 Aerial photograph (2005).

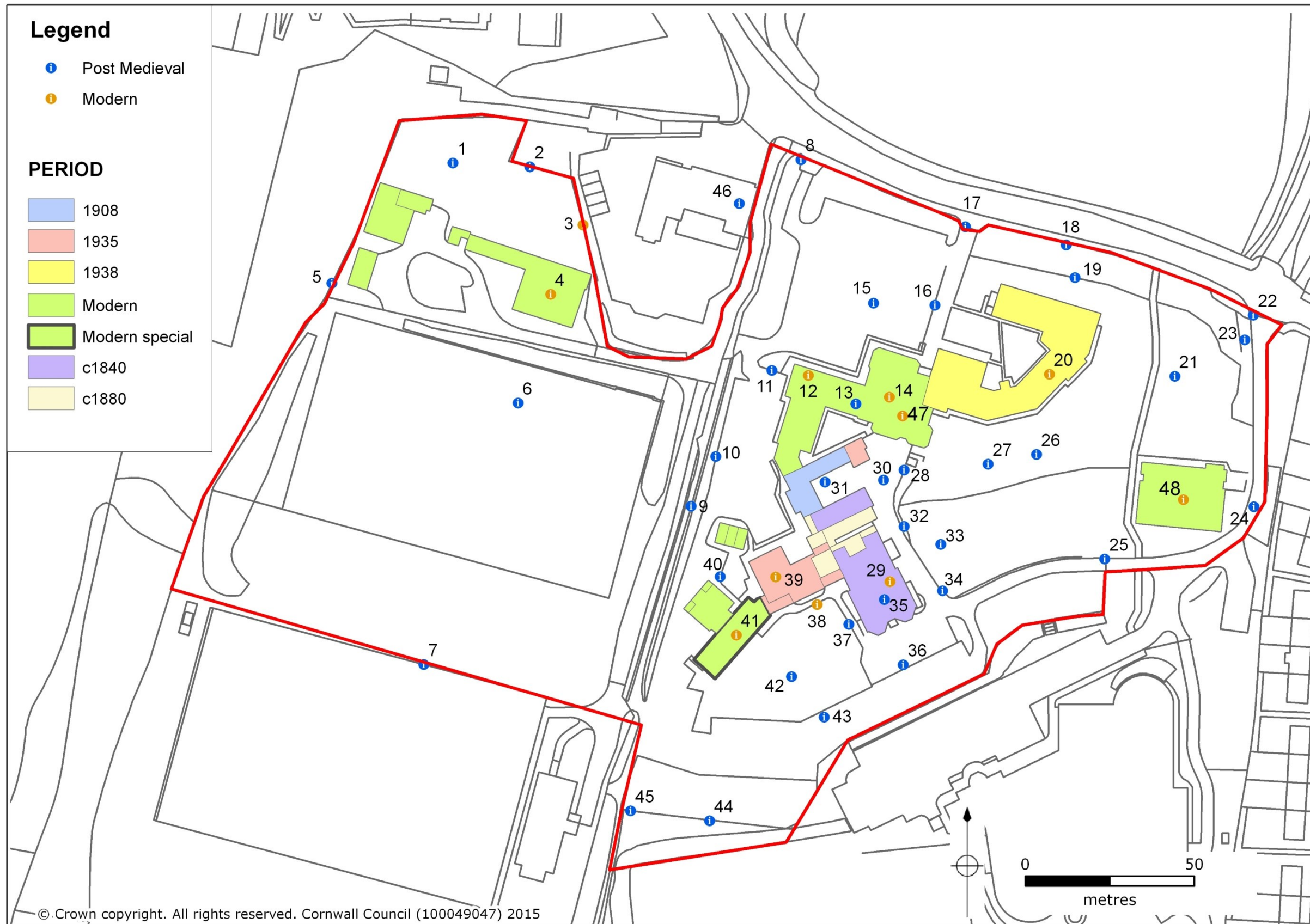


Fig 11 Inventory sites location map.



Fig 12 Site 4 looking east.



Fig 16 Site 14 looking north-east.



Fig 13 Site 8 looking south.



Fig 17 Site 16 looking west.



Fig 14 Site 9 looking south.



Fig 18 Site 17 looking south.



Fig 15 Site 11 looking north.



Fig 19 Site 20 looking north-west.



Fig 20 Site 20 looking south-east in quadrangle.



Fig 21 Site 20 looking north in quadrangle at assembly hall.



Fig 22 Site 20 interior corridor.



Fig 23 Site 20 interior panelling and moulded sills.



Fig 24 Site 22 looking south.



Fig 25 Site 23 looking south-east.



Fig 26 Site 25 looking east.



Fig 27 Site 28 looking east.



Fig 28 Site 29 looking north.



Fig 29 Site 32 looking north-east.



Fig 30 Site 33 looking south.



Fig 31 Sites 34 and 35 looking north-west.



Fig 32 Sites 35, 39 and 42 looking north-east.



Fig 33 Site 35 original stable block looking south.



Fig 34 Site 35 late 19th century stable block looking south-west.



Fig 35 Site 35 entrance hall.



Fig 36 Site 39 looking north.



Fig 40 Site 48 looking north-west.



Fig 37 Site 39 original dining room.



Fig 41 Site 48 interior looking west.



Fig 38 Site 41 looking south-west.



Fig 39 Site 44 looking south.



Fig 42 Significant parts of the Listed Building (in red).