



18 Chapel Street, Penzance, Cornwall
Heritage Assessment

Cornwall Archaeological Unit

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The Project Manager was Jo Sturgess.

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

18 Chapel Street frontage, north-east elevation (taken 9/5/2016)

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Contents

1	Summary	1
2	Site location and project background	3
3	Designations	3
4	Site history	3
5	Building description	5
5.1	The main house	5
5.1.1	Front (north-east) elevation	5
5.1.2	South-east elevation	5
5.1.3	North-west elevation	6
5.1.4	Rear (south-west) elevation	6
5.2	The gateway extension	6
5.3	Building range in the rear yard	6
5.3.1	North-east side elevation	7
5.3.2	Front, north-west elevation	7
5.4	Interior room descriptions (ground floor)	7
5.4.1	Room 1	7
5.4.2	Room 2	7
5.4.3	Room 3	8
5.4.4	Room 4	8
5.4.5	Room 5	8
5.4.6	Room 6	9
5.4.7	Room 7	9
5.4.8	Room 8	10
5.4.9	Room 9	10
5.4.10	Room 10	10
5.5	Interior room descriptions (first floor)	11
5.5.1	Room 11	11
5.5.2	Room 12	11
5.5.3	Room 13	11
5.5.4	Room 14	12
5.5.5	Room 15	12
5.5.6	Room 16	12
5.5.7	Room 17	13
5.5.8	Room 18	13
5.5.9	Room 19	13
5.5.10	Room 20	14
5.5.11	Room 21	14
5.5.12	Room 22	14
5.5.13	Room 23	15
5.5.14	Room 24	15
5.6	Interior room descriptions (roof space)	15
5.6.1	Room 25	16
5.6.2	Room 26	16

5.6.3	Room 27	17
5.6.4	Room 28	17
6	Phasing and analysis	17
7	Recommendations	19
7.1	General	19
7.2	Specific	20
7.2.1	The main house and gateway extension	20
7.2.2	Building range in rear yard	21
8	References	21
8.1	Primary sources	21
8.2	Publications	21
8.3	Websites	21
9	Project archive	21

List of Figures

Fig 1 Location map.

Fig 2 Site extent outlined in red, listed buildings shown in yellow.

Fig 3 Tithe Map, c1840.

Fig 4 First Edition of the Ordnance Survey 25 Inch Map, c1880.

Fig 5 Penzance Ordnance Survey town plan c1880.

Fig 6 Second Edition of the Ordnance Survey 25 Inch Map, 1908.

Fig 7 Front (north-east) elevation.

Fig 8 South-east elevation.

Fig 9 North-west elevation of house and rear elevation of gateway extension.

Fig 10 Rear (south-west) elevation.

Fig 11 North-west elevation of modern infill between the house and the building range in the rear yard.

Fig 12 North-west elevation of the building range in the rear yard.

Fig 13 Roof structure of the house looking north-west (taken in 2013) © David Scott, Scott & Co.

Fig 14 Room 1 looking east.

Fig 15 Room 2 looking east.

Fig 16 Room 3 looking north-west.

Fig 17 Room 4 looking north-west.

Fig 18 Room 5 looking west.

Fig 19 Room 6 looking south-west.

Fig 20 Room 6 removed parquet floor at south end.

Fig 21 Room 7 looking south-west.

Fig 22 Room 8 looking south-west.

Fig 23 Room 9 looking south-west.

Fig 24 Room 10 looking north-west.

Fig 25 Room 11 looking north showing blocked window in rear wall of house.

Fig 26 Room 12 north-east showing inserted 19th century door and corridor.

Fig 27 Room 12 slate hearth in later corridor.

Fig 28 Room 12 inserted 19th century window.

Fig 29 Room 12 inserted staircase.

Fig 30 Room 13 looking west.

Fig 31 Room 14 looking north.

Fig 32 Room 14 water damage in south-west corner.

Fig 33 Room 15 looking north.

Fig 34 Room 16 looking north-west showing 18th century doors and balustrade.

Fig 35 Room 16 detail of 18th century corbel and damaged cornice.

Fig 36 Room 17 looking south-west to blocked window in rear wall.

Fig 37 Room 18 showing 18th century door in south-east wall.

Fig 38 Room 19 showing 18th century fireplace and recessed cupboard in north-west wall.

Fig 39 Room 20 showing 18th century recessed cupboard in north-west wall.

Fig 40 Room 21 looking south-west to blocked window in south-east wall.

Fig 41 Room 22 looking south-west.

Fig 42 Room 23 looking north-west to inserted door to 18th or 19th century gateway extension.

Fig 43 Room 23 link to first floor room (24) above gateway.

Fig 44 Room 24 looking north-east to oriel window.

Fig 45 Room 25 looking north-west to door to roof space.

Fig 46 Room 25 cupboard in north-east wall. Door has HL hinges.

Fig 47 Room 25 bed platform forming north-east wall.

Fig 48 Room 25 dormer window with inserted door in south-west (rear) wall.

Fig 49 Room 25 sawn off truss looking north-east.

Fig 50 Room 26 pegged collar trusses looking south-west.

Fig 51 Room 26 Lead launder taking rain water from the diamond valley in the roof out to the rear wall at eaves level.

Fig 52 Room 26 looking north-west to wall and door opening to room 27. Launder in foreground.

Fig 53 Room 27 collapsed lath and plaster ceiling looking north-west.

Fig 54 Room 27 boarded bed platform looking north.

Fig 55 Room 27 blocked dormer window in rear, south-west wall.

Fig 56 Room 28 kingpost trusses looking north-west showing former hip structure at north-west end of house.

Fig 57 Ground floor plan showing phasing and room numbers.

Fig 58 First floor plan showing phasing and room numbers.

Fig 59 First floor plan showing phasing and room numbers.

Abbreviations

CAU	Cornwall Archaeological Unit
CIfA	Chartered Institute for Archaeologists
CRO	Cornwall Record Office
HE	Historic England
HER	Cornwall and the Isles of Scilly Historic Environment Record
NGR	National Grid Reference
OS	Ordnance Survey

1 Summary

This heritage assessment of 18 Chapel Street in Penzance, for Planning and Enterprise (Empty Homes), Cornwall Council, was undertaken by Cornwall Archaeological Unit. 18 Chapel Street is an 18th century (or earlier) Grade II Listed Building with 19th century additions, located in the historic core of Penzance. The study was designed to gain a better understanding of historic development of the building and the extent and significance of its surviving historic fabric, in order to inform decisions about a strategy for the repair and future use of the building. The assessment includes the results of a desk-based study and field visit.

The building is situated on the east side of Penzance at NGR SW 47382 30122 within the historic core of the town. It is currently split into several separate properties.

In terms of historic character, the building still retains much of its 18th and 19th century character as a town house and contributes greatly to the grand 18th century historic character of Chapel Street within the Conservation Area.

A total of five major phases of construction or alteration have been identified as a result of this study.



Fig 1 Location map.

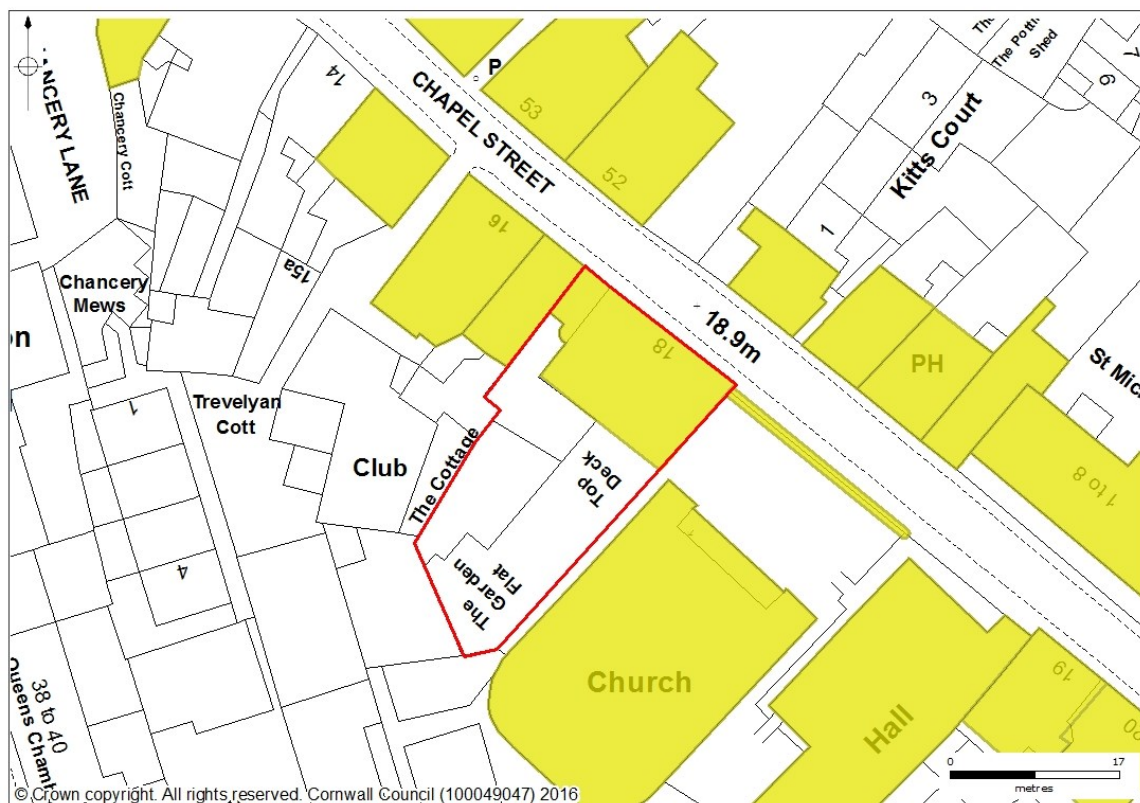


Fig 2 Site extent outlined in red, listed buildings shown in yellow.

2 Site location and project background

Chapel Street lies within the medieval historic core of Penzance, with No. 18 on the south-west side of the street, centred at NGR SW 47382 30122 (Figs 1 and 2). The property comprises a large 18th century town house (which may have slightly earlier origins), a late 18th or early 19th century gateway and chamber extension to the north-west and a late 18th or early 19th century probable lawyers' office block to the rear (south-west). The property is now in multiple, private ownership and has been divided into at least four separate dwellings. Sadly, neglect in recent years has led to ingress of water which has caused substantial damage to the historic fabric and many original features. In 2014 an Urgent Works Notice was served and works undertaken, and following this in 2015 part of the roof of the main house collapsed. To halt any further danger to the public, the majority of slates were stripped from the roof and the upper parts of the front north-west and south-east chimneys taken down. Cornwall Archaeological Unit have now been commissioned by Planning and Enterprise (Empty Homes), Cornwall Council to undertake a heritage assessment of the property in order to better understand the historic development of the building and assess the extent and survival of historic fabric and features in order to inform decisions about a strategy for the repair and future use of the listed building.

3 Designations

(See Fig 2)

18 Chapel Street is a Grade II Listed Building set within the Conservation Area of Penzance.

The listed building description is as follows:

C18 painted brickwork. Granite quoins. Modillioned eaves cornice. One string course. 2 storeys. 5 windows. Slight projection for central door and window pedimented. Doorway 2 Ionic pilasters and entablature. Extension to right, 2 storeys, granite ashlar, ground floor rusticated with double gates with fielded panels. Rusticated granite flat arch over. Segmental bowed sashes oriel above, modillioned eaves cornice., Slate hipped roof.

The majority of properties on Chapel Street are listed buildings, and 18 Chapel Street is surrounded by them. They include many of similar architectural style to No. 18, and a Grade II* Listed Wesleyan Methodist Chapel lies immediately to the south-east.

4 Site history

Chapel Street forms one of the main medieval streets in Penzance originally leading from the medieval quay (located to the south-east), past St Mary's Chapel (licensed in 1379, but now replaced by St Mary's church), and continuing upslope to meet the former market place and Market Jew Street. Fragments of former medieval burgage plots survive either side of the upper half of the street indicating that medieval dwellings once lined either side.

After an attack by the Spanish in 1595, resulting in many of the houses on Chapel Street and elsewhere being burnt down, the town seems to have been rebuilt. Hals in 1740 states 'the old town was comparatively all new built of brick and stone, and augmented with greater number of houses than before' (Sheppard 1980, 2). Many of the buildings that exist on Chapel Street today appear to be the result of 18th century rebuilding work, and the grand nature of these buildings clearly shows that in the 18th and early 19th centuries Chapel Street was one of the wealthiest streets in the town.

No. 18 is a grand town house with a brick-built façade. Although the façade and internal features and layout of the house suggest that it was constructed in the first half of the 18th century, part of a roof structure that predates the façade remains *in situ*, suggesting that the building may date back to the 17th century. The following

history of the property is given in Keith Bell and Mike Baker's outline proposal for the property (Bell and Baker 2015):

'It was owned from about 1800 by the attorney George John who was Mayor of Penzance from 1812 for much of the following decade. It served as the chambers of subsequent lawyers in the John family who were prominent in Penzance civic life and who had connections with Thomas Bramwell. The house continued in the ownership of the John family until the mid-19th century when it passed to the Colenso family who had been in Penzance since the time of Henry VIII. John William Colenso the Bishop of Natal (South Africa) and Boer era pro-Zulu activist was the best known of this family which included also town councillors, industrialists and his cousin William Colenso who achieved fame in New Zealand as explorer, botanist and missionary. Both cousins had connections with the Davy family. There is a pictorial archive in Penlee House of the interior and exterior during this period of ownership. During the 20th century the house saw use as an amusements arcade and most recently as the "Ganges" restaurant, during which time it has fallen into serious disrepair.'

Although the main part of the house appears to have been substantially remodelled in the early to mid 18th century, a first floor room over a gated entrance was added to the north-west in the late 18th or early 19th century. At much the same date a detached U-shaped range of buildings were constructed in the rear yard. Now only the south-eastern block of the U-shaped range survives. This block, probably constructed by the John family, appears to have been designed as an office (presumably the lawyers' chambers mentioned above). It is possible that stabling and a carriage house were provided in the north-western part of the range which was demolished at some point in the late 20th or early 21st century. The surviving office block was later connected to the main house by the addition of a link corridor constructed at some point between 1840 and 1880.

The plan of the property is clearly shown on the Tithe map of c1840 (Fig 3) which is the first available historic map to show the layout in any detail. The Tithe map indicates that at this date the main house was rectangular in plan and stood detached from the U-shaped range in the rear yard. It also shows that there was a bow or bay window in the north-west half of the rear elevation of the house.

The First Edition of the Ordnance Survey 25 Inch Map, of c1880 (Fig 4) along with the Penzance Ordnance Survey town plan of roughly the same date (Fig 5) show that at some point between 1840 and 1880 a two-storey link corridor had been added to give direct access from the main house into the offices in the U-shaped range to the rear. The town plan is quite detailed and, like the Tithe map, shows that the bow/bay window on the rear elevation of the house was still *in situ* and it also indicates that the main house was rectangular in plan with a small projection at the central point on the rear elevation which is likely to have been a rear porch. A section of the yard to the rear of the house is shown at this date as being partitioned off by a wall or fence.

The Second Edition of the Ordnance Survey 25 Inch Map of 1908 (Fig 6) shows that the buildings had remained as they were in c1880 but that a structure (probably a glasshouse) had been added within the walled/fenced area to the rear of the house.

In the early 1930s the property was acquired by the British Legion and underwent conversion to create a new Penzance British Legion club. An article in *The Cornishman* dated 15th November 1934 reports on the opening of the new club and gives a description of the building as it appeared following conversion in 1934:

'The premises, which once formed the Chapel Street residence of Mr W Colenso, a former Mayor of Penzance, have been entirely reconditioned and adapted to the requirements of the legionnaires. There are about fifteen rooms in the building, including a large entrance hall, with marble floor, a bar, a comfortable bar parlour, and a billiard room. The furnishing is not yet complete, but the rooms in use at present are tastefully appointed and lack the severity to be

found in many institutions of the kind. A cheerful colour scheme has been adhered to, and the architectural alterations are a credit to Mr Geoffery Bazeley, the architect, and Mr H Rogers, the builder. Particularly remarkable is the imposing main staircase with its stained glass window.' (The Cornishman 1934).

In the 1960s the British Legion sold the property. At some point during the late 20th or early 21st century the north-western part of the U-shaped range in the rear yard was demolished and a new two-storey extension added to the southern end of the remaining south-east block. During this period the house was used as an amusements arcade and most recently as the Ganges Indian Restaurant (Bell and Baker 2015). This period also saw the interior room layout throughout the building being substantially altered, including the removal of the south-east half of the original rear wall of the house at ground floor level and the removal of the main staircase. In addition, a single storey extension was added to south-east half of the rear of the house and link corridor.

5 Building description

At the time of the survey the building had been vacated by the previous tenants and substantially cleared internally. Much of the slate roof covering had had been removed and covered with plastic sheeting and the tops of the north-west and north-east chimneys taken down.

The two-storey building is now L-shaped in plan. The original detached house, fronting Chapel Street, was extended at first floor level to the north-west along Chapel Street and is now joined to what was once a separate building range in the rear yard.

Access was gained at the time of the survey to the whole of the main house, its gateway extension and the ground floor of the rear yard building range.

5.1 The main house

Before the main house was extended to the north-west and joined to the building range in the rear yard it was U-shaped in plan with two protruding wings to the rear either side of a central stair well. It has retained its brick façade with the sides and rear of the house constructed from stone rubble with granite quoins. The front and south-east elevation have been painted white, whilst the north-west elevation has been cement rendered over stone rubble and the rear, slate hung over stone rubble with some cement rendered sections. There are four brick chimneys, two on each side elevation, although the two taller ones serving the front of the house have now been dismantled above the roofline (Fig 13). Much of the slate roof covering has now been removed.

5.1.1 Front (north-east) elevation

The front (north-east) elevation (Fig 7) is symmetrical and retains its 18th century design, openings and ornament. It has a slightly protruding central section with pediment over containing a decorative, circular window and a front door with decorative columned portico. The symmetrical window openings have flat arches and there is a modillion cornice at the eaves. The windows themselves appear to be 19th or early 20th century replacement sashes with six panes to the top and a single pane to the bottom.

5.1.2 South-east elevation

The stone rubble-built south-east elevation (Fig 8) has a single round arched window opening, probably inserted in the late 18th or early 19th century to light a small, back, service staircase. Below the window at ground floor level is a straight joint with the remains of granite quoins indicating a blocked window or door or the extension of the building to the north-east. Below the south-west hip of the roof another straight joint shows the original rear extent of the house before a full height boundary wall was added up against it. A wide brick chimney remains *in situ* which once served fireplaces on both the ground and first floors in the rear part of the house. The narrower and

taller brick chimney serving the ground and first floor of the front rooms of the house had been removed by the time of the survey.

5.1.3 North-west elevation

The north-west elevation (Fig 9) has been rendered and now has the first floor gateway extension built against it. Below the point where the protruding link corridor structure meets the main house, the wall steps in to the south-west by approximately 0.10m. On the internal face of the wall there is evidence for a blocked window at the south-west end at ground floor level. A wide brick chimney remains *in situ* which once served fireplaces on both the ground and first floors in the rear part of the house. The narrower and taller brick chimney serving the ground and first floor of the front rooms of the house was partially enclosed within the roof space of the gateway extension when this was added in the late 18th or early 19th century. The section that had protruded above the roofline had been removed by the time of the survey.

5.1.4 Rear (south-west) elevation

The rear, south-west elevation (Fig 10) is constructed from stone rubble but has later been slate hung and there are modern cement rendered sections where the slate hanging has failed. Much of the south-eastern half of this elevation has been obscured by modern concrete block-built extensions as well as a 19th century slate roofed link corridor leading to the building range in the rear yard. The north-west wing has two wide, blocked window openings, one at ground floor and the other at first floor level. The town plan of c1880 (Fig 5) indicates that the ground floor window was once a bow or bay window. Above the blocked window at first floor level there is slate blocking below the eaves indicating the location of a removed and blocked dormer window which once lit a servants' room in the attic (room 27) (Fig 59).

Within the recessed, central section of the rear wall there is a blocked, arched window opening between ground and first floor level which once contained a stained glass window and lit the main staircase (The Cornishman 1934). Within this recessed section at ground floor level (now obscured by a concrete block-built extension) is an original door opening to the south-east. Within the side elevations of the two wings flanking the recessed central section at first floor level there are two blocked window openings facing each other.

The ground floor section of the rear wall of the south-east wing has been demolished in recent years but the first floor wall that remains intact, shows that the openings in this wing almost certainly echoed those in the north-west wing. A wide blocked window opening is visible at first floor level and there is a dormer window (now with inserted door) which would have lit another servants' room in the attic (room 25) (Fig 59). At first floor level a door opening was inserted in the 19th century to give access to a link corridor leading to the building range in the rear yard.

5.2 The gateway extension

The late 18th or early 19th century gateway, with room above, fronting Chapel Street has a rusticated granite façade forming the gateway at ground floor level with ashlar granite blocks at first floor level and an oriel, bow window (Fig 7). The first floor is supported to the front by a large timber beam and there are double gates with fielded panels fitted to the front elevation of the gateway. The rear elevation of the first floor room is slate hung and has a projecting, rounded, slate hung connecting passage to the main house (Figs 9 and 10). The main roof of the extension has a modern corrugated asbestos covering. Access to the roof structure could not be gained at the time of the survey.

5.3 Building range in the rear yard

The two-storey building range located on the south-east side of the rear yard is all that remains of a U-shaped block set around the perimeter of the rear yard. This range is likely to have been constructed to serve as lawyers' chambers in the late 18th or early 19th century. It is constructed from ashlar granite blocks and the modern extension

adjoining the link corridor between the two buildings is built from un-rendered concrete blockwork (Fig 11). There is modern extension at the south-west end of the range which is cement rendered and replaces an earlier range, although some original fabric may survive internally. The original range has a hipped roof with slate covering. Two elevations of the original building range were visible at the time of the survey; the north-east side elevation (now partially connected to the house) and the front, north-west elevation fronting the yard. Internally, only the ground floor was accessed.

5.3.1 North-east side elevation

In between ground floor and first floor level on this elevation is a centrally set, blocked, arched window opening, indicating that there was originally an internal staircase at this end of the building. During the 19th century a door opening was inserted at the south-east end of the wall at first floor level to create a link corridor to the house. This opening has since been blocked. It is possible that this link corridor also existed at ground floor level although the evidence for this was removed when most of the ground floor part of the north-east elevation was demolished in recent years to create a large ground floor room which included the both the back room of the house and north-east section of the rear yard building range.

5.3.2 Front, north-west elevation

The front elevation remains fairly intact with all its original openings although the central, first floor window has been breached to create a door opening in recent years (Fig 12). At ground floor level there are four large, flat arched window openings with original tripartite sashes. There is also a rounded arched door opening set in the south-west half of the elevation, before the final south-west window. The window opening at the north-east end is narrower than the others. This formation of openings is repeated at first floor level, except that above the door there is a narrow window opening. At ground floor level the original hornless sash windows survive, but at first floor level (now a separate flat) the tripartite sashes have been replaced with plastic windows to match. Where the modern extension has been added at the south-west end of the elevation a wide, blocked window is visible internally at ground floor level in room 10 (Fig 57). The wide window openings in this elevation suggest its original use as offices.

5.4 Interior room descriptions (ground floor)

(See Fig 57 for room locations and phasing)

5.4.1 Room 1

(Fig 14)

This is the entrance hall which, in the 18th century, opened through to the main staircase in the south-east half of room 4 (now part of the kitchen).

Ceiling: Obscured by modern tiles.

Floor: Modern ceramic tiles.

North-east wall: 18th century front wall with original door opening and modern door.

South-east wall: Modern wall but in roughly the same position as the 18th century wall.

South-west wall: Modern insertion.

North-west wall: 18th century partition wall with probably later door opening.

5.4.2 Room 2

(Fig 15)

This is the north-west front room which, in the 18th century, included the north-west part of room 3 (now a hallway).

Ceiling: obscured by modern tiles but the base of a surviving cornice is just visible.

Floor: This has recently been removed down to bare earth, but remains of a slate slab (probably the original hearth) can be seen below the skirting in the south-west corner.

North-east wall: 18th century front wall with two original window openings. The two sash windows are probably late 19th or early 20th century replacements. The top sash has six panes with the upper part adapted as an opening casement and the bottom sash has a single glass pane.

South-east wall: 18th century partition wall with probably later door opening.

South-west wall: Modern insertion.

North-west wall: 18th century exterior side wall with blocked fireplace (not visible).

5.4.3 Room 3

(Fig 16)

This is the now a hallway but the north-western section was once part of the north-west front room (room 2) and the south-east section was once part of the entrance hall along with rooms 1 and the south-eastern half of room 4.

Ceiling: Obscured by modern suspended covered in woodchip. However in the south-east corner of the hall next to room 5 a section of 18th century cornice is visible through a hole in the modern ceiling.

Floor: This has recently been removed down to bare earth.

North-east wall: Modern insertion.

South-east wall: Removed.

South-west wall: Brick wall with wide opening in north-west half through to room 4. The jambs are lined with matchboard planking (possibly 18th or 19th century opening).

North-west wall: 18th century exterior side wall.

5.4.4 Room 4

(Fig 17)

This is the now a kitchen but the north-western half was once the north-west rear room, possibly the parlour, and the south-east section was originally occupied by the main staircase forming an entrance hall along with rooms 1 and the south-eastern part of room 3. The staircase was removed in recent years along with the north-west wall of the entrance hall.

Ceiling: Obscured by modern flat plastered ceiling.

Floor: this has recently been removed down to bare earth and a new suspended ply board floor inserted. Below this, although not visible at the time of the survey, there is a filled opening in the floor, which could be the entrance to a cellar (Nick Cahill pers. Comm.)

North-east wall: Obscured by tiled dry lining. Brick wall with wide opening in north-west half through to room 3. The jambs are lined with matchboard planking (possibly 18th or 19th century opening).

South-east wall: Original 18th century wall obscured behind tiled dry lining.

South-west wall: Original 18th century rear external wall containing a wide blocked window opening in the north-west half, obscured behind tiled dry lining. At the south east end there is a door opening giving access to the rear yard which appears to be an original feature.

North-west wall: Original 18th century side external wall obscured behind steel facing. A blocked window opening is visible at the south-west end of the wall and a blocked 18th century fireplace must exist in the centre of the wall.

5.4.5 Room 5

(Fig 18)

This is the south-east front room which, in the 18th century, was partitioned off from rooms 1, 3 and 6.

Ceiling: Obscured by a suspended ceiling with modern tiles but the original lath and plaster ceiling is visible above.

Floor: Concrete floor.

North-east wall: 18th century front wall with two original window openings. The two sash windows are probably late 19th or early 20th century replacements. The top sash has six panes with the upper part adapted as an opening casement and the bottom sash has a single glass pane.

South-east wall: 18th century exterior side wall obscured behind modern finish (possibly dry lined). Although not visible, a blocked 18th century fireplace must exist in the centre of the wall.

South-west wall: Removed. The room is now open to room 6 to the south-west.

North-west wall: Modern wall but in roughly the same position as the 18th century wall.

5.4.6 Room 6

(Figs 19 and 20)

This large room was created in recent years. The north-east section was formerly the 18th century rear, south-east room of the house (probably the original kitchen). The original stone-built back wall of the house was removed as was a section of the north-east wall of rear yard building range, so that now the room extends over what was once a section of the rear yard and continues into the 18th or early 19th century building range where an original staircase was located and probably offices.

This is the south-east front room which, in the 18th century, was partitioned off from rooms 1, 3 and 6.

Ceiling: Obscured by a suspended ceiling with modern tiles but a lath and plaster ceiling is visible above.

Floor: Concrete floor with removed tiles to the north-east and recently removed parquet flooring to the south-west.

North-east wall: This 18th century partition wall has been removed and now the room is open to room 5.

South-east wall: Obscured behind modern finish (possibly dry lined). The north-east section is the 18th century or earlier exterior side wall of the house. Although not visible, a blocked 18th century fireplace must exist in the north-east part of the wall. To the south-west of this it becomes the 18th century yard boundary wall and beyond this to the south-west either a continuation of the yard wall or the 18th or early 19th century building range wall.

South-west wall: Modern partition wall.

North-west wall: Obscured behind modern finish (possibly dry lined). The north-east section is the 18th century or earlier exterior side wall of the house and internal partition between rooms 6 and 4. Although not visible, a blocked 18th century door opening to the main staircase must exist in this section. To the south-west of this the wall is modern concrete block-built and a little further south-west it becomes the front wall of the 18th or early 19th century building range. There are two blocked window openings within this south-west end.

5.4.7 Room 7

(Fig 21)

This is a modern, inserted toilet block, all the original 18th or early 19th century room partitions on the ground floor of the building range (former lawyers' chambers) have been removed.

Ceiling: Flat plastered ceiling.

Floor: Modern ceramic tiles.

North-east wall: Modern insertion.

South-east wall: obscured behind modern finish (possibly dry lined). Behind this is either a continuation of the 18th century yard wall or the 18th or early 19th century building range wall.

South-west wall: Modern insertion.

North-west wall: Modern insertion.

5.4.8 Room 8

(Fig 22)

This is an inserted corridor. All the original 18th or early 19th century room partitions on the ground floor of the building range (former lawyers' chambers) have been removed.

Ceiling: Flat plastered ceiling (probably original) with original cornice visible along the north-west wall.

Floor: Obscured by modern carpet.

North-east wall: Modern insertion.

South-east wall: Modern insertion.

South-west wall: Modern insertion.

North-west wall: The front wall of the 18th or early 19th century building range. There is a wide original window opening with original tripartite sashes, and an original, arched door opening.

5.4.9 Room 9

(Fig 23)

This room is a modern insertion. All the original 18th or early 19th century room partitions on the ground floor of the building range (former lawyers' chambers) have been removed.

Ceiling: Flat modern plastered ceiling obscuring original.

Floor: Obscured by modern carpet.

North-east wall: Modern insertion.

South-east wall: Obscured behind modern finish (possibly dry lined). Behind this is either a continuation of the 18th century yard wall or the 18th or early 19th century building range wall.

South-west wall: Modern insertion.

North-west wall: The front wall of the 18th or early 19th century building range. There is a wide original window opening with original tripartite sashes.

5.4.10 Room 10

(Fig 24)

This room is a modern insertion. All the original 18th or early 19th century room partitions on the ground floor of the building range (former lawyers' chambers) have been removed. The room is split in two halves by an inserted modern wall but a change in the floor heights of a step up in the south-western half by approximately 0.5m, indicates that this end belonged to the range which once ran at right angles across the back end of the yard. The modern dividing partition is therefore located along the original line of the partition wall between the two ranges.

Ceiling: Flat modern plastered ceiling obscuring original.

Floor: Obscured by modern carpet. Steps up by approximately 0.5m to the south-west.

North-east wall: Modern insertion.

South-east wall: Obscured behind modern finish (possibly dry lined). Behind this is either a continuation of the 18th century yard wall or the 18th or early 19th century building range wall.

South-west wall: Obscured behind modern finish (possibly dry lined). Behind this is either a continuation of the 18th century yard wall or the 18th or early 19th century building range wall.

North-west wall: The north-east half is the front wall of the 18th or early 19th century building range. There a wide original, blocked window opening here. The south-west

half was inserted when the modern extension was added at the south-west end of the range.

5.5 Interior room descriptions (first floor)

(See Fig 58 for room locations and phasing)

5.5.1 Room 11

(Fig 25)

This is part of a modern extension to the rear of the house.

Ceiling: Modern.

Floor: Modern.

North-east wall: 18th century rear wall of the house. It contains a blocked, original, wide window opening.

South-east wall: This is what was once the exterior wall of a 19th century link corridor connecting the house with the rear building range. A door opening was inserted when the modern extension was built.

South-west wall: Modern.

North-west wall: Modern.

5.5.2 Room 12

(Figs 26-29)

This corridor runs along the south-east side of the house and then turns at right angles to join room 16 (main staircase). The section that runs along the south-east exterior wall was inserted in the 19th century. This section was originally part of an 18th century bedroom along with room 17. The south-west end of the room is the original link corridor constructed in the 19th century to join the two buildings. The 19th century, inserted door opening with its panelled surround survives cutting through the rear wall of the house, but the door opening through to the rear building range has now been blocked. The stretch of corridor that runs at right angles (between rooms 14 and 17) may have been part of the 18th century plan, allowing for a service staircase from the kitchen (room 6) beneath. It may, however, be part of the 19th century alterations. Access to the roof space and attic rooms is via a timber staircase at the right angle in the corridor, but is likely to have been located elsewhere originally.

Ceiling: It is clear that the ceiling has been lowered to allow for greater height in the attic room above. This was probably undertaken in the late 18th or early 19th century.

Floor: The narrow floorboards probably date from the late 19th or early 20th century. Along the south-east wall, close to the inserted window opening, a slate hearth survives in the floor for a fireplace which heated the original bedroom before the insertion of the corridor.

North-east wall: This is a surviving 18th century partition wall. A modern door opening has been inserted at the south-east end.

South-east wall: 18th century exterior side wall. An arched window appears to have been inserted at the north-east end possibly in the late 18th or early 19th century. It seems likely that this was inserted to light a service staircase from the ground floor.

South-west wall: This partition wall appears to be a modern insertion with modern door opening.

North-west wall: At the end of the corridor between rooms 17 and 14 there is an 18th century door opening to main staircase landing. This ornate opening has a decorative fanlight above and moulded frame. The north-west wall of the stretch of corridor along the south-east wall is a 19th century insertion.

5.5.3 Room 13

(Fig 30)

This is part of a modern extension to the rear of the house.

Ceiling: Modern.

Floor: Modern.

North-east wall: Modern.

South-east wall: This is what was once the exterior wall of a 19th century link corridor connecting the house with the rear building range. A door opening was inserted when the modern extension was built.

South-west wall: This is the exterior end wall of the 18th or early 19th century rear building range.

North-west wall: Modern.

5.5.4 Room 14

(Figs 31 and 32)

This is the south-east front bedroom which retains its 18th century plan.

Ceiling: There is a plastered ceiling with a picture rail below. This ceiling is probably inserted since no cornice is visible. The original ceiling may survive above.

Floor: Narrow 19th or early 20th century floor boards with 18th or early 19th century skirting boards.

North-east wall: 18th century front wall with two original window openings. The two sash windows are probably late 19th or early 20th century replacements. The top sash has six panes and the bottom sash has a single glass pane.

South-east wall: 18th century exterior side wall obscured behind modern dry lining. The 18th century fireplace now has a modern brick surround.

South-west wall: 18th century partition wall with surviving skirting board.

North-west wall: 18th century partition wall with 18th century door opening and door at the south-west end opening onto room 16 (landing and main staircase). The door opening leading to room 15 has been inserted at a later date.

5.5.5 Room 15

(Fig 33)

This is the central front room which retains its 18th century plan.

Ceiling: This room retains its 18th century ceiling and cornice.

Floor: Narrow 19th or early 20th century floor boards with 18th or early 19th century skirting boards.

North-east wall: 18th century front wall with one original window opening. The two sash window is probably a late 19th or early 20th century replacement. The top sash has six panes and the bottom sash has a single glass pane.

South-east wall: 18th century partition wall with surviving skirting board and cornice, but later inserted door opening.

South-west wall: 18th century partition wall with surviving skirting board and original door opening to room 16 (landing and main staircase). The door itself is a modern replacement.

North-west wall: 18th century partition wall with surviving skirting board and cornice

5.5.6 Room 16

(Figs 34 and 35)

This is the landing and main staircase which retains its 18th century plan although the staircase has been removed in recent years and a modern floor inserted in its place.

Ceiling: This room retains its 18th century ceiling, plasterwork and cornice with dentil moulding.

Floor: A modern floor has been inserted covering the area of the remove staircase. The 18th century balustrade remains in situ and to the north-east of this there are narrow 19th or early 20th century floor boards with 18th or early 19th century skirting boards.

North-east wall: 18th century partition wall. The central section stepped back and has scrolled corbels either side. Within the stepped back section there are three original door openings giving access to the three rooms at the front of the house. The two side doors giving access to rooms 14 and 18 are original 18th century six panelled doors. There is also an original picture rail and dentil moulded dado rail. The decorative cornice and skirting also survive although are now damaged in places due to the ingress of water.

South-east wall: 18th century partition wall with surviving cornice with dentil moulding and picture rail. There is an 18th century door opening to rooms 12 and 17. This ornate opening has a decorative fanlight above and moulded frame.

South-west wall: This is the rear exterior wall of the house. It has a blocked arched window opening between the ground and first floors which originally lit the staircase and landing. The 18th century dentil moulded cornice survives but is damaged in places.

North-west wall: 18th century partition wall with surviving cornice with dentil moulding and picture rail. There is an 18th century door opening to rooms 23 (originally to a single back bedroom). This ornate opening has a decorative fanlight above and moulded frame.

5.5.7 Room 17

(Fig 36)

This is the rear south-east bedroom and in the 18th century was part of a single bedroom with room 12.

Ceiling: It is clear that the ceiling has been lowered to allow for greater height in the attic room above. This was probably undertaken in the late 18th or early 19th century. There also appears, from evidence in the floor above, to have been a servants' staircase in this room giving access to the attic rooms above.

Floor: Narrow 19th or early 20th century floor boards with skirting boards of probably the same date on the north-west and south-west walls.

North-east wall: This partition wall appears to be a modern insertion with modern door opening.

South-east wall: This partition wall is a 19th century insertion.

South-west wall: This is the rear exterior wall of the house. It has a wide blocked 18th century window opening.

North-west wall: 18th century partition wall with later skirting board.

5.5.8 Room 18

(Fig 37)

This room was originally a single bedroom along with rooms 19 and 20.

Ceiling: This room retains its 18th century ceiling and cornice to the south-east and south-west walls.

Floor: Narrow 19th or early 20th century floor boards with 18th or early 19th century skirting to the south-east and south-west walls.

North-east wall: Modern insertion with modern door.

South-east wall: 18th century partition wall with 18th century door opening and six panelled door with L-hinges. Surviving skirting and cornice.

South-west wall: 18th century partition wall with surviving skirting board and cornice. The door opening has been inserted at a later date.

North-west wall: 19th century, inserted partition wall with modern inserted door opening to room 20.

5.5.9 Room 19

(Fig 38)

This room was originally a single bedroom along with rooms 18 and 20.

Ceiling: This room retains its 18th century ceiling and cornice to the south-east, north-east and north-west walls.

Floor: Narrow 19th or early 20th century floor boards with 18th or early 19th century skirting to the south-east, north-east and north-west walls.

North-east wall: 18th century front wall with two original window openings. The two sash windows are probably late 19th or early 20th century replacements. The top sash has six panes and the bottom sash has a single glass pane.

South-east wall: 18th century partition wall with surviving skirting board and cornice.

South-west wall: Modern insertion.

North-west wall: 18th century exterior side wall with 18th century fireplace and surround (although this has been moved to the north-east when the room was later divided) and an 18th century recessed bookcase to the north-east. Surviving skirting and cornice.

5.5.10 Room 20

(Fig 39)

This room was originally a single bedroom along with rooms 18 and 29.

Ceiling: This room retains its 18th century ceiling (although very damaged) and cornice to the south-west and north-west walls.

Floor: Narrow 19th or early 20th century floor boards with 18th or early 19th century skirting to the south-west and north-west walls.

North-east wall: Modern insertion.

South-east wall: 19th century, inserted partition wall with modern inserted door opening to room 20.

South-west wall: 18th century partition wall with surviving skirting board and cornice.

North-west wall: 18th century exterior side wall with 18th century recessed bookcase. It has surviving skirting to the south-west of the bookcase and surviving, but damaged cornice.

5.5.11 Room 21

(Fig 40)

This room was part of the rear north-west bedroom in the 18th century along with rooms 22 and 23.

Ceiling: Modern inserted ceiling, possibly concealing the original.

Floor: Modern board covering, presumably over floor boards.

North-east wall: This partition wall appears to be a 19th or 20th century insertion with a door opening.

South-east wall: 18th century partition wall and exterior projection of wing covered with modern dry lining. At the south-west end of the wall is a narrow blocked window.

South-west wall: This is the rear exterior wall of the house. It is now covered with modern dry lining.

North-west wall: Modern insertion.

5.5.12 Room 22

(Fig 41)

This room is now a bathroom, but was part of the rear north-west bedroom in the 18th century along with rooms 21 and 23.

Ceiling: Modern inserted ceiling concealing the original lath and plaster ceiling above (now damaged).

Floor: Vinyl floor covering, presumably over floor boards.

North-east wall: This partition wall appears to be a 19th or 20th century insertion with a door opening.

South-east wall: Modern insertion.

South-west wall: This is the rear exterior wall of the house. It is now covered with modern dry lining but original features may survive behind. It has a wide blocked window opening with a small modern window inserted in the blocking.

North-west wall: 18th century exterior side wall which has been dry lined. The modern dry lining has been stepped out significantly from the original wall face suggesting that there may be a reason for this. It is possible that the original fireplace and surround survive behind the dry lining.

5.5.13 Room 23

(Figs 42 and 43)

This corridor was inserted in the 18th or early 19th century when the gateway extension was added in order to give access from the main staircase to the room above the gateway (room 24). Earlier in the 18th century the corridor was part of the rear north-west bedroom along with rooms 21 and 22.

Ceiling: Modern inserted fibreboard ceiling. Some of the original ceiling may remain intact. The 18th century cornice remains *in situ* on the north-east wall.

Floor: Modern board covering, presumably over floor boards.

North-east wall: 18th century partition wall with surviving skirting board and cornice.

South-east wall: 18th century partition wall. There is an 18th century door opening to the main staircase (room 16). This ornate opening has a decorative fanlight above and moulded frame.

South-west wall: This partition wall appears to be a 19th or 20th century insertion with a contemporary door opening to room 22 and an inserted door opening to room 21.

North-west wall: 18th century exterior side wall which was breached in the 18th or early 19th century to insert a door opening into a projecting link passage to the room over the gateway (room 24). The link passage (a slate hung, timber structure) appears to have originally been designed with an oriel window (now blocked).

5.5.14 Room 24

(Fig 44)

This room was added as an extension to the main house along with the gateway below in the 18th or early 19th century.

Ceiling: The original ceiling survives (although partially damaged) along with the cornice and a picture rail below.

Floor: A mix of different width floor boards suggesting it has been re-laid using some of the original boards.

North-east wall: 18th or early 19th century front wall with original oriel, bow window opening. The window appears mostly original but the lower of the two central sashes has been replaced with a single pane sash, but the upper appears original with eight panes. The two side margin windows have been altered to include two casements at the top. The original skirting, dado rail, picture rail and cornice survive.

South-east wall: 18th century exterior side wall of the main house. The skirting, dado rail, picture rail and cornice associated with the extension survive.

South-west wall: 18th or early 19th century rear wall of extension with original door opening to projecting oriel link passage. The skirting, dado rail, picture rail and cornice survive.

North-west wall: 18th century exterior wall of No. 17 Chapel Street (an 18th century building of much the same design as No.18). The skirting, dado rail, picture rail and cornice associated with the extension survive.

5.6 Interior room descriptions (roof space)

(See Fig 59 for room locations and phasing)

5.6.1 Room 25

(Figs 45-49)

This part of the roof space contains early pegged collar trusses that predate the kingpost roof structure in 28. It is likely to have been converted to servants' room(s) in the 18th or early 19th century when the floor was lowered by approximately 0.6m.

Ceiling: Much of the roof is now covered by modern plasterboard panels but there is evidence on exposed timbers for an 18th or early 19th century lath and plaster covering. The principal rafter of a central truss has been sawn off and a later extended collar added to fit the 18th or early 19th century redesign of the roof space, allowing easier access.

Floor: Probably 19th century floor boards. There is a large rectangular hole infilled with narrower boards towards the south-west side of the room. It seems likely that this is the position of the original removed staircase.

North-east wall: The removal of an 18th or early 19th century timber matchboard wall has revealed a narrow bed chamber of probably the same date behind, with enclosed bed platform of timber plank construction and row of pegs for hanging clothes. At the north-west end some of the removed timber partition survives and in it there is a small cupboard including original cupboard door with H-hinges.

South-east wall: This wall contains the base of the early trusses and infill walling which has been built up by approximately 0.4m beyond their bases. The vertical wall face below has been cement rendered.

South-west wall: This is the rear exterior wall of the house. A centrally set dormer window has been inserted, presumably during conversion to rooms in the 18th or early 19th century or when another window opening to the south-east of it was blocked when the link corridor to the rear range was added in the mid 19th century. This wall has also been cement rendered in recent years.

North-west wall: This wall has also been cement rendered, but the truss which sits on it (which was added as part of the conversion into rooms) was filled with lath and plaster (now removed). However, the small door opening in it still survives with its original ventilated door.

5.6.2 Room 26

(Figs 50-52)

This part of the roof space contains an early, pegged, collar truss roof with ridge running from north-east to south-west. This predates the kingpost roof structure in 28. It also contains a late roof structure with ridge align at right angles to it. This is also a collar truss roof but the truss members are nailed rather than pegged and it appears to have been inserted as part of the conversion of the roof space for servants' rooms in the 18th or early 19th century. The insertion of this structure meant that access could be gained through the roof space to the north-west room (room 27). At the same time it created the diamond roof meaning that rain water collecting in the two diamond valleys in the roof had to be drained. This was done by installing two lead launders leading from the base of each valley along the floor of room 27 and out through holes under the eaves in the rear wall of the house and then connecting to external downpipes.

Ceiling: There is no ceiling, and no evidence for lath and plaster. This part of the roof was purely used for access to room 27 and drainage.

Floor: Probably 19th century floor boards survive with a few missing.

North-east wall: None.

South-east wall: This was added as part of the conversion in the 18th or early 19th century and fills the added truss. It originally had a lath and plaster surface and the small door opening in it still survives with its original ventilated door. Either as part of the conversion or at a slightly later date a dormer window was inserted in the south-east slope of the roof to the north-east of the door opening through to room 25.

South-west wall: Roof structure.

North-west wall: This was added as part of the conversion in the 18th or early 19th century. It retains its lath and plaster surface and the small door opening in it, leading to room 27, still survives but the door is missing.

5.6.3 Room 27

(Figs 53-55)

This part of the roof space contains early pegged collar trusses that predate the kingpost roof structure in 28. It is likely to have been converted to servants' room(s) in the 18th or early 19th century.

Ceiling: There is a lath and plaster ceiling which has been attached to the underside of the collars and lower half of the principle rafters of the trusses. It has partially collapsed.

Floor: The floor was obscured by debris at the time of the survey but presumably there are floor boards below.

North-east wall: A low lath and plaster wall with remnants of an 18th or early 19th century timber matchboard wall above contains a narrow, enclosed bed platform of timber plank construction. This is clearly of the same date and similar design to the bed chamber in room 25.

South-east wall: This was added as part of the conversion in the 18th or early 19th century. It retains its lath and plaster surface and the small door opening in it, leading to room 26, still survives but the door is missing.

South-west wall: This is the rear exterior wall of the house. A centrally set dormer window has been removed and the opening blocked. It was presumably added during conversion to rooms in the 18th or early 19th century. The underside of the roof structure has a lath and plaster covering added as part of the conversion.

North-west wall: This wall contains the base of the early trusses and infill walling which has been built up by approximately 0.5m beyond their bases. The wall and underside of roof has been covered with lath and plaster.

5.6.4 Room 28

(Fig 56)

This part of the roof structure was added at right angles to the three earlier elements of the roof. It was constructed in the 18th century as part of the remodelling of the house. Some of the braces of the kingpost trusses appear to be reused pieces of an earlier roof. This part of the roof was never converted as servants living quarters although the backs of both enclosed sleeping platforms in rooms 25 and 27 protrude slightly into this space at the north-west and south-east ends.

6 Phasing and analysis

During the survey five major phases of construction and alterations were identified. Although the exact construction date remains unknown it seems likely that the house was first built in the 17th or early 18th century. For floor plans indicating the numbered phases of the building see Figures 57, 58 and 59.

Phase 1 (17th or 18th century house)

Evidence for phase 1 was identified in the roof space of the main house in the form of three hipped roof structures aligned at right angles to the street in the rear half of the building. The trusses for these three roof structures were all of the same design; simple, pegged collar trusses. The purlins and rafters associated with these three roofs had been roughly cut through to the north-east where a later kingpost roof structure had been inserted at right angles to them. Since the kingpost, hipped roof structure covering the front half of the house appears to be contemporary with the 18th century brick façade, and was clearly in place before the construction of the gateway extension (late 18th or early 19th century), it seems likely that the three collar truss roofs

represent the survival a building or buildings predating the existing 18th century frontage. Evidence that the hipped kingpost roof was not a later 19th century insertion is given by the survival of its hip structure at the north-west end, now within the roof space of the gateway extension.

Phase 2 (early-mid 18th century house)

The Phase 2 double depth house survives fairly intact with mainly later interior alterations. It appears that the phase 1 building was remodelled during this period to create a grand town house, with the addition of the brick frontage, new roof in the front half of the house and a new internal layout. Many of the elegant features that survive in the house relate to this phase such as the moulded plasterwork and doors opening from the removed main staircase at first floor level. The internal room layout comprised a large entrance hall leading a grand staircase at the back of the building with four large rooms leading off from it on the ground floor and another five rooms leading off from the staircase landing at first floor level.

Phase 3 (late 18th or early 19th century extension, alterations and additions)

During Phase 3 the house was extended to the north-west by the addition of a gateway at ground floor level and a room above it with a link passage to the main house at first floor level. It seems likely that at around the same time a multi-purpose U-shaped block was constructed in the rear yard. Now only the south-eastern range of this block survives which originally seems to have been purpose-built as lawyers' chambers, although a small portion of the south-west range is retained within room 10 and possibly within the modern extension that now exists at the far end of the yard.

It also seems likely at this date that alterations were made in the roof space of the main house to create servants' bedrooms, and it appears that this is when the diamond roof was created. This was done by the addition of a rear ridge running at right angles to the existing three ridges at the rear of the house. This was inserted so that access could be gained in the roof space from room 25 in the south-east wing to room 27 in the north-west wing.

Phase 4 (Mid to late 19th century extension and alterations)

During Phase 4 a link corridor connecting the house to the lawyers' chambers in the rear yard was inserted at the rear of the house. This addition survives at first floor level and it is probable that it once existed at ground floor level. This addition led to an extension of this corridor into the main house along the south-east wall, possibly leading to service stairs to the ground floor adjacent to the arched window in this wall.

Phase 5 (Modern extensions and alterations)

Modern extensions include a concrete block-built, ground floor, flat roof extension in the gap between the rear of the house and rear yard building range, a first floor concrete block-built, smaller extension on top of this with roof patio and a two-storey dwelling in the location of the former 18th or early 19th century south-west range attached to the lawyers' chambers in the rear yard.

Modern alterations have been much more extensive on the ground floor than elsewhere. These include the removal of many of the original partition walls as well as two previously exterior stone walls, the removal of floors, the removal of the main staircase and removal and blocking in of original windows and fireplaces. The majority of original walls left have been obscured by dry lining and the majority of original ceilings have been concealed beneath suspended ceilings.

The original internal layout of the lawyer's chambers in the building range to the rear has been completely lost at ground floor level (first floor level was not inspected).

At first floor level in the main house most of the damage to the early fabric has been caused by lack of roof maintenance causing ingress of water rather than radical

alteration to the layout. Because of this the first floor and roof space have a far higher percentage of historic fabric surviving (although now badly damaged in places).

7 Recommendations

7.1 General

It is understood that the building is in need of urgent repairs in order to halt any further damage to the historic fabric caused by the neglect of the roof.

The full extent of the water damage is as yet unknown but it mainly appears to affect both the first floor and roof space of the main house. Both of these areas contain significant historic fabric and features which are of high historic value to the property as a listed building.

NB. The elevation descriptions and individual room descriptions in Section 5 (above) list all historic features associated with a particular elevation or room and are designed to show which elements are of historic significance and which are not.

Particular features of historic significance at first floor level which should be retained and repaired where necessary included the following:

- 18th century planned layout set around central main staircase
- 18th and 19th century doors and door openings
- 18th and 19th century windows and window openings
- 18th century balustrade
- 18th century fireplaces and surrounds
- 18th and 19th century partition walls
- 18th and 19th century cornices, picture rails, dado rails and skirting

Particular features of historic significance in the roof space which should be retained and repaired where necessary included the following:

- 17th /18th century roof structure
- 18th century kingpost roof structure
- Late 18th or early 19th century roof structure
- Late 18th or early 19th century layout of servants' bedrooms
- Late 18th or early 19th century enclosed bed platforms (in rooms 25 and 27)
- Late 18th or early 19th century partition walls doors and door openings
- Late 18th or early 19th century panelling, cupboard and door
- Lead launders

Other damage to the historic fabric has been caused in recent years by significant alterations and conversion work undertaken without Listed Building Consent. The most significant work has been carried out at ground floor level. Significant historic walls have been removed, the main 18th century staircase has been removed, windows have been blocked and within the last couple of months floor have been removed. This has greatly changed the historic internal layout of the ground floor and removed the integral understanding of the building as an 18th century town house.

Listed Building Consent needs to be sought if any further alterations to either the interior or exterior of the building are to be made.

Many of the modern wall surfaces and suspended ceilings on the ground floor conceal historic fabric and decorative features of mainly 18th century date. If the removal of any of these modern surfaces is undertaken, care should be taken to preserve historic surfaces and features that survive behind them. It is recommended that if work of this type is proposed or if any further floor removals are required, an archaeological watching brief should be undertaken during the work to ensure that exposed historic fabric/features are recorded.

7.2 Specific

The following recommendations are given in response to the detailed building inspection undertaken by Savills (Savills 2016) which sets out a programme of specific repair works. These recommendations should be discussed with the Senior Development Officer (Historic Environment) when listed building consent is sort.

7.2.1 The main house and gateway extension

Front (north-east) elevation

The missing central section of cornice should be replaced to match the original and repairs to the cornice elsewhere should also match the original.

Any repairs to the portico and its decorative mouldings should match the original. If the modern door is replaced, a Georgian style panelled door would be more suitable.

If the sash windows in the main part of the house on this elevation are to be replaced, timber, six-pane, hornless sashes are recommended to top and bottom of each window.

Repairs to the wall above the gateway and oriel window should ensure that original elements are repaired or reinstated.

South-east elevation

Efforts should be made to repair rather than replace the original, late 18th or early 19th century, gothic, arched window at first floor level. However, if repair is not possible the design of the replacement should match the original.

The north-eastern chimney stack should be reinstated as it was prior to its recent removal (see Fig 13).

North-west elevation

If the existing render is removed from this elevation it is strongly recommended that an archaeological record of the wall face is made prior to re-rendering. This has high potential for shedding light on various aspects of historic phasing. A record of the possible blocked door opening adjacent to the extract ducts which may have breached the original fireplace should also be made once it is exposed.

It is suggested that the north-eastern chimney stack should be reinstated as it was prior to its recent removal (see Fig 13).

Rear south-west elevation

If the existing slate hanging is removed from this elevation an archaeological record of the wall face should be made prior to re-slating. It is recommended that blocked original window openings are reinstated with appropriate fenestration where possible. Historic mapping shows that the ground floor window to the north-west originally held a bay window. A 1934 newspaper article describes the now blocked, original, arched staircase window as containing stained glass (The Cornishman 1934).

If the steel staircase structure is removed careful consideration should be given to create a new staircase that enhances the character of the building rather than detracts from it.

Roof

If the roof is to be stripped of its covering entirely, ideally it should be replaced with scantle slates to match the original covering.

Roof space

See above (section 7.1).

Walls, partitions, ceilings and floors

Many of the modern wall surfaces and suspended ceilings conceal historic fabric and decorative features of mainly 18th century date. If the removal of any of these modern surfaces is undertaken, care should be taken to preserve and/or repair historic surfaces and features where possible that survive behind them. It is recommended that if modern suspended ceilings and dry lining to walls are removed or if any further floors

are removed, an archaeological watching brief should be undertaken during the work to ensure that exposed historic fabric/features are recorded.

If the suspended kitchen floor is removed in room 4 an archaeological record of the surface below should be made before a new floor is inserted.

An archaeological watching brief is also recommended if the concrete floor in room 5 is removed.

In the event of all modern surfaces being stripped out and many of the historic surfaces and decorative detail exposed (such as cornices, skirting, panelling etc.), a comprehensive historic building record should be made throughout before the removal/repair of historic fabric. Of particular concern is the former staircase area (room 16) which retains many of its 18th century decorative features.

7.2.2 Building range in rear yard

Front, north-west elevation

The ground floor windows of this rear range are original, and sadly the first floor windows have already been replaced with plastic ones. Efforts should be made to repair rather than replace the original, late 18th or early 19th century, tripartite sash windows. However, if repair is not possible the design of the replacement should match the original.

8 References

8.1 Primary sources

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

Ordnance Survey, c1880. Town plan of Penzance (licensed digital copy at Cornwall Council)

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

Ordnance Survey, 2007. Mastermap Digital Mapping

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

8.2 Publications

Bell, K and Baker, M, 2015. *18 Chapel Street Penzance (formerly The Ganges) Outline Proposal for Cornelius Olivier* 28.3.15

Savills, 2016. *Detailed Building Inspection 18 Chapel Street, Penzance* Truro

The Cornishman, 15th November 1934, *Penzance British Legion New Club Opened* article in newspaper

8.3 Websites

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

9 Project archive

The CAU project number is **146584**

The project's documentary, digital, photographic and drawn archive is maintained by Cornwall Archaeological Unit

Historic England/ADS OASIS online reference: cornwall2-253519



Fig 3 Tithe Map, c1840.

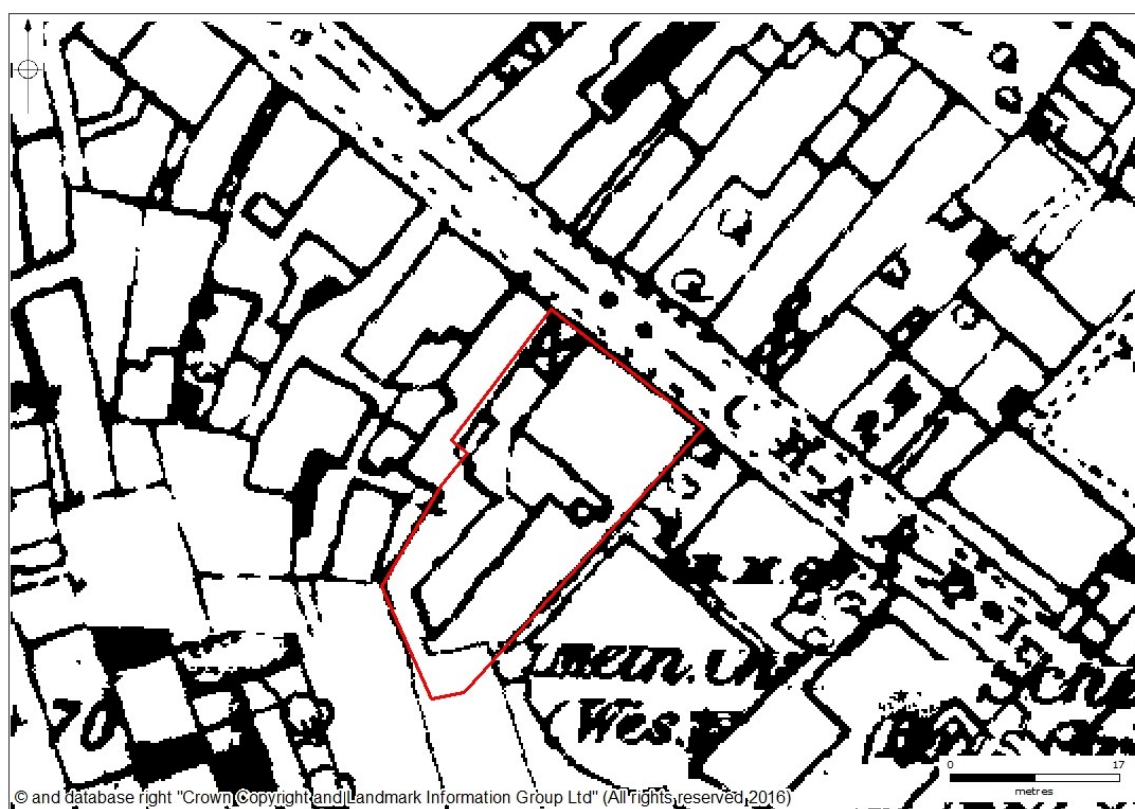


Fig 4 First Edition of the Ordnance Survey 25 Inch Map, c1880.

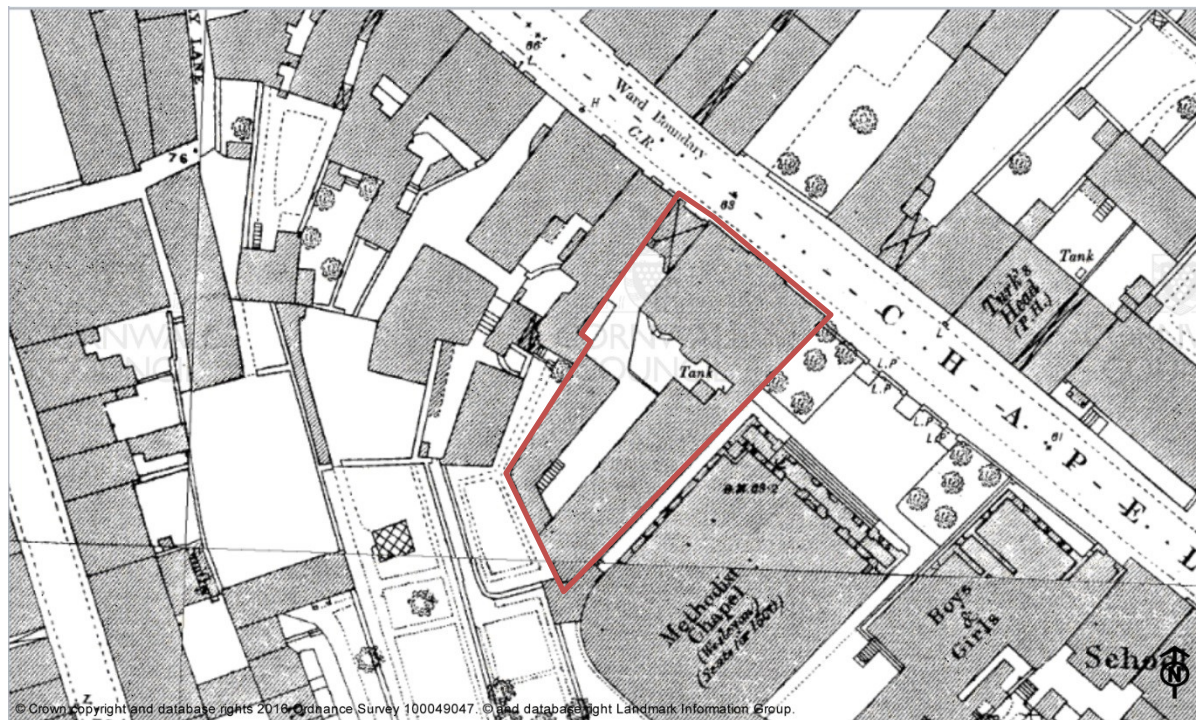


Fig 5 Penzance Ordnance Survey town plan c1880.

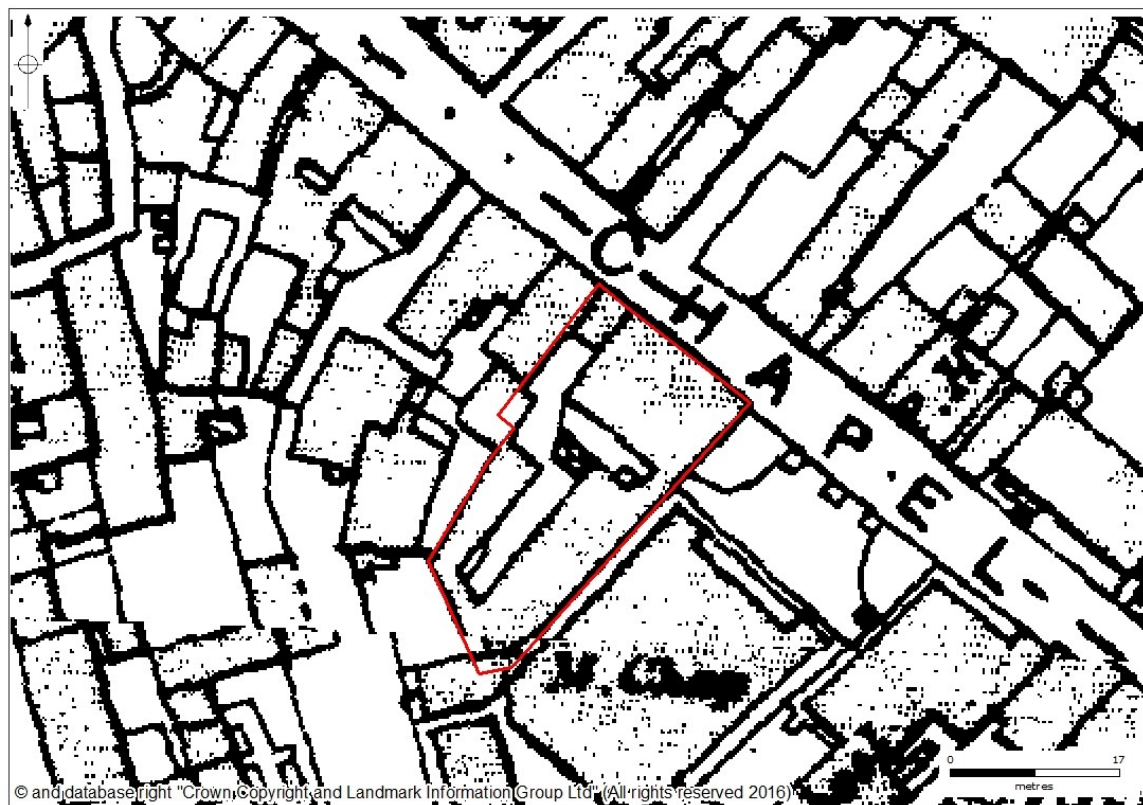


Fig 6 Second Edition of the Ordnance Survey 25 Inch Map, 1908.



Fig 7 Front (north-east) elevation.



Fig 8 South-east elevation.



Fig 9 North-west elevation of house and rear elevation of gateway extension.



Fig 10 Rear (south-west) elevation.



Fig 11 North-west elevation of modern infill between the house and the building range in the rear yard.



Fig 12 North-west elevation of the building range in the rear yard.

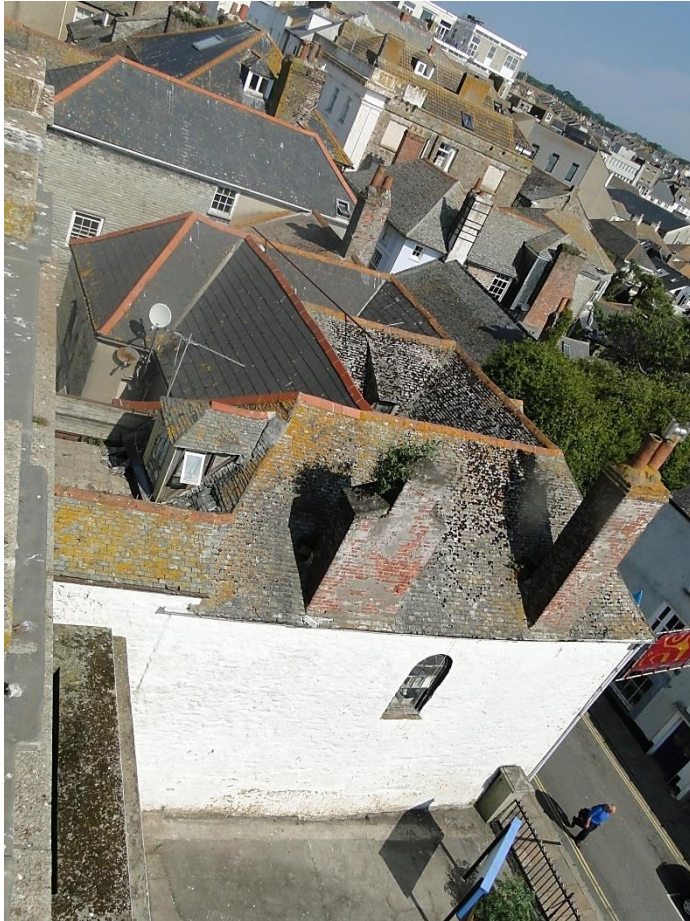


Fig 13 Roof structure of the house looking north-west (taken in 2013) © David Scott, Scott & Co.



Fig 14 Room 1 looking east.



Fig 15 Room 2 looking east.



Fig 16 Room 3 looking north-west.



Fig 17 Room 4 looking north-west.



Fig 18 Room 5 looking west.



Fig 19 Room 6 looking south-west.



Fig 20 Room 6 removed parquet floor at south end.



Fig 21 Room 7 looking south-west.



Fig 22 Room 8 looking south-west.



Fig 23 Room 9 looking south-west.



Fig 24 Room 10 looking north-west.



Fig 25 Room 11 looking north showing blocked window in rear wall of house.



Fig 26 Room 12 north-east showing inserted 19th century door and corridor.



Fig 27 Room 12 slate hearth in later corridor.



Fig 28 Room 12 inserted 19th century window.



Fig 29 Room 12 inserted staircase.



Fig 32 Room 14 water damage in south-west corner.



Fig 30 Room 13 looking west.



Fig 33 Room 15 looking north.



Fig 31 Room 14 looking north.



Fig 34 Room 16 looking north-west showing 18th century doors and balustrade.



Fig 35 Room 16 detail of 18th century corbel and damaged cornice.



Fig 36 Room 17 looking south-west to blocked window in rear wall.



Fig 37 Room 18 showing 18th century door in south-east wall.



Fig 38 Room 19 showing 18th century fireplace and recessed cupboard in north-west wall.



Fig 39 Room 20 showing 18th century recessed cupboard in north-west wall.



Fig 40 Room 21 looking south-west to blocked window in south-east wall.



Fig 41 Room 22 looking south-west.



Fig 44 Room 24 looking north-east to oriel window.



Fig 42 Room 23 looking north-west to inserted door to 18th or 19th century gateway extension.



Fig 43 Room 23 link to first floor room (24) above gateway.



Fig 45 Room 25 looking north-west to door to roof space.



Fig 46 Room 25 cupboard in north-east wall. Door has HL hinges.



Fig 47 Room 25 bed platform forming north-east wall.



Fig 48 Room 25 dormer window with inserted door in south-west (rear) wall.



Fig 49 Room 25 sawn off truss looking north-east.



Fig 50 Room 26 pegged collar trusses looking south-west.



Fig 51 Room 26 Lead launder taking rain water from the diamond valley in the roof out to the rear wall at eaves level.



Fig 52 Room 26 looking north-west to wall and door opening to room 27. Launder in foreground.



Fig 53 Room 27 collapsed lath and plaster ceiling looking north-west.

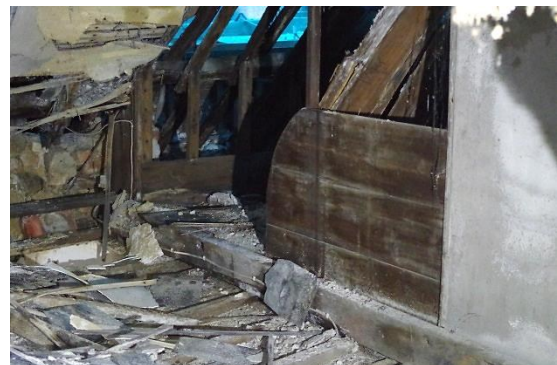


Fig 54 Room 27 boarded bed platform looking north.



Fig 55 Room 27 blocked dormer window in rear, south-west wall.



Fig 56 Room 28 kingpost trusses looking north-west showing former hip structure at north-west end of house.

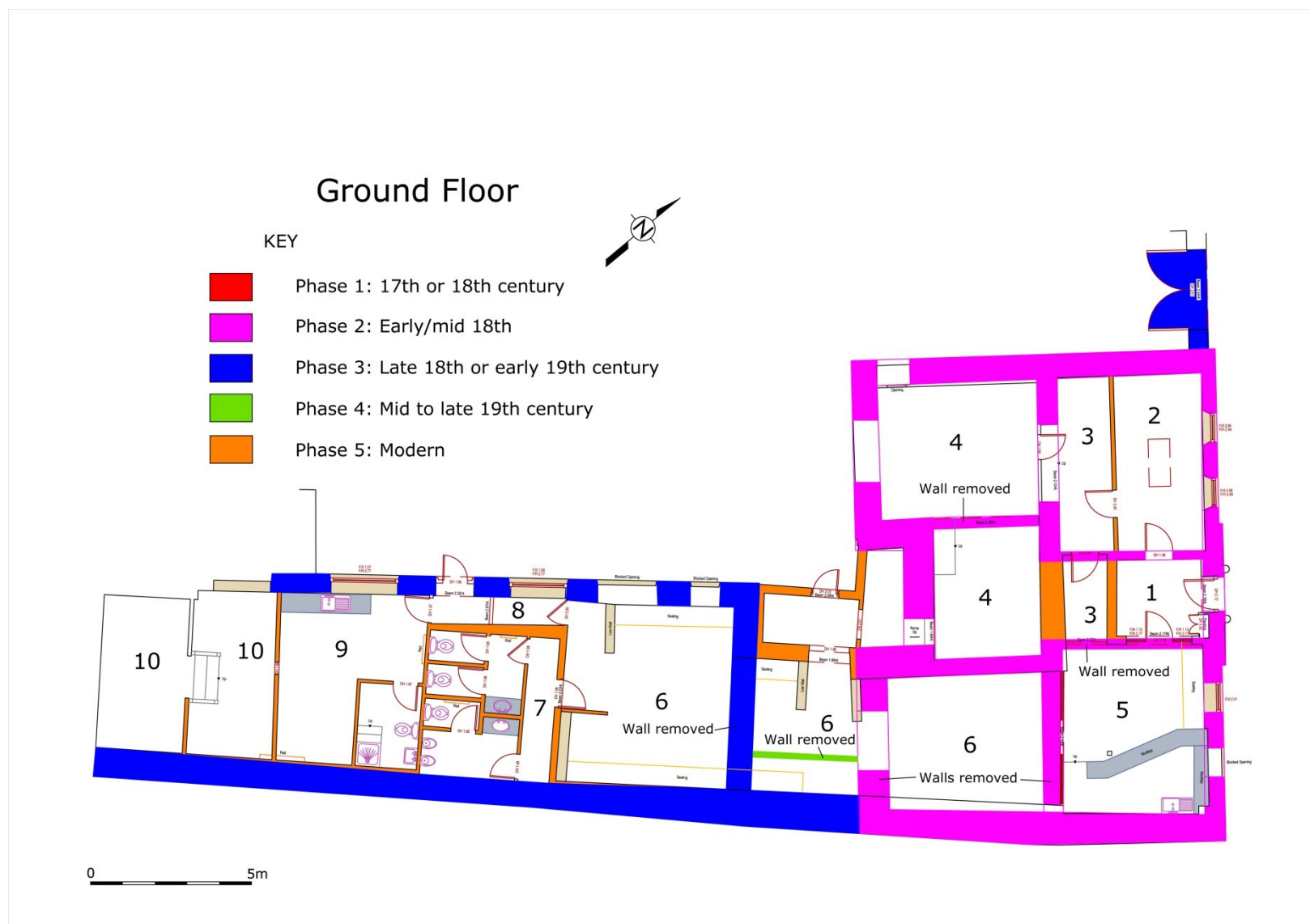


Fig 57 Ground floor plan showing phasing and room numbers.

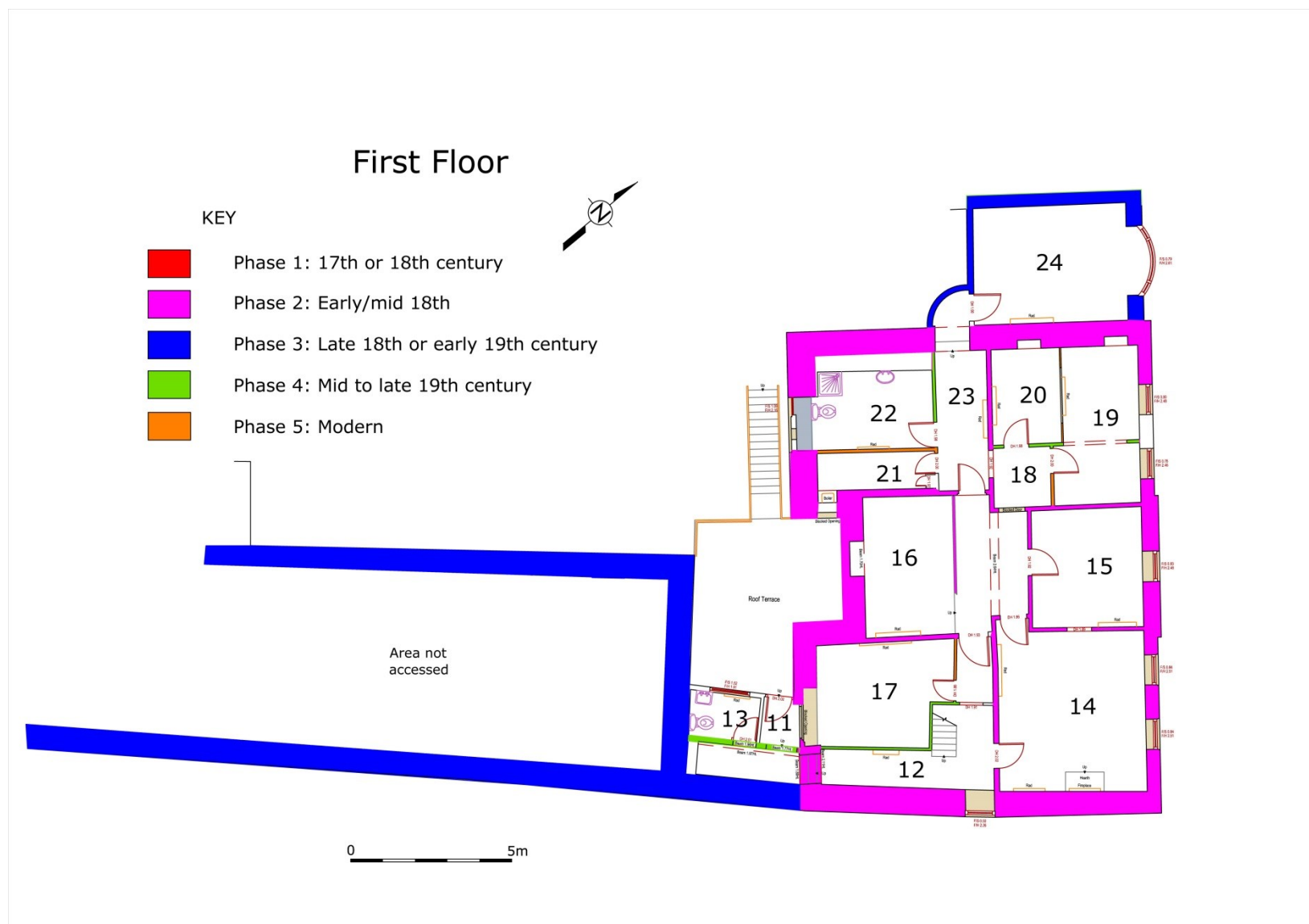


Fig 58 First floor plan showing phasing and room numbers.

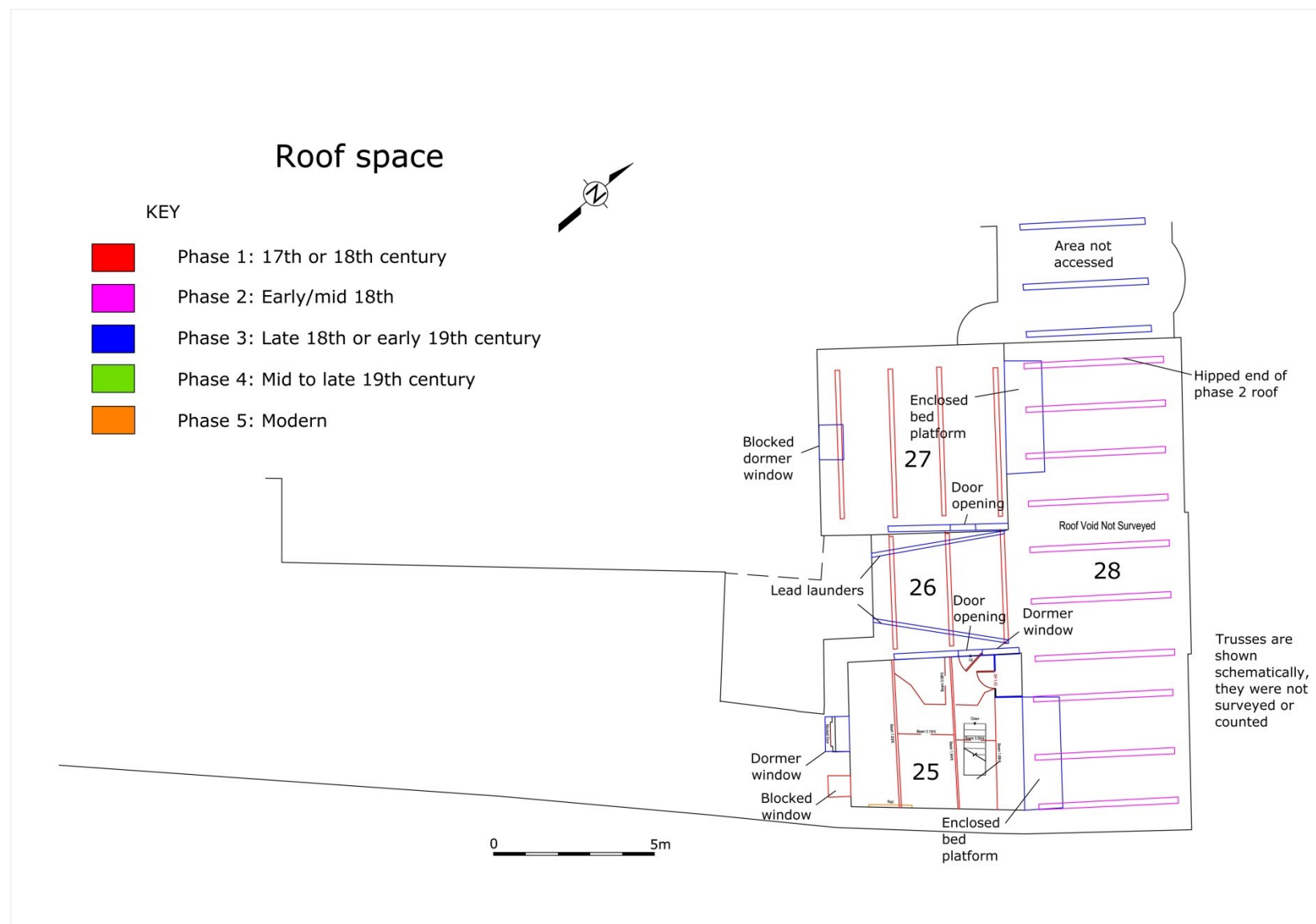


Fig 59 First floor plan showing phasing and room numbers.

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