

Statement Heritage

Stable and Groom's Quarters. 13 High Street, St Ives, Cornwall, TR26 1RS

Level 3 Historic Building Record

SH Ref LLOY0320_Archive 01/03/2023

NHLE ref: 1143352 Listed GII 'Lloyds Bank, High Street, St Ives, Cornwall'.

PA19/03551

OASIS ref: statemen1-513635 ADS Archive ref: 20019163

FISH Monument terms: STABLE; STABLEYARD; COACHING INN STABLE; STABLEHANDS LODGINGS



All content © Statement Heritage unless stated otherwise.

This statement was prepared by Daniel Ratcliffe BA MA MClfA in March 2023 with site inspection and photography undertaken by Richard Mikulski in March 2020 and supplemented with further archival recording by Daniel Ratcliffe on the 18th October, 2022.

The views and recommendations expressed in this report are those of Statement Heritage and are presented in good faith on the basis of professional judgement and on information currently available. It should not be used or relied upon in connection with any other project than that intended.

Thanks are extended to Peter Dudley of Cornwall Council's Historic Environment Planning Team for his comments on a draft of this report.

Summary:

The buildings recorded are accessed from the enclosed courtyard behind 13 High St, St Ives a GII Listed early 19th century townhouse and are considered to represent former occupation for a groom or coachman and possibly a small coach or gig shed. The buildings were likely associated with a range of former stables to the north (not subject to this programme of work) which has had its formerly open frontage blocked in brick and stone. Our research shows that number 13, possibly built in the 18th century as a townhouse, was in use as the 'Duke of York Inn'. In the early 20th century it was converted into a branch of Lloyds Bank, this business in occupation until the reuse of the building in 2020 as an outdoor clothing supplier.

The buildings recorded appear to have been little used in the 20th century, although one part became an oil store for the Bank, and the buildings may have been used for informal storage purposes. At some point between 2020 and 2020 the first floor of the building was in use as a squat.

The proposed works would deliver the residential re-use of the buildings, and deliver their external renovation, which, it is planned, will restore existing historic window joinery and hung slate.

The programme of work records and interprets the development of the site as belonging to three broad phases. The easternmost part of these buildings are the oldest part, probably originating as the 'coaching inn stable' and 'stableyard' of the inn / townhouse here in the later 18th and earlier 19th century. During the 19th century these stables were extended, forming the southern range of the current building which provided simple 'stablehand's lodgings' heated by two surviving fireplaces. Fragments of the interiors of this accommodation survives including timber dry-lining made from reused fish crates; traces of late Victorian or Edwardian wallpaper; a hoist hatch (indicating that storage of feeds continued alongside accommodation of the stablehand); and a set of shelves for domestic items or tack. A final phase is described, consisting of 20th century alterations and 21st century graffiti.

The project archive includes 71 indexed digital photographs and annotated plans.

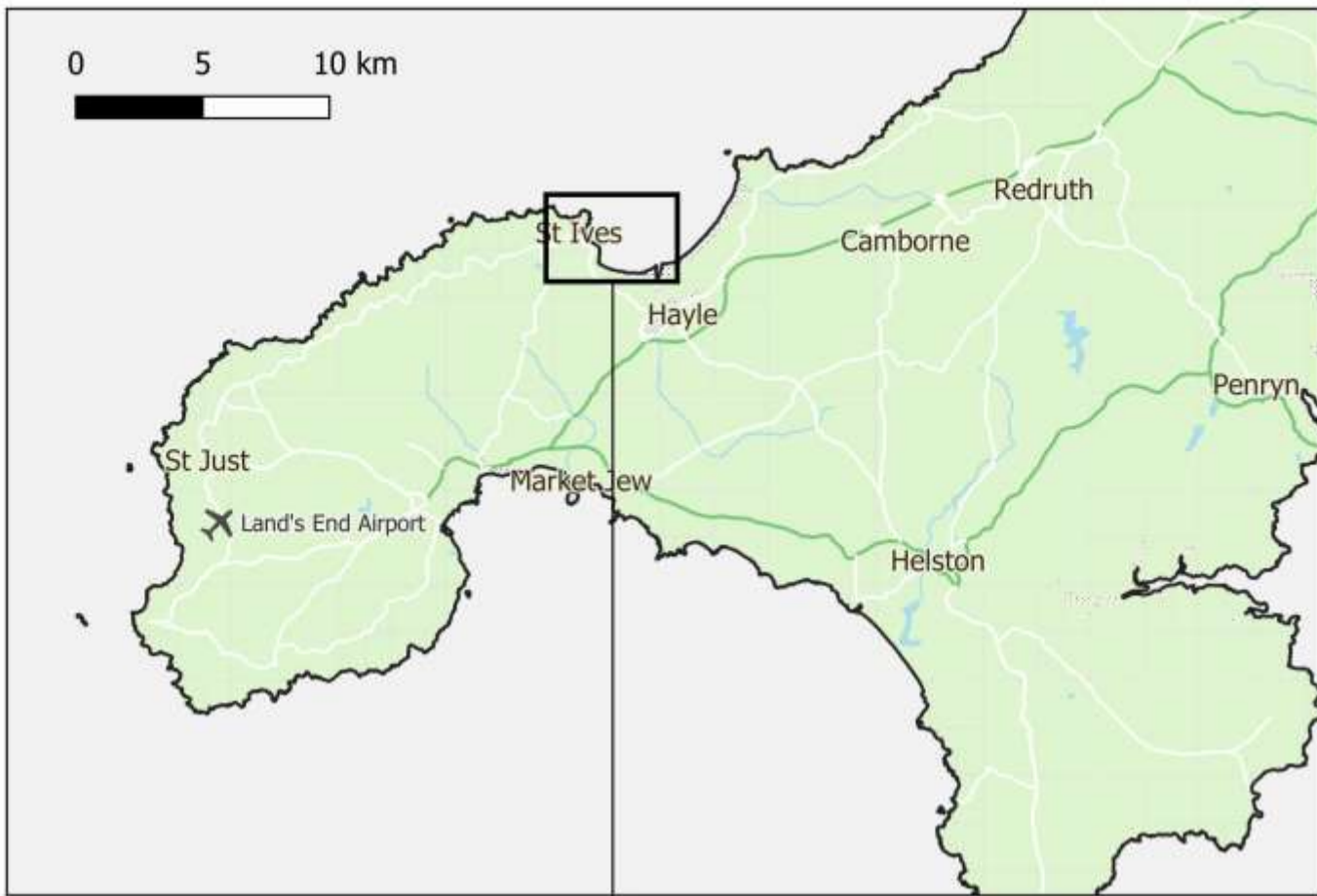
Contents

Contents	4
1 Introduction.....	5
2 Historic Background.....	7
3 Site observations	10
4 Discussion	24
5 Archive.....	24
6 Photographic Index.....	25
7 Bibliography.....	28

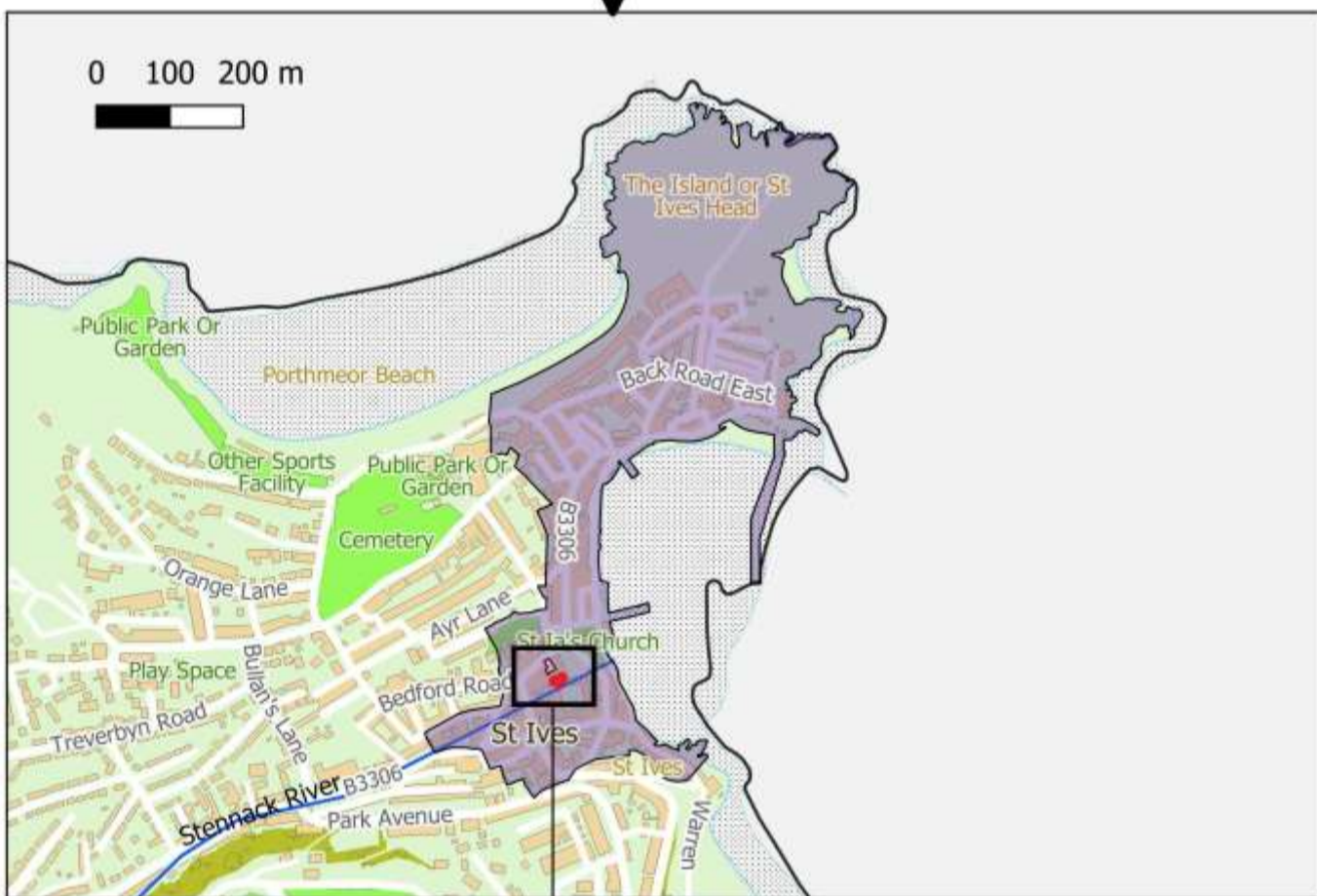
[Appendix 1: WSI](#)

1 Introduction.

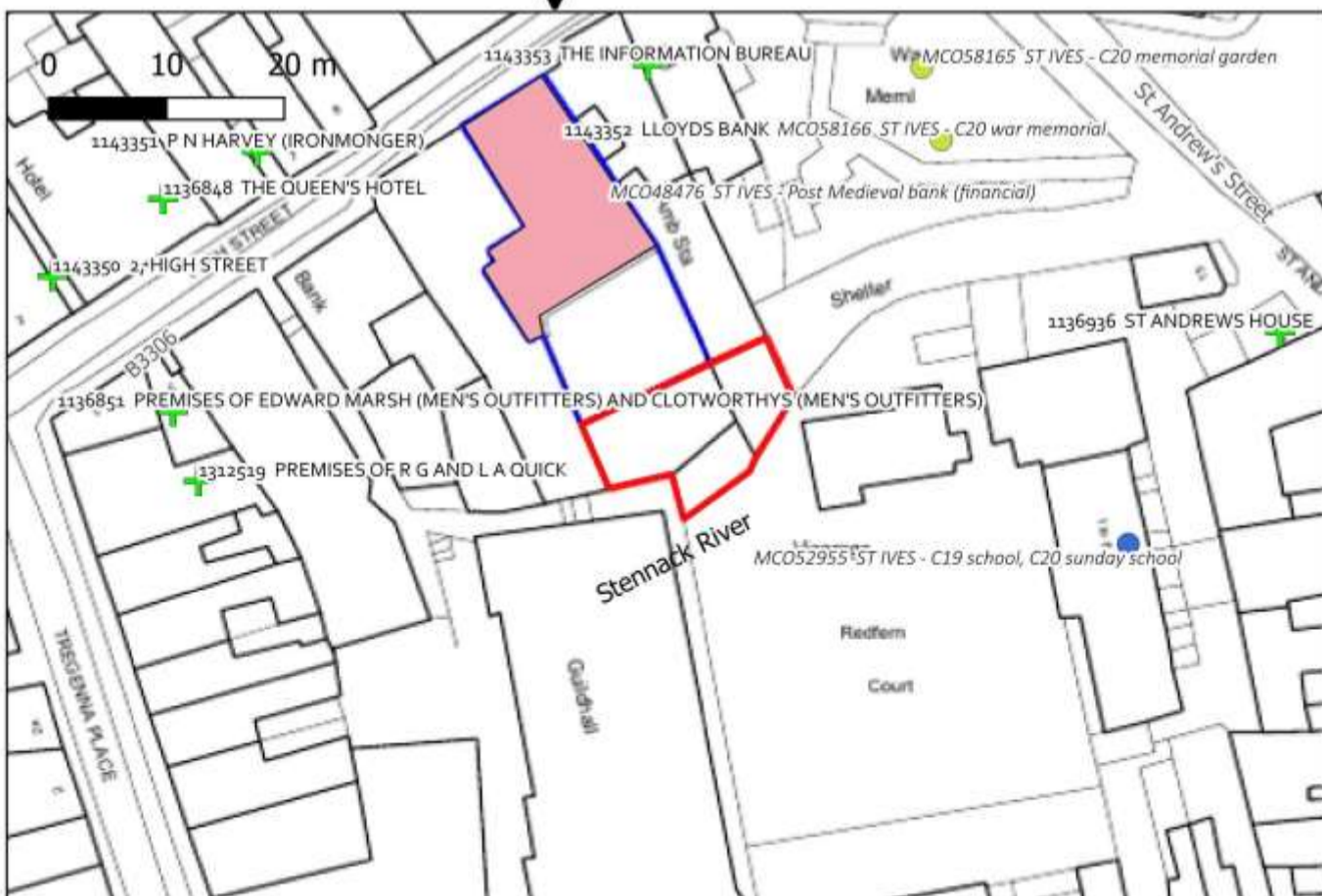
- 1.1. This Level 3 Historic Building Record has been commissioned by client to meet the requirement of Condition 5 on Cornwall Council planning permission Decision Notice PA19/03551. Condition 4 requires a 'programme of historic building recording work' to be undertaken in advance of works in connection with '*The conversion of stable and groom's quarters to a residential dwelling, Lloyds Bank, 13 High Street, St Ives, Cornwall TR26 1RS*'.
- 1.2. The **location** of the building (OSNGR **SW5179240470**) to which this assessment relates is shown **at figure 1**
- 1.3. The building is a two-storey structure occupying the south- eastern corner of the rear yard of the urban plot behind number 13 High Street, St Ives
- 1.4. The **method** for this work was set out within a 'Written Scheme of Investigation' (**Appendix 1**) formally approved by Cornwall Council on 3rd November 2022 (PA22/08723) following written comments by the Council's archaeological advisor on 14th October 2022.
- 1.5. The **aim** of this work was *to better understand the history, phasing, condition and significance of the building in mitigation of any such harm in accordance with national and local planning policy, and to compile an archive quality record of the building prior to its renovation.*
- 1.6. The **objectives** were to compile:
 - A summary of historic evidence relating to the site (based on our existing research);
 - An archival quality photographic, drawn and written record of the building to Level 3 as defined by Historic England (2016) including archive quality indexed and scaled photography following clearance of existing contents; and to pass,
 - A report and digital and digitized written, drawn and photographic archive of the project to the Archaeology Data Service in York for long term curation and access.



West Cornwall



St Ives Conservation Area (purple)
Site (red)



Site (red)
13 High Street (pink)
GII Listed Buildings (green crosses)
CSHER sites (blue dots - post med ; yellow dots - modern)

Figure 1 Location and Heritage Assets

Project Name: Lloyds Bank (Stables)
Project Code: LLOY0320

Layout © 2020 Statement Heritage

Contains OS Data and OS Open Data
©2019 All Rights Reserved
100059271

2 Historic Background.

Designations.

- 2.1. The No 13 High Street (Listed as HIGH STREET 1. (South Side) 1587 Lloyds Bank SW 54 SW 1/106) (**figure 2**) was *Listed* at GII in 1972. The List Description reads:
Early mid C19. Stucco. Panelled pilasters moulded and shouldered architraves to windows. Three storeys, two windows, sashes with glazed bars. Later granite ashlar ground floor with rusticated pilaster, round headed windows and fanlights. Slate hipped roof, moulded eaves. Group value.
- 2.2.
- 2.3. The building proposed for conversion forms the corner parts of two ranges which together form the east and south sides of the enclosed court behind no 13. The eastern range lies behind the building to the immediate north-east of (Listed as *The Information Bureau* now *Oates Travel*). That building is described by the NHLE (1143353 GII) as
Early C19. Three storeys, two windows, Stuccoed. Cornice. Pilaster at the east end, The west end is curved. Sash windows in moulded architrave surrounds with glazing bars intact. Contemporary shop window with fluted columns and moulded cornice, and curved doors.
- 2.4. The site lies within the *St Ives Conservation Area* which has been subject to an *Article 4 Direction* since 1979. The town does not currently benefit from a Conservation Area Appraisal or Management Plan.

Site History.

- 2.5. The *Cornwall and Scilly Urban Survey (CSUS)* report for St Ives describes High Street as part of the original medieval route into the historic settlement, being developed from the late 18th century onwards, first with residential town-houses (potentially built on plots established earlier), and later in the 19th century as the civic, institutional and commercial core of the town (Newell 2005, 62-64). The CSUS report notes the following in regards of the architectural character of this later phase: *Classically inspired architecture is a characteristic of the area, with symmetrical fronted ashlar and stuccoed buildings boasting highly enriched elevations featuring pediments, columns, carved capitals, rusticated pilasters, mouldings, and other details, often in granite. The institutional buildings – the banks, the post office, the guildhall, the library etc – all display a planned quality not seen so extensively in other areas of the town. The history and character of this area does not relate to St Ives the seaside town, the major fishing and maritime port or the tourist destination. They relate to its civic pride and business success and are paralleled in many other Cornish towns such as Redruth and Penryn.*
- 2.6. Similarly High Street is noted within the *Buildings of England: Cornwall*) as part of the ‘C19-early civic and commercial centre of the town with several sober Neoclassical banks in granite ashlar’. (Pevsner and Beacham 2017, 563).
- 2.7. The 1840s Tithe Map of St Ives (**figure 3i**) shows the site within a developed urban block by the 1840s. No detail is shown of most property boundaries, however and notably the current court to the rear of what is today *13 High St* is separately enumerated within the Tithe Apportionment as *plot 1325 ‘Garden Adjoining the Duke of York Inn’* owned and occupied by a *Charles Richards*.
- 2.8. The description of the *Duke of York Inn* implies the provision of overnight accommodation, and so perhaps the provision of stabling and a groom to care for horses. The Tithe Data corroborates the identification of the former bank with *The Duke Of York Inn* by the website *West Penwith Resources* which records landlords as T. Harry in 1832, Nicholas Richards in 1830 and William Mitchell in 1831.



ii) 13 High Street. Listed as 'Lloyds Bank' (NHLE1143352 GII).

Built as a Georgian townhouse on a medieval plot. The stucco details (panelled pilasters, moulded and shouldered arcitraves and classical cornice) date to the early - mid 19th century, the granite bank frontage to 1897, by Cornish architect Sylvanus Trevail for the Devon and Cornwall Bank

Photo is a composite image corrected for vertical perspective using images from Statement Heritage client archives (Project ref LLOY0320_HIA). Scales 1m.

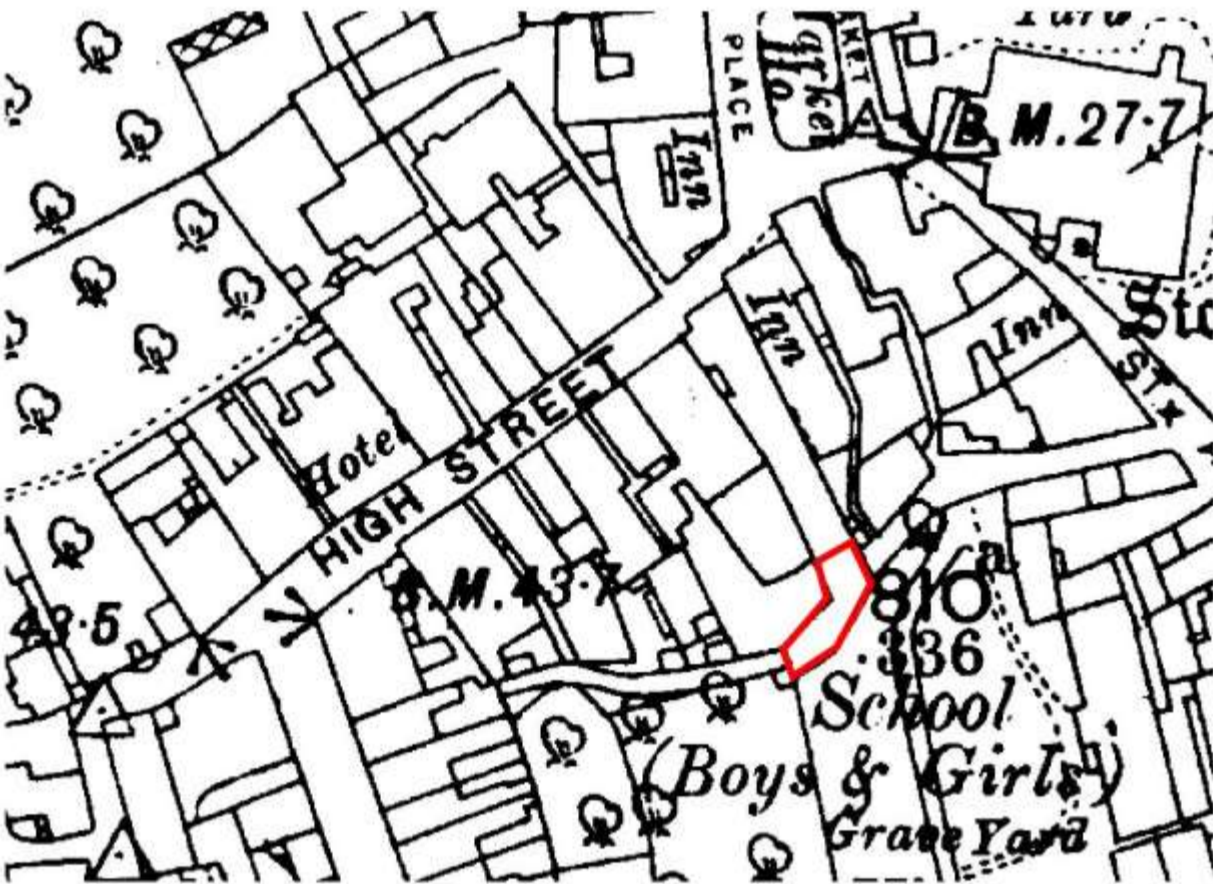
Figure 2: 13 High Street

Project Name: LLOYDS STABLES, ST IVES
Project Code: LLOY0320

Photo licence <https://creativecommons.org/licenses/by/2.0/uk/>



i) c1840 Tithe Map. Site location indicated by red dot. The tithe map does not generally resolved to individual buildings, although the 'garden, Duke of York Inn' (plot 1325) approximates to the current court behind no 13 High St



ii) 1877 25 inch OS mapping



iii) 1907 OS mapping

Figure 3 Historic Mapping

Project Name: LLOYDS STABLES, ST IVES
Project Code: LLOY0320

Layout © 2019 Statement Heritage

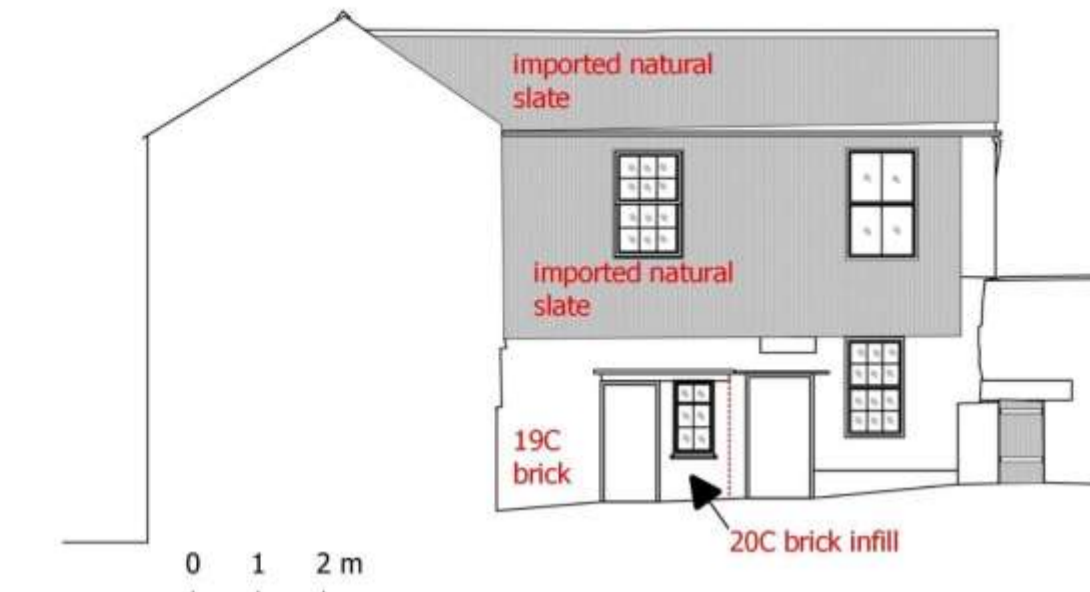
Contains OS Data and OS Open Data
©2019 All Rights Reserved
100059271

- 2.9. The Cornwall and Scilly Historic Environment records the plot to the south of the site (now *Redfern Court* and the *Vicarage Archive Centre*) as having been built as '*National School built 1845. Later a Sunday school. Still extant, but converted to residential flats.*'
- 2.10. The buildings to the rear of number 13 are shown as developed close to its current footprint by the 1876 (**figure 3ii**) 25 inch map data, but no longer identified as an *Inn* and first labelled as a bank by 1907 (**figure 3iii**), with some limited modification and infill evident since to the rear of the building both from historic map and visual evidence (see below). Later maps show no further detail informative of the development or subdivision of the building in question which has not changed in its general (external) plan form since 1876.
- 2.11. The Cornwall and Scilly Historic Environment Record (MCO48476) records that the building is *designed by Silvanus Trevail*. Plans of the building, originally for the *Devon and Cornwall Bank* and dating to 1897, are held at Kresen Kernow (AD396/152). The *Devon and Cornwall Bank* was absorbed into *Lloyds Bank* in 1906 (Roethe 2022, 14).
- 2.12. The property is first described as '*Lloyds Bank, House*' by the 1911 Census with the manager, his wife and two children living at the property.
- 2.13. The ground and lower ground floors of the former town house / bank have recently been converted to general retail usage. This conversion was informed by Statement Heritage report LLOY0819 which supported planning application PA19/06457. That project generated a Level 2 Historic Building Record (Ratcliffe 2023 OASIS reference statement 1-513580).

3 Site observations

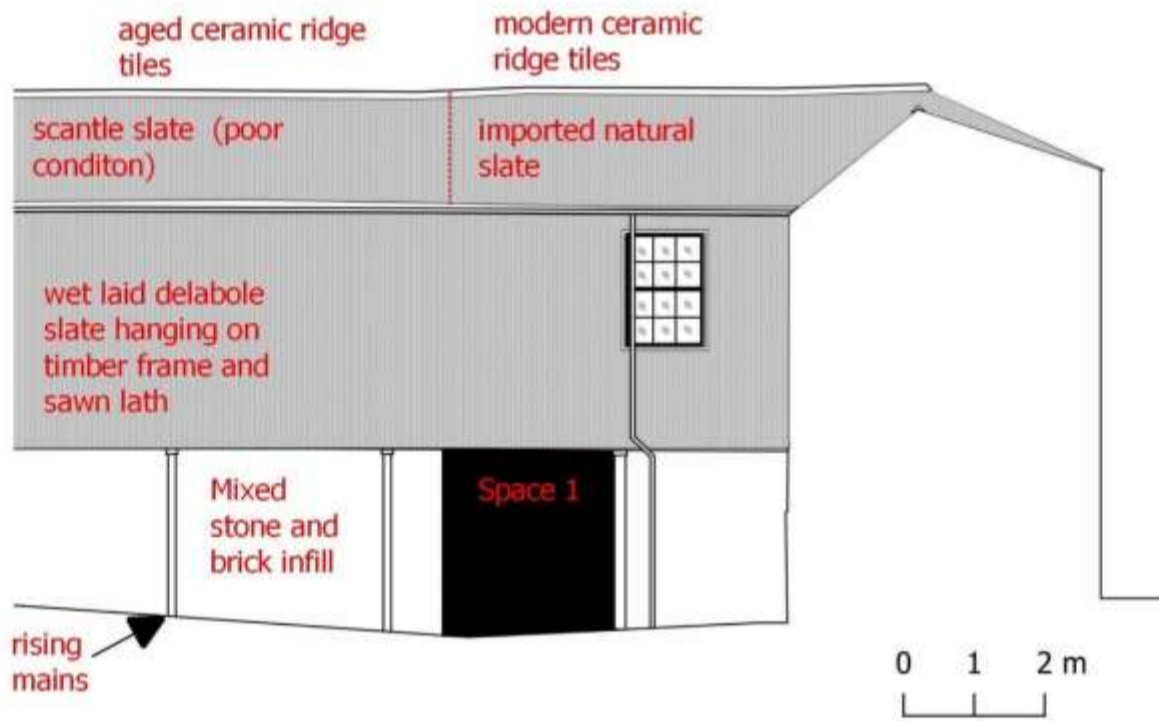
- 3.1 The site was visited and the relevant parts of the exterior and interior recorded by Dr Richard Mikulski (working as a subcontractor to Statement Heritage) on 19/03/2020 in advance of the submission of planning matters for the consented works. The weather conditions were bright and sunny. This record was scaled and indexed and has been incorporated in the project archive. A small selection of these photos, (prefixed LLOY0320_ in the project archive) taken using a Panasonic Lumix DMC-TZ40 compact camera producing 17MP.jpg images have been selected for inclusion within the project archive.
- 3.2 A further visit was made in October 2022 following clearance of the interior of the building (following temporary occupation of the building by persons without permission of the owner), by Daniel Ratcliffe MA MCIfA, following the approach set out within the WSI, and using a Nikon D3300 SLR capturing .jpg images at 24MP. These photos are prefixed within the archive with 'LLOY1022_'.
- 3.3 Written notes and sketch annotations have been used to generate **figures 4 and 5** within this report. These figures are based on a scaled A1 size drawing contained within the digital archive for the project as LLOY0320_HBR_Plans.jpg
- 3.4 **Figure 4** shows the numbering used for each space in the following sections. The figure is based on existing architects plans at 1:50, annotated in the field during our survey work. The figure shows the phasing of the buildings as interpreted by this project.
- 3.5 **Figure 5** is based on scaled architectural elevations at 1:100 on which we have sketched additional detail referred to in this report.
- 3.6 **Figure 2** shows no 13 *High Street* prior to its recent re-branding. The oldest part of the elevation are the first and second floors which retail Georgian sliding sash windows within moulded and shouldered architraves set within pilasters. The former bank frontage below is Neo-Classical and typical of the Edwardian period, particularly of commercial financial architecture of the period. It is executed in finely worked granite ashlar, probably from De Lank. the frontage is carefully proportioned according to an interpretation of the classical orders. The front windows have recently been restored following the recent LBC application. No part of the current application

site can be seen from *High Street*. Further record photos of this building, undertaken for a separate project and client are presented in Ratcliffe 2023 (OASIS ref statemen1-513580).



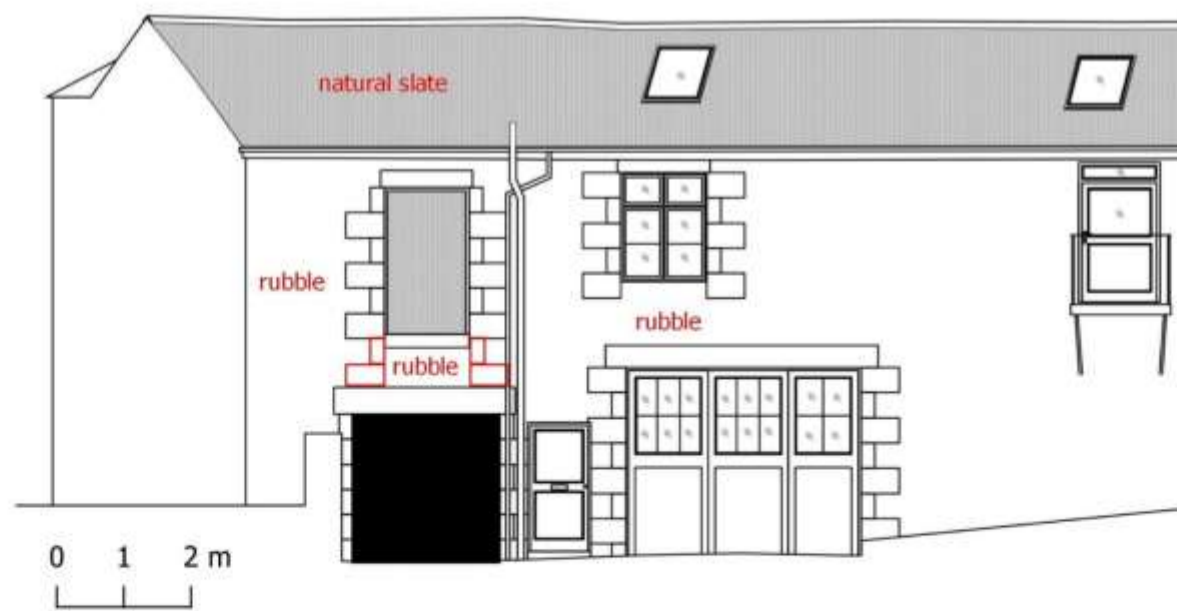
DATUM 6m
NORTH WEST

North
elevation



DATUM 6m
SOUTH WEST

East
elevation



DATUM 6m
NORTH EAST

West
elevation

Figure 5

Annotated
elevations

Project Name: LLOYDS STABLES,
ST IVES
Project Code: LLOY0320

Based on archive image
LLOY0320_HBR_Plans.jpg

Photographic Record

- 3.7 **Figure 6** presents photographs of the elevations and immediate setting of the built fabric proposed for conversion, which are described in the application documents as *Stable and Groom's Quarters*. It is accommodated within two adjoining ranges set at an angle of approximately 105° to each other. The principal elevations of the property face into the court behind *no 13 High Street*.
- 3.8 **Externally**. The eastern part of the building (spaces 1 and 4) is formed within the southern end of a larger, longer range running approximately north-northwest to south-southeast behind and perpendicular to the row of buildings fronting onto High St. The range has a standard pitched roof with a ceramic ridge and natural slate covering. Within the area consented for conversion this covering is of regularly sized and coursed non-local slate (on the inner western slope only) f, the rest of the range including the eastern slope of the eastern range, retains a very weathered, patch repaired, wet laid scantle slate covering.
- 3.9 The west elevation (**figure 7i**) is of local slate hung over timber framing at first floor level, with a single 12 pane fixed small pane window, in very poor condition. The ground floor is of mixed brick and stone infill between partly exposed iron pipe columns, of the type frequently used on Cornish mining sites as rising mains.
- 3.10 The east elevation (**figure 6ii / 7ii**) is of mixed local stone rubble (some elvan, granite and killas evident) with cut granite dressings indicative of a post 1800 date. There is a loading door above a wider cart opening (fitted with modern metal slat roller doors), the loading door showing some evidence of a changed floor level, with a panel of stonework blocking between it and the cart entrance. To the north the continuing range (outside the area recorded in detail by this project) is occupied by a *St John's Ambulance* station.
- 3.11 The southern range which forms the western half of the property, is of two storeys under a monopitch roof of modern sized imported slate under an aged ceramic ridge. It is aligned approximately northeast-southwest and backs directly onto the boundary with the property associated with Redfern Court (the former *National School*) and the Vicarage Archive Centre, also abutting the boundary wall of the Guildhall to the southwest. No access was available to inspect this elevation directly so only oblique photography was possible.
- 3.12 The northern elevation (**figure 8**) of this range (facing the courtyard) is formed of modern imported hung slate hung on a timber frame, in which is set a twelve pane (6 over 6) hornless sliding sash containing some crown glass and a later four pane horned sash. The lower storey is infilled with bricks in lime mortar. The openings in this walling show some reorganisation of this elevation. The right-hand side of the elevation contains a 12 pane hornless sliding sash window, and a simple plank door, probably in their original positions, while on the left hand side of the elevation a 20th century casement window and door way (the door itself is lost) sit in former cart opening blocked in more modern brick set in Portland cement based mortar.
- 3.13 **Internally** The three ground floor spaces are from east to west: Space 1, the entrance way; Space 2, a small-enclosed room, perhaps originally a cart shed but more recently altered to accommodate a modern PVC oil tank; Space 3, the ground floor room of the groom's accommodation.
- 3.14 Space 1 (**figure 9**) forms a wedge-shaped space open to the floor structure above, into which is set a large opening and structure, presumably for loading to, or a chute, from the first floor from first floor space 4. The east and south walls are of stone rubble bearing the traces of a lime wash finish. The northern wall of the space is a wall of machine-made *Fletton* bricks set in Portland cement mortar and likely to be a 20th century insertion, separating this part of the building off from the rest of the southern range to the north. There are traces of cobbles visible beneath a later concrete screed.
- 3.15 The construction of the dividing wall between the central spaces 1 and 2 (**figure 10i**) demonstrates that the eastern range was in place before the construction of the southern range – with slate hanging surviving above a rubble base on its originally external, western,

side, with a brick pillar supporting the large wall plate on which the first floor is built. On the east face of the wall into space 1 the lath frame for this slate hanging has been covered in concrete blockwork.

- 3.16 Space 2 is interpreted as a former coach house, due to its large northern opening. It now contains a modern oil tank for which brick supports have been provided. The room contains a modern plaster ceiling. A lime washed wall of bricks of similar character to the northern elevation separates this space from 3.
- 3.17 Space 3 (**figure 10ii-iv**) has bare walls and houses a simple timber open ladder stair to the first-floor room 5. This stair which is in very poor condition, is unusually situated, being sited across the ground floor window. There is no evidence of heating in this space which has a large alcove in the rear wall of uncertain purpose and a brick floor with ceramic drain. The provision of this drain and the absence of heating may suggest that this space was originally a stable.
- 3.18 Space 4 (**figure 11 general** and **figure 12 details**) is directly above cart entrance 1. The *Fletton* brick subdividing wall noted in space 1 continues to the roof, of which the simple triangular principal trusses, probably of the late 19th century are exposed. The loading opening in the east wall has a robust plank door and affords views towards the harbour. The east and south walls are battened with traces of boarding fitted to these surviving (one, clearly reused inscribed in paint "19?? W Richards, St Ives", with some patterned wallpaper in places. There is a surviving mid-19th century fireplace *in situ* in the southern wall of the room whilst the loading hatch feature to the cartway below, also survives. There is a small narrow space in the south west corner of the room, formed of stud partitions with similar boarded finishes, which may have been the lobby of a stair from the cartshed 2 below.
- 3.19 Space 5 (**figure 13**) is directly above the stable, and was also historically heated by a mid-19th century fireplace surviving in the rear wall. The room is lit by the two windows in the north elevation. There are no safety barriers around the hole in the floor where the current stairs rise, and this may have been a later insertion. There is a simple 4 panel door between the two upstairs rooms (both of which originally had lathe and plaster ceilings – now in very poor condition.



i) Looking south into the stable yard from the 2nd floor fire escape of number 13, showing east range to left and south range to right. The parts subject to historic building recording are those beneath modern imported slate roofs

(Archive ref:
LLOY0320_1160184.JPG)



ii) Looking east towards the west range. The area subject to recording is highlighted. Scales 1m.

Ref: LLOY0320_1160081.JPG

Figure 6: General views of exterior

Project Name: LLOYDS STABLES, ST IVES
Project Code: LLOY0320

Photos © March 2020 by Richard Mikulski for Statement Heritage



i) West elevation of the eastern range. The area subject to the current consent is that above and to the right of the left hand reveal of the passageway. The first floor level here is timber framed, clad in wet-laid hung slate, probably from Delabole. It was originally open-sided, the bays separated, and the upper floor supported by iron pipe uprights, most probably re-used sections of rising mains from a local mine. The infill between these uprights is mixed rubble mixed with reused brick. The range was likely originally stabling and coach parking for the inn recorded here in the mid 19th century.



ii) showing the east elevation of the part of the building subject to the current recording exercise. This elevation probably reuses and raises an earlier yard wall around the urban plot. Granite quoins here are drilled and cut indicative of a 19th century date, but there is evidence of alteration (below the threshold of the loading door), probably in Phase 2 (1850-1911) to raise the floor level of Space 4.

Ref: LLOY1022_0273. Scale 2m

ref: LLOY0320_1160184.JPG
Scale 2m.

Figure 7: Eastern range

Project Name: LLOYDS STABLES,
ST IVES
Project Code: LLOY0320

Photos October 2022 by Daniel
Ratcliffe

licence cc-by-uk



Notes:

Reused, weathered ceramic ridge tiles

Imported sized slate roof covering

Cast iron rainwater goods (incomplete)

Imported modern sized slate hanging

Left first floor window 12 pane hornless sash (early 19th century)

Right first floor window 4 pane horned sash (late 19th century or early 20th century)

Ground floor walling, mid 19th century brick - abutting an iron pipe support of the east range (to left).

Doors, plank and batten timber

Left hand door and 20th century casement sit within mid 20th century brickwork infill.

Right hand window is an early 19th century 12 pane hornless sliding sash

Photo ref: LLOY1022_0251.jpg - scale 2m

Figure 8: North elevation

Project Name: LLOYDS STABLES, ST IVES
Project Code: LLOY0320

Photo licence <https://creativecommons.org/licenses/by/2.0/uk/>



i) Looking southwest into Space 1. The wall to left is stone rubble, likely the Phase 1 plot boundary, the wall to right is rubble infill between the iron pipe uprights of the west elevation of the east range. The concrete block infill panel corresponds to slate hanging over lath within Space 2.

LLOY1022_0268.jpg scale 2m



ii) small exposed area of cobbles in the southwest corner of the through passage

LLOY0320_1160176.JPG scale 1m



iii) North wall of Space 1. This wall represents 'Phase 3' infill - demonstratable with reference to its constructional material of pressed 'Fletton' brick within cement mortar.

LLOY1022_0266.jpg - scale 2m



iv) hoist hatch in the floor joists above Space 1

LLOY0320_1160159.JPG

Figure 9: Space 1

Project Name: LLOYDS STABLES, ST IVES
Project Code: LLOY0320

Photo licence <https://creativecommons.org/licenses/by/2.0/uk/>



i) Space 2

[left image] East wall. Showing the slate hanging demonstrating that this wall was originally part of the external west elevation of the east range (LLOY1022_0275.jpg - scale 2m)

[right image] modern oil tank and ceiling in space 1 (LLOY1022_0276.jpg scale 2m)



ii) north and east walls of Space 2, both of brick. the simple stair is considered relocated to this location, possibly from Space 1

LLOY1022_0283.jpg Scale 2m



iii) Space 2, south wall

LLOY1022_0277.jpg - scale 2m



iv) Space 2, south wall

LLOY1022_0280.jpg scale 2m

Figure 10: Spaces 2 and 3
Project Name: LLOYDS STABLES, ST IVES Project Code: LLOY0320
Photo licence https://creativecommons.org/licenses/by/2.0/uk/



i) East wall.
(composite of LLOY1022_0296.jpg and LLOY1022_0297.jpg - scale 2m)



ii) south walls (see figure 12 for details)
(LLOY1022_0293.jpg - scales 1m)



iii) East wall and loading door
LLOY1022_0301.jpg 2m scale



iv) North wall. Brush painted graffiti
dates to 2020-2022
LLOY1022_0301.jpg 2m scale

Figure 11: Space 4

Project Name: LLOYDS STABLES, ST IVES
Project Code: LLOY0320

Photo licence <https://creativecommons.org/licenses/by/2.0/uk/>



i) Timber fire surround, Victorian cast-iron insert. 2m scale.

LLOY1022_0308.jpg 2m scale



ii) Detail of south wall to left of fireplace. Reused fish-crate timber dry lining and 2 phases of wallpaper

LLOY1022_0309.jpg 1m scales



iii) Detail, crate timber top right of fire-surround with painted label "19-11 Richard St Ives"

LLOY0320_1160129.JPG

Figure 12: Fixtures details, Space 4

Project Name: LLOYDS STABLES, ST IVES
Project Code: LLOY0320

Photo licence <https://creativecommons.org/licenses/by/2.0/uk/>



i) room 5 looking west

LLOY1022_0285.jpg 2m scale



ii) Room 5 looking east

LLOY1022_0290.jpg 2m scales



iv) Timber fire surround, Victorian cast iron insert

LLOY1022_0289.jpg

Figure 13: Space 5

Project Name: LLOYDS STABLES, ST IVES
Project Code: LLOY0320

Photo licence <https://creativecommons.org/licenses/by/2.0/uk/>

4 Discussion

- 4.1 We would interpret the buildings as being simple accommodation, probably for a stablehand (spaces 4 and 5), with room for a small coach and stable below. They are likely associated with further, older, originally open-sided stabling and coach storage within the eastern range of the yard (likely associated with the use of number 13 as an Inn in the early-mid 19th century. The stables to the north were likely originally open sided, between the cast iron uprights, later being closed as these buildings were reused, most likely in the 20th century, when this part of the building was separated.
- 4.2 The construction of the south range, and the creation of the domestic lodgings is interpreted as dating to the mid-19th century, based on the character of its windows and fireplaces.
- 4.3 The upper rooms comprise a rare survival of an urban stablehand's lodgings. Particularly rare is the survival of evidence of the simple recycling of locally available materials to decorate the interior of Space 4. Such buildings have generally long since been converted to other uses, or upgraded as accommodation. It is likely that these buildings survived conversion largely due to their redundancy in respect of the use of number 13 *High Street* as a bank during the 20th century, which left them as something of a time capsule.
- 4.4 20th century changes include the loss of the original staircase (probably to install the current oil tank), installation of the current stairs, losses of chimney stacks and the alterations to the western part of the north elevation.
- 4.5 The interior of the spaces has offered the opportunity to archaeologically record a rare 19th century working class interior, little altered during the 20th century.

5 Archive

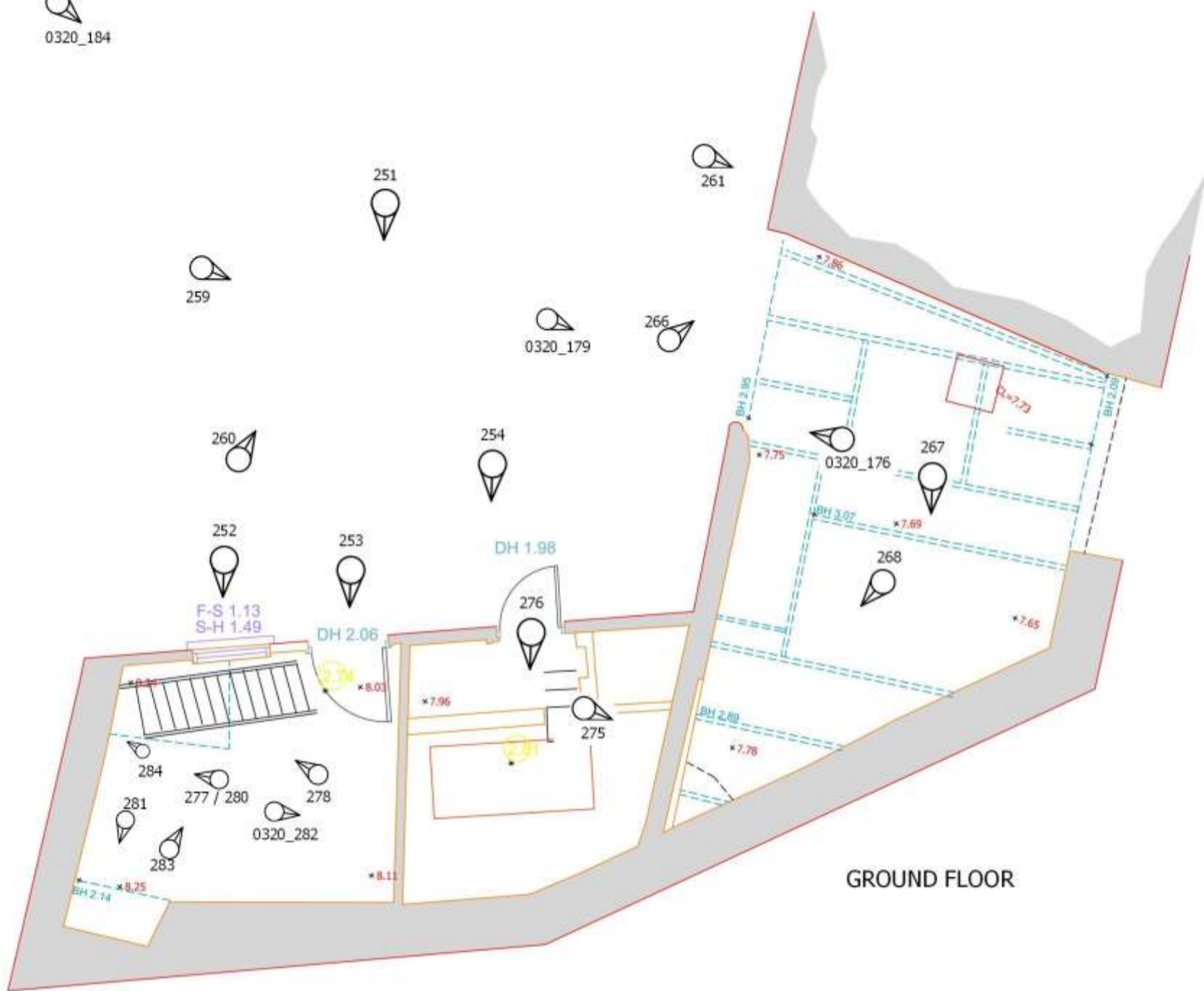
- 5.1 The OASIS ID for this project is **statemen1-513635**. A copy of this report will be added to the ADS 'Grey Literature Archive' within the Statement Heritage unpublished report series on approval of its text by the LPA archaeological advisor.
- 5.2 A structure digital archive has been prepared and deposited with ADS Archives – project id: 20019163
- 5.3 The archive includes:
 - 72 x Digital photographs (.jpg format)
 - 1 x A1 Annotated plan sheet (.jpg format) including elevations at 1:100 and phased plans at 1:50
 - Raster image metadata

6 Photographic Index

Filename	Caption
LLOY1022_0251.jpg	North elevation, south range, stable and grooms' quarters
LLOY1022_0252.jpg	Hornless sash window, ground floor, north elevation, south range. Space 3
LLOY1022_0253.jpg	stable, door, plank and batten. Space 3
LLOY1022_0254.jpg	Ground floor doors, north elevation, spaces 2 and 3
LLOY1022_0255.jpg	first floor, north elevation, hornless sash window and modern slate hanging
LLOY1022_0256.jpg	first floor, north elevation, hornless 12 pane sash window and modern slate hanging
LLOY1022_0257.jpg	wall to west of stable, east elevation
LLOY1022_0258.jpg	north elevation first floor and modern slate roof
LLOY1022_0259.jpg	west elevation, east range, passageway and space 1
LLOY1022_0260.jpg	west elevation, east range, passageway and space 1
LLOY1022_0261.jpg	detail, iron pipe support, east range, west elevation, south end
LLOY1022_0262.jpg	detail, iron pipe support, east range, west elevation, south end, mixed stone rubble and brick infill
LLOY1022_0263.jpg	detail, iron pipe support, east range, west elevation, south end, brick infill
LLOY1022_0264.jpg	east elevation, west wall of stableyard
LLOY1022_0265.jpg	looking north across stableyard to modern rear elevation of 13 High Street
LLOY1022_0266.jpg	Fletton brick infill, north wall of space 1
LLOY1022_0267.jpg	stone rubble south wall of space 1
LLOY1022_0268.jpg	west wall of space 1
LLOY1022_0269.jpg	exposed cobbling in space one, looking west
LLOY1022_0270.jpg	west elevation, south end of east range
LLOY1022_0271.jpg	west elevation, south end of east range
LLOY1022_0272.jpg	west elevation, south end of east range
LLOY1022_0273.jpg	west elevation, south end of east range
LLOY1022_0274.jpg	west elevation, south end of east range
LLOY1022_0275.jpg	east wall of space 2, slate hanging on original external wall of east range
LLOY1022_0276.jpg	looking south, space 2
LLOY1022_0277.jpg	looking south, space 1
LLOY1022_0278.jpg	stairs, looking northwest, space 1
LLOY1022_0279.jpg	stairs, looking west, space 1
LLOY1022_0280.jpg	looking west, space 1
LLOY1022_0281.jpg	door in south wall, space 1
LLOY1022_0282.jpg	looking east, east wall, space 1
LLOY1022_0283.jpg	north wall, space 1
LLOY1022_0284.jpg	connection of stairs to first floor, stable 1
LLOY1022_0285.jpg	looking west, space 5,
LLOY1022_0286.jpg	south wall, space 5,
LLOY1022_0289.jpg	cast iron insert and timber surround, north wall space 5
LLOY1022_0290.jpg	looking west, space 5,
LLOY1022_0291.jpg	looking east space 4, loading door

LLOY1022_0292.jpg	looking south, space 4
LLOY1022_0293.jpg	looking south, space 4
LLOY1022_0294.jpg	looking east, space 4
LLOY1022_0295.jpg	looking east, space 4
LLOY1022_0296.jpg	looking east, south end of west wall space 4
LLOY1022_0297.jpg	looking east, north end of west wall space 4
LLOY1022_0299.jpg	north wall, space 4, fletton brick, inserted
LLOY1022_0300.jpg	east wall. Space 4, timber dry lining
LLOY1022_0301.jpg	east wall. Space 4, timber dry lining
LLOY1022_0302.jpg	looking south, space 4
LLOY1022_0303.jpg	looking southwest, space 4
LLOY1022_0305.jpg	looking west, door between space 4 and space 5
LLOY1022_0308.jpg	fireplace, south wall, space 4
LLOY1022_0309.jpg	timber dry lining, south wall, space 4
LLOY1022_0311.jpg	timber dry lining, south wall, space 5
LLOY1022_0312.jpg	floor and hatches, space 4
LLOY1022_0313.jpg	floor and hatches, space 4
LLOY1022_0314.jpg	floor and hatches, space 4
LLOY1022_0315.jpg	floor and hatches, space 4
LLOY1022_0316.jpg	looking south into stairwell from space 4
LLOY0320_1160081.JPG	east elevation, entry to space 1
LLOY0320_1160105.JPG	north wall, space 4 prior to graffiti
LLOY0320_1160110.JPG	trapdoor, space 4 looking southwest
LLOY0320_1160122.JPG	looking south into stairwell from space 4
LLOY0320_1160129.JPG	detail, reused fish crate timber as dry lining
LLOY0320_1160130.JPG	detail, reused fish crate timber as dry lining
LLOY0320_1160159.JPG	looking up from space 1 into hatch to space 4
LLOY0320_1160171.JPG	northernmost bay of east range, detail of brick and stone blocking
LLOY0320_1160176.JPG	detail, cobbles in space 1 floor
LLOY0320_1160179.JPG	west elevation, space 1 and 4
LLOY0320_1160184.JPG	stableyard, general from second floor fire escape of 13 High street
LLOY0320_HBR_Plans.jpg	Annotated architects plans and elevations

0320_184



GROUND FLOOR



FIRST FLOOR

Photo index
Project Name: LLOYDS STABLES, ST IVES Project Code: LLOY0320
Photo licence https://creativecommons.org/licenses/by/2.0/uk/

7 Bibliography

Databases

Historic England 2023 *National Heritage List for England* (database) available at <https://historicengland.org.uk/listing/the-list/> (accessed 03/03/2023)

Bibliographic Sources

Historic England 2017 *Commerce and Exchange Buildings: Listing Section Guide*. (Dec 2017 edition).

Online – available at <https://historicengland.org.uk/images-books/publications/dlsg-commerce-exchange-buildings/heag121-commerce-and-exchange-lsg/> (accessed 08/08/2019).

Newell, K 2004: *Cornwall and Scilly Urban Survey: St Ives*. Truro. Cornwall County Council.

Pevsner, N and Beacham, P. 2017 *Buildings of England: Cornwall*. Yale and London. Yale University Press.

Roethe, J 2022 *The Historic Bank Buildings of Redruth Cornwall*. Historic England, Research Report Series 45-2022

Appendix 1: WSI

Written Scheme of Investigation: Stables and Groom's Quarters, Former Lloyds Bank 13 High Street, St Ives, Cornwall TR26 1RS

Level 3 Historic Building Record

21/09/2022

LLOY0922v1 WSI

NGR: SW5179240470

NHLE 1143352 Lloyds Bank, High Street GII

[LPA ref PA19/03551](#)

Site location and description

1.1 ADDRESS: Stables and Groom's Quarters, Former Lloyds Bank 13 High Street, St Ives, Cornwall TR26 1RS (see **figure 1**)

1.2 NGR: SW5179240470

Designation:

1.3 NHLE 1143352 Lloyds Bank, High Street GII <https://historicengland.org.uk/listing/the-list/list-entry/1143352>

Planning Background

1.4 An application for planning permission for Proposed conversion of stable and grooms quarters to residential dwelling was validated by a Cornwall Council on Thursday 13th June 2019. The application was informed by a 'Heritage Impact Assessment' by Daniel Ratcliffe MA MCIFA (trading as Statement Heritage) dated 13/05/2020 (document reference LLOY0320) which can be accessed at https://planning.cornwall.gov.uk/online-applications/files/306528F1F7E6C94539663DEA2C481EE6/pdf/PA19_03551-HERITAGE_REPORT-4982227.pdf. The Planning Permission PA19/03551 is accompanied by Listed Building Consent PA20/05799. Archaeological matters on the case including the requirement for this WSI are dealt with under the conditional planning permission.

1.5 On 5th July 2019 the Council's *Historic Environment Planning (Archaeology)* officer (ST) commented as follows:

Thank you for consulting HEP Archaeology on this application. We have consulted the Cornwall & Isles of Scilly Historic Environment Record and note that the buildings proposed for conversion lie to the rear of the Grade II Listed Lloyds Bank building (DCO11247, MCO48476), a building of granite and render construction with neo-Classical detail, designed by Silvanus Trevail, and the Grade II Listed Information Bureau (DCO11248). The stables and grooms quarters are first shown on the c1880 map on the site of burgage plots shown on the c1840 Tithe map. They lie immediately to the south-west of the St Ives Memorial Garden (MCO58165) containing two war memorials (MCO58166 and MCO56580). The buildings all lie within the St Ives Conservation Area (DCO60).

While we welcome the proposals to adapt and re-use this non-designated heritage asset structural elements and evidence for the earlier use of the building may be lost or covered up.

We therefore consider it prudent that an historic building record to a Historic England Level 3 standard should be carried out prior to the conversion, undertaken by a suitably qualified organisation or individual, and subject to a Condition attached to planning consent. This is in accordance with the provisions of NPPF (2018) Chapter 16, paragraph 199 and Cornwall Local Plan policy 24.

We recommend, if consent is given, a single historic building recording condition of sections A-C inclusive (please do not split into separate Conditions or treat separately), which includes words recommended by the Association of Local Government Archaeological Officers (ALGAO), as follows:

A) No development shall take place until a programme of historic building recording work including a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions, and:

- 1. The programme and methodology of site investigation and recording*
- 2. The programme for post investigation assessment*
- 3. Provision to be made for analysis of the site investigation and recording*
- 4. Provision to be made for publication and dissemination of the analysis and records of the site investigation*
- 5. Provision to be made for archive deposition of the analysis and records of the site investigation*
- 6. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation*

B) No development shall take place other than in accordance with the Written Scheme of Investigation approved under condition (A).

C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

[Note: The historic building recording condition will normally only be discharged when all elements of the WSI including on site works, analysis, report, publication (where applicable) and archive work has been completed.]

A pre-commencement condition is necessary in this instance due to the need to ensure that a programme and methodology of site investigation and recording of historical features is undertaken before physical works commence on site.

Historic and Archaeological Background.

- 1.6** *The summary of our HIA reads: These buildings are accessed from the enclosed courtyard behind 13 High St, St Ives is a GII Listed early 19th century townhouse and are considered to represent former occupation for a groom or coachman and possibly a small coach or gig shed. The buildings were likely associated with a range of stables to the north which now lies in separate ownership and has had its formerly open frontage blocked in brick and stone. Our*
-

research now shows that number 13, possibly built in the 18th century as a townhouse, was in use as the 'Duke of York Inn'. In the early 20th century, it was converted into a branch of Lloyds Bank, this business in occupation until the reuse of the building in the past year as an outdoor clothing supplier. The buildings appear to have been little used in the 20th century, although one part became an oil store for the Bank, and the buildings may have been used for informal storage purposes. The proposed works would deliver the residential re-use of the buildings, and deliver their external renovation, which, it is planned, will restore existing historic window joinery and hung slate. The works are considered justified in the delivery of what would be an 'optimally viable reuse' of these buildings. The elements of the building proposed for works have been closely inspected and photographed by Statement Heritage. Mitigation recommendations are made, which should ensure that the proposed changes can be made without harm to special interest, whilst retaining internal and external architectural character, and in such a way as they can be easily reversed as fashions change.

- 1.7 Previously Statement Heritage has assessed the ground and basement floors of the former Bank (our refs in relation to Listed Building Consents for the removal of a cash machine and night safe (LLOY0219 https://planning.cornwall.gov.uk/online-applications/files/D1A8E34684E04DE808F511D60B713357/pdf/PA19_02192-LLOY0219_SUBMISSION-4352871.pdf) and shopfitting for retail use (LLOY0819 https://planning.cornwall.gov.uk/online-applications/files/A0B66393D5682ECBE4D8BC0AC3370B3A/pdf/PA19_06457-HERITAGE_STATEMENT-4587516.pdf))
- 1.8 **Planning position:** Planning permission for the works (PA19/03551) was granted on 16th July 2020. Permission is subject to 9 conditions, including condition 5 reading. *No development shall take place until a programme of historic building recording work including a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions, and:*
1. *The programme and methodology of site investigation and recording*
 2. *The programme for post investigation assessment*
 3. *Provision to be made for analysis of the site investigation and recording*
 4. *Provision to be made for publication and dissemination of the analysis and records of the site investigation*
 5. *Provision to be made for archive deposition of the analysis and records of the site investigation*
 6. *Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation*
- B) No development shall take place other than in accordance with the Written Scheme of Investigation approved under condition (A).*
- C) The development shall not be occupied until the site investigation and post*
-

investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

[Note: The historic building recording condition will normally only be discharged when all elements of the WSI including on site works, analysis, report, publication (where applicable) and archive work has been completed.]

Reason

To record the understanding of the significance of this designated Heritage Asset in accordance with policy 24 of the Cornwall Local Plan (2010-2030) and with paragraph 199 of the NPPF (2019). A pre-commencement condition is necessary in this instance due to the need to ensure that a programme and methodology of site investigation and recording of historical features is undertaken before physical works commence on site

2. Aims and Objectives

2.1 The objective of this programme of works is to better understand the history, phasing, condition and significance of the building in mitigation of any such harm in accordance with national and local planning policy, and to compile an archive quality record of the building prior to its renovation..

2.2 The objectives are to compile

- A summary of historic evidence relating to the site (based on our existing research)
- An archival quality photographic, drawn and written record of the buildings of the farmhouse to *Level 3* as defined by Historic England (2016). This comprise archive quality indexed and scaled photography following clearance of existing contents. Selected photos from our archive collections relating to this site will be included where any subsequent loss has occurred or where they will add contextual information to the overall record.

And once the above has been drawn together in a revised report to:

- Pass an digital and digitized written, drawn, photographic and archive of the project to the Archaeology Data Service in York for long term curation and access.
-

3. The Programme of Work

3.1 Phase 1 -desk-based research was undertaken in the course of our HIA (Ratcliffe 2020) and consisted of desk-based map regression based on historic Ordnance Survey maps; tithe map(s) and apportionments; and such other historic plans as available. Where held, archival and bibliographic records relating to the site and held by local records offices, libraries and local studies centres were consulted. This desk-based research will be reviewed and drawn upon to inform the current project. Site photography at HIA stage (undertaken by our associated Dr Richard Mikulski) was not exhaustive and a new visit to the site will now be made to compile an archive standard record.

3.2 Phase 2 - Programme and methodology of site investigation and recording.

It is essential that the building is presented on the day (to be confirmed) of our recording clear of contents. No stripping out work is required of fixtures to the building. Access should be provided on the day of survey, which will be arranged in advance by Statement Heritage.

- 3.2.1 Recording works for the building will follow a level 3 methodology as set out in the recording levels described in *Understanding Historic Buildings: A guide to good recording practice* and described in outline below:
 - 3.2.2 Previously prepared architect's plans will be used and annotated as the basis of any **drawn record** made on site, and checked on site for accuracy. Hand sketching will be undertaken on site as necessary to annotate architects plans for the purpose of description and to supplement our written notes with the use of rectified photography . Following field work security digital copies of all had drawn field notes will be made.
 - 3.2.3 An archive standard **photographic record** of the historic building recording work will be collected. This will include photographs illustrating the buildings of the site in their context in addition to all elevations, the character of each interior spaces, architectural detailing, graffiti, tool working as appropriate, and any finds discovered, in detail and in context. All photographs of archaeological detail feature an appropriately-sized scale. Adjacent and related buildings will be recorded to Level 1 (external elevations and setting) only. The further guidance provided at section 4 of *Understanding Historic Buildings* (pages 25-29 of English Heritage 2016) will be referred to for further guidance.
 - 3.2.4 Archival photography will be undertaken using a Nikon D3300 Digital SLR producing .JPG data files of 24MP in the Adobe RGB 1998 colour space. A tripod and slow exposures will be used to take advantage of natural light wherever possible, with supplementary light provided from artificial sources independent of the camera where necessary. Details of frame number, date, description, and direction will be recorded on pro-forma register
-

sheets. A DJI Mini 3 Pro UAV capturing 48MP jpg images may be used for recording of details not otherwise accessible without working at height and in order to capture data to enhance existing elevation drawings through the production of orthorectified images.

- 3.2.5 Post-production image processing will be limited to correction for lighting, colour and lens distortion for the purposes of report creation. EXIF metadata created at capture will be supplemented with IPTC metadata as specified in Historic England's *'Digital Image Capture and File Storage Guidelines for Best Practice'* (Historic England 2015) and ADS required metadata will accompany all files.

3.3 Written records made during field work will include

- 3.3.1 A description of the buildings' exterior and structural character, noting roof covering and roof truss, walling material, coursing, fenestration and joinery, rainwater goods, signage, architectural style, plan form, and other relevant detail.
- 3.3.2 Descriptions of each internal space (noting evidence of use, decorative schemes, machinery, lighting, and patterns of movement / access etc.
- 3.3.3 Notes of any oral history gathered during the recording exercise.

3.4 Phase 3

3.5 Post Investigation Assessment, Analysis and Reporting. An archive assessment report will collate the written, graphic, visible and recorded information outlined in sections 3.1-3.3.3 above.

3.6 The report will include:

- a summary of the project's background;
 - description and illustration of the site's location;
 - a methodology of all works undertaken;
 - plans of the building used and annotated;
 - a description of the project's results;
 - an interpretation of the results in the appropriate context;
 - the Project's OASIS and ADS archive reference numbers.
 - a site location plan at an appropriate scale on an Ordnance Survey, or equivalent, base-map;
 - a plan showing the layout of the buildings subject to this programme of work in relation to identifiable landscape features and other buildings;
 - the results of the historic building recording including a written description and analysis of the historic fabric of the buildings of the site, appropriately illustrated – drawn and photographic – of elements of special architectural or historic interest;
 - an integrated interpretation of the results of both historic building recording in the appropriate context
-

-
- photographs showing the general site layout and exposed significant features of historic or architectural significance that are referred to in the text. All photographs should contain appropriate scales, the size of which will be noted in the illustration's caption
 - A photo index and plan identifying the location and orientation of each photo in the archive will be included as an appendix
 - copies of all specialist reports as an appendix
 - This WSI will be provided as an appendix
- 3.7 The timetable for the production of the report will be within 6 months of the supplementary fieldwork.
- 3.8 Where the report is submitted to the LPA a copy will also be deposited with the County Historic Environment Record (via the OASIS system) on the understanding that it will be made available to researchers via a web-based version of the Historic Environment Record.
- 3.9 At this point Statement Heritage will update our online OASIS (Online Access to the Index of archaeological investigations) form in respect of this archaeological work. This will include the uploading of a digital version of the archive report. The report or short entry will also include the OASIS ID number

4. Personnel

- 4.1 The project will be supervised by Daniel Ratcliffe MA MCIfA with overall management responsibility for all archaeological fieldwork and reporting of the project.
- 4.2 Daniel Ratcliffe established Statement Heritage (www.statement-heritage.com) in 2017 and has since completed over 150 successful historic environment projects. Public sector clients have included Cornwall Council and Historic England. Commercial work has included historic building recording and watching brief pursuant to planning conditions; historic landscape; archaeological and building assessments; historic and world heritage impact assessment and Listed Building Consent submissions. Dan studied at the University of Sheffield (1999 BA Archaeology and Prehistory) and University of York (2010 MA Archaeology of Buildings) and has 23 years of professional commercial and public sector archaeological experience including fieldwork, landscape characterisation, archaeological planning advice and heritage management including having been Historic Environment Lead for Cornwall Council and Inspector of Ancient Monuments for Historic England.
- 4.3 A site-specific Risk Assessment will be completed by Statement Heritage before going on site.
- 4.4 **Protected species.** The client must notify Statement Heritage of any protected species known to be present, and if so client shall commission advice from an ecological specialist to ensure
-

that recording works can be carried out without unlicensed disturbance. Should bats or other protected species be noted to be present within the building during survey care will be taken not to disturb roosting areas and the client notified.

- 4.5 The work will be carried out in accordance with *CIfA Standard and Guidance for the archaeological investigation and recording of standing buildings or structures* and *Historic England's Understanding Historic Buildings* (2015)

5. Deposition of Archive and Finds

- 5.1 An ordered and integrated project archive of our existing records will be curated by Statement Heritage in accordance with this this specification and with Management of Research Projects in the Historic Environment (MoRPHE). It is proposed to include any further photography and to digitize remaining paper elements of the project archive and deposit the entirety of our archive with the Archaeological Data Service in York. An archive is defined as “all records and materials recovered during an archaeological project and identified for long term preservation, including artefacts, ecofacts and other environmental remains, waste products, scientific samples and also written and visual documentation in paper, film and digital form” (ARCHES forthcoming).
- 5.2 All ADS metadata requirements will be completed in full.
- 5.3 An OASIS record will be created using the OASIS V system.
- 5.4 OASIS and ADS archive reference numbers will be included in the final report.
- 5.5 It is anticipated that the archive will consist of
- Photographic register (2-4 x sheets A4 – to be digitised as a pdf document)
 - c.100 Digital Photographs @ 4000 x 6000 pixels – 24-48MPixels
 - Architects plans annotated as required by Statement Heritage (A3 pdfs)
 - Structured building record -written notes (A4 paper) x5 (to be digitized as pdfs)
 - HIA and Archive Reports
- 5.6 The arrangements for the transfer of the archive will be made within 1 month.
- 5.7 It is expected that a licence to copyright for the archive material, in digital form where appropriate), will be given to the receiving repository.
- 5.8 On closure of the project the project archive will be publicly available for inspection online.
- 5.9 A short note summarising the results of the project and including a ‘Digital Object Identifier’ (DIO) linking to the ADS archive and report will be submitted at the first opportunity following archive accession for inclusion in the journal ‘Cornish Archaeology’.
-



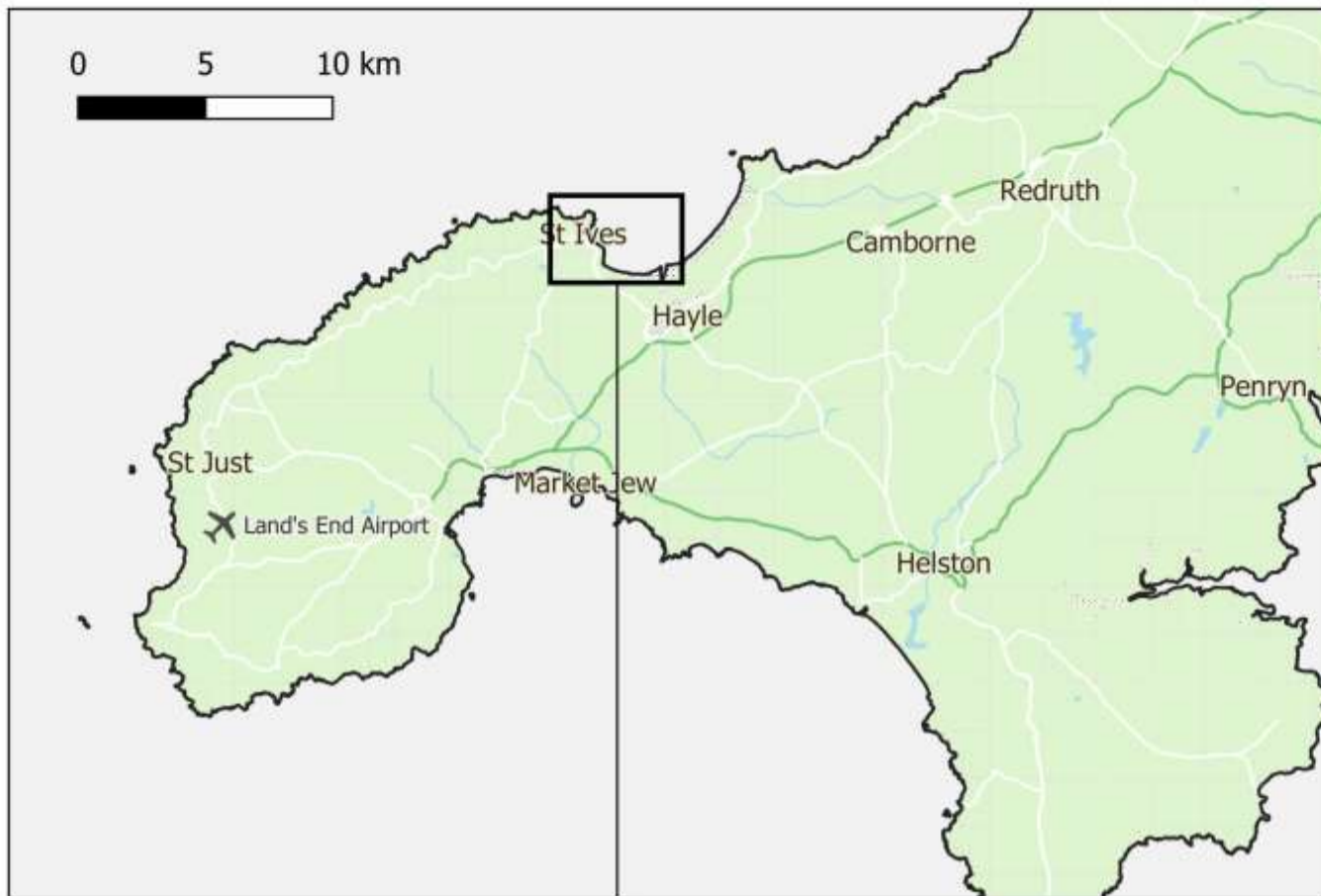
Bibliography

Historic England 2015 *Digital Image Capture and File Storage: Guidelines for Best Practice* (Historic England, July 2015). <https://historicengland.org.uk/images-books/publications/digital-image-capture-and-file-storage/>

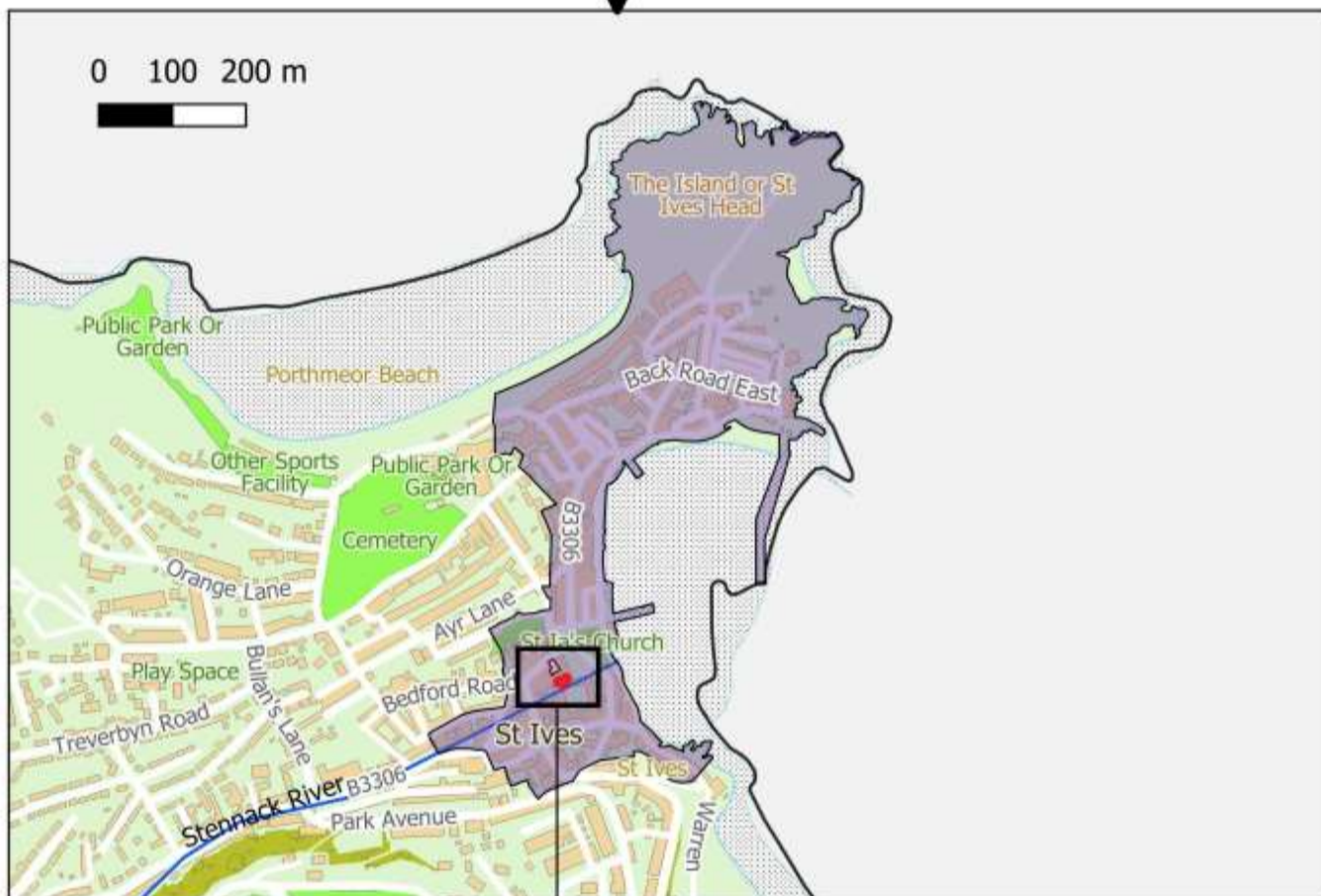
Historic England 2016 *Understanding Historic Buildings*. <https://historicengland.org.uk/images-books/publications/understanding-historic-buildings/hea099-understanding-historic-buildings/>

Chartered Institute for Archaeologists 2014 *Standard and Guidance for the archaeological investigation and recording of standing buildings or structures*.

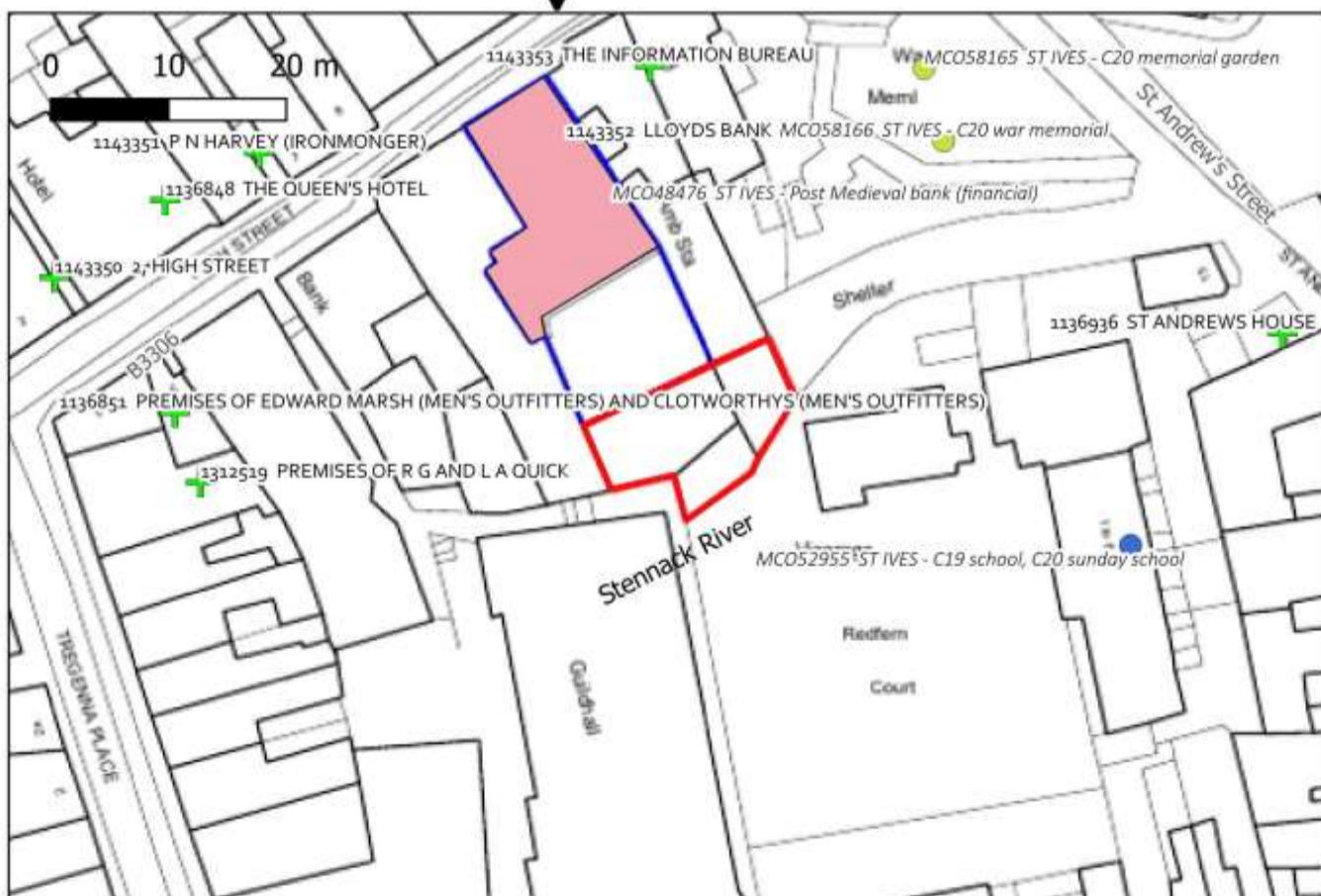
Ratcliffe, D J. *Proposed conversion of stable and groom's quarters to residential dwelling. Former Lloyds Bank, 13 High Street, St Ives, Cornwall, TR26 1RS*. (Client report). Par, Statement Heritage. Available at https://planning.cornwall.gov.uk/online-applications/files/306528F1F7E6C94539663DEA2C481EE6/pdf/PA19_03551-HERITAGE_REPORT-4982227.pdf (accessed 22/09/2022).



West Cornwall



St Ives Conservation Area (purple)
Site (red)



Site (red)
13 High Street (pink)
GII Listed Buildings (green crosses)
CSHER sites (blue dots - post med ; yellow dots - modern)

Figure 1 Location and Heritage Assets

Project Name: Lloyds Bank (Stables)
Project Code: LLOY0320

Layout © 2020 Statement Heritage

Contains OS Data and OS Open Data
© 2019 All Rights Reserved
100059271

