

FORMER FISH CELLARS
44-46 THE STRAND
NEWLYN HARBOUR
CORNWALL

HISTORIC BUILDING RECORDING



South West Archaeology Ltd. report no. 211217



www.swarch.net

Tel. 01769 573555
01872 223164

Former Fish Cellars, 44-48 The Strand, Newlyn Historic Building Recording

By E. Wapshott

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SUMMARY

South West Archaeology Ltd. was commissioned to undertake a programme of historic building recording in advance of conversion works for a former fish cellars on the Strand at Newlyn Harbour in Cornwall.

No.44-48 The Strand is a vernacular building, with both stone-built and timber-framed sections; which have developed out of an earlier 19th century structure, within the historic core of Newlyn's harbour district. Much of the older stone building has been adapted and extended in the later 19th and early-mid 20th centuries and retains authenticity, with drying/salting pits for fish and other frameworks/fitments within the building associated with fishing. The building also stands in an alleyway still used for boat storage and the adjacent building is a fish cellars and fishing store – although there is now some housing at the entrance to the alleyway and some buildings have been converted to offices. The building exhibits blocked openings and historic phasing, and is of local significance and historic interest and is a valuable representative for the narrative of Newlyn's fishing industry – contributing to the setting of other traditional buildings in its vicinity and to the streetscape of Foundary Lane.



December 2021

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THE CLIENT – FOR ACCESS
CORNWALL COUNTY COUNCIL HISTORIC ENVIRONMENT TEAM

PROJECT CREDITS

PROJECT DIRECTOR: DR. SAMUEL WALLS, MCIFA
PROJECT OFFICER: EMILY WAPSHOTT
HISTORIC BUILDING RECORDING: EMILY WAPSHOTT
PHOTOGRAPHS/GRAPHICS: EMILY WAPSHOTT
REPORT: EMILY WAPSHOTT
EDITING: DR. SAMUEL WALLS, MCIFA

1.0 INTRODUCTION

LOCATION: 44-46 THE STRAND
PARISH: NEWLYN
COUNTY: CORNWALL
CENTROID NGR: SW 46261 28862
OASIS NO: SOUTHWES1-433584
PLANNING REF: PA19/03937 (ALSO PA21/02119)
SWARCH REF: NTS21

1.1 PROJECT BACKGROUND

South West Archaeology Ltd. (SWARCH) was commissioned by a Private Client (the Client) to undertake Historic Building Recording for No.44-46, The Strand, Newlyn Harbour, Cornwall. A WSI was produced (Boyd 2021) which sets out the methodology for historic building recording and for related off-site analysis and reporting, prior to scheduled works.

1.2 PLANNING CONTEXT

Works on this site are being undertaken as part of planning application PA19/03937 for the conversion of the former fish store to form three duplex apartments, lower parking and associated works.

1.3 PLANNING CONDITION(S)

In accordance with paragraph 189 of the *National Planning Policy Framework* (2019), and the Local Development Framework Policy on archaeology, Cornwall Local Plan Policy 24, planning consent has been granted. The requirement for archaeology forms part of Condition 3 of the 2019 consent:

A) No demolition/development shall commence 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 demolition/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. The historic building recording should be done to an Historic England Level 3 standard. Reason: To ensure that provision is made to record finds of archaeological interest in accordance with the aims and intentions of paragraph 189 of the National Planning Policy Framework 2019 and policy 24 of the Cornwall Local Plan Strategic Policies 2010-2030. 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.

1.4 TOPOGRAPHY AND LOCATION

44-46 The Strand lies in the historic harbour and fishing area of Newlyn, surrounded by a mixture of commercial and residential buildings at a height of c.5m AOD. The site is located on the west side of The Strand which flanks Newlyn Harbour and the fish market. The alleyway location is within the historic core of the settlement, framed by shops and the Star Inn, the rear L-shaped fish cellars are located at the rear of the alleyway and back onto Foundry Lane.

1.5 HISTORICAL & ARCHAEOLOGICAL BACKGROUND

A previous WSI and building record were carried out in 2021 by the architects Hodgson Gabb Studio. The Site Investigation Report also includes a desk-based assessment and historic map regression.

An excerpt from their report reads:

The examination of records held at Kresen Kernow and in the Newlyn Archive has provided little evidence as to the precise history of the building. The location of the building, adjacent to Newlyn Harbour suggests uses related to fishing are likely since it was constructed. The Historic maps show only the north western element of the building in 1870 with the south eastern end added by 1900. The current building and in particular the south west wall and the roof structure show no evidence of the two distinct elements so it is likely that the roof as it currently exists was built to cover the entire structure between 1870 and 1900. The 1930 and 1939 trade directories show an entry for W. Stevenson & Sons grocers, at The Strand. They are also recorded as the building owners in 2021 and it is probable that they ran the pilchard pressing and packing operation from the premises until the end of the twentieth century. A member of the Stevenson family has described the upper parts as being used for the storage of building materials from 2005. The ground floor has also been described as being used for the storage of both chain and polystyrene fish storage boxes in recent times.

The site lies within the Newlyn Conservation Area, the Statement for which notes that:

Times and activities may have altered but the essential character of Newlyn as a traditional, intimate maritime settlement of strongly Cornish Nature remains strong. This largely derives from the fact that Newlyn is a working fishing port of particular importance.

To the immediate north of the site lies Foundry Lane, recorded on the HER as *Street an Nowan* (MCO64483), an extant, post-medieval lane. The Conservation Area Statement notes that this street is an interesting mix of 17th to 19th century cottages, with larger Victorian and Edwardian commercial buildings. This area is noted as the busiest in Newlyn, with activity centred on the harbour and fish market. This mixed character is also noted in the CSUS for Newlyn with a breakdown of the building types and dates found in this area.

1.6 METHODOLOGY

The building recording was conducted by Emily Wapshott in December 2021. The work was undertaken in line with best practice and follows the guidance outlined in: ClfA's Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures (2014) and Historic England's Understanding Historic Buildings: A Guide to Good Recording Processes (2016). The discussion of setting buildings on the approaches outlined in the appropriate guidance (DoT guidance and Historic England 2015).

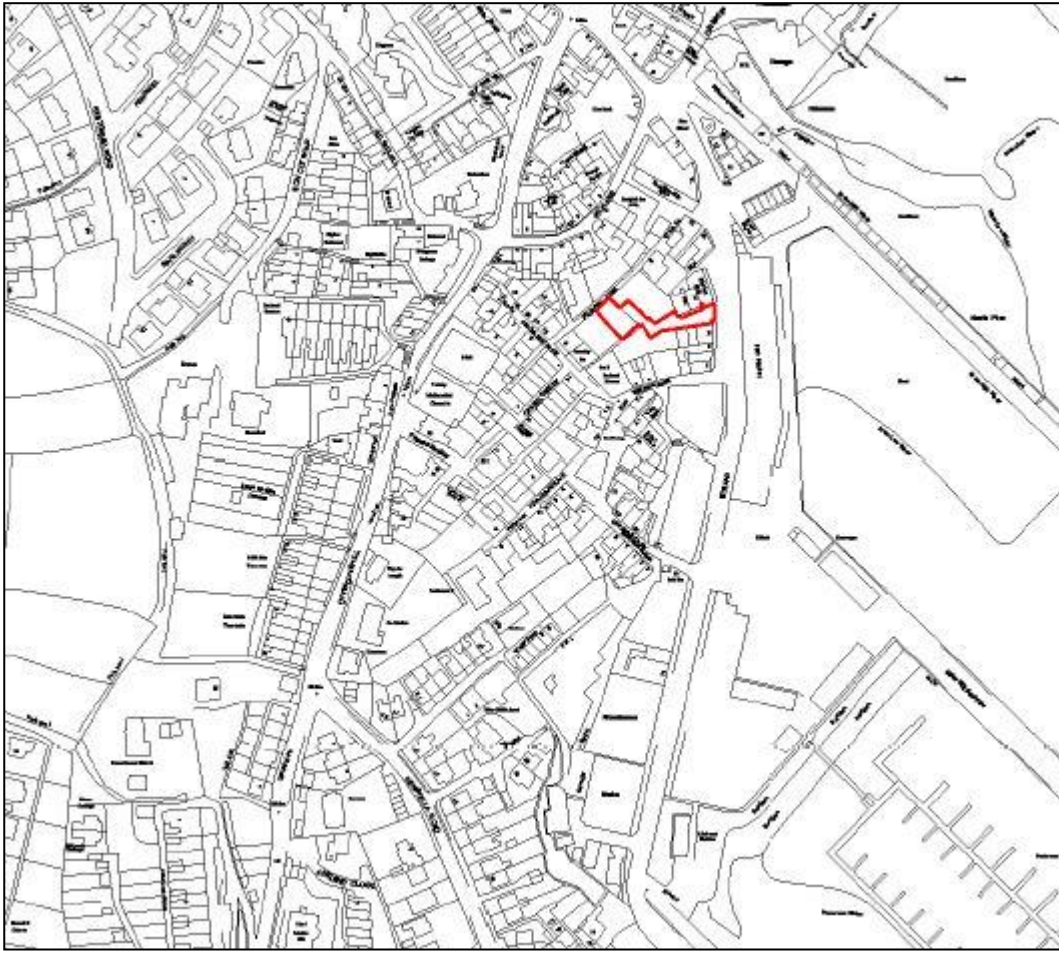


FIGURE 1: LOCATION MAP.

2.0 HISTORIC BUILDING RECORDING

2.1 SITE DESCRIPTION

The alleyway opens off 'The Strand', the opening flanked to the south by a row of shops with early 19th century frontages and to the north by a row of Victorian rendered cottages and the Star Inn public house. Further in, the alleyway is lined by granite and timber boarded warehouses, with a dog-leg to the north-west half way along, running back up towards Foundry Lane – a historic cobbled pedestrian alley; the former fish cellars frames the north-west end of the alleyway.

The alleyway is an extraordinarily authentic setting for the former fish cellars as it retains a primary fishing-related role with a mix of actively-used fish cellars, fishing industry stores, offices and local housing – the kind of mixed function, common to the historic core of Newlyn. The authentic setting enhances the heritage value of the buildings and as the only unconverted historic structures left within the alleyway, the building and the adjoining structure (in separate ownership), rise exponentially in local heritage significance.



FIGURE 2: THE ALLEYWAY SETTING OF THE FISH CELLARS, WHICH IS EXTRAORDINARILY AUTHENTIC IN CHARACTER - STILL USED BY FISHING BUSINESSES; FROM THE EAST.

2.2 BUILDING 1A DESCRIPTION

The former fish cellar is a rectangular two storey structure attached to a further building to the north-west, forming an L-shaped range. The building is a mix of granite walling and timber framing – clad externally in box profile corrugated sheeting – with a slate roof.

The south-east elevation has one small window at ground floor – partially obscured externally by a set of stone steps attached to an adjacent building. The gable is of rendered stonework to the ground floor, with timber framing above – clad in corrugated sheeting. Under the modern sheeting there is a second window at first floor height, within the timber-frame.

The north-east elevation was formerly of timber framing – now under-built in concrete block to the ground floor, topped with a massive beam, carrying the timber frame, again clad in corrugated sheeting externally. Within the concrete block under-build there is a pair of boarded and framed double doors – offset to the centre and a window to the north end, of two light style with plain modern frame and glazing. At first floor height within the timber framing there are two doorways, one open with boarded plank door, formerly in use, one blocked by the corrugated sheeting – the door removed and stored internally. Both doors are of traditional plank form, ledged and braced on 20th century strap hinges. There is also a window to the south end – of two light style, with plain framing and modern glazing, within a frame contiguous with the timberwork and a small hopper casement which serves a toilet within the building. These openings are served by a modern external timber walkway and stair – closed off now due to structural instability.

The long rear south-west elevation is largely obscured from view – facing into a garden or courtyard with no access and high fences and walls. It is of two storeys height and is built of a mix of local granite rubble with traditional lime mixed mortars re-pointed externally and patched internally in cement; there are concrete block and cement repairs in places. The openings along this elevation are arranged in such a way as to be symmetrical to the north end – three over three – with a central door or loading door – to the south end of the range there is a large gap before the two end windows; this most likely indicates phasing. There are four blocked openings on the ground floor of this elevation – either windows or doors – of narrow rectangular traditional form – these are blocked with concrete block; at first floor on the long south-west elevation there are three windows and a partly blocked loading door. There is a marked area of disturbance in the stonework to the 'north' end between the blocked loading door and second window and another area of disturbance between the set of three openings and the window to the south-end – the stonework is smaller and neater to the south end and much blockier to the north end – all suggesting various scenarios of phasing, rebuild and repair.



FIGURE 3: THE NORTH-WEST AND SOUTH-WEST STONE ELEVATIONS OF THE BUILDING, B1A AND ADJACENT BUILDING, B1B; FROM THE WEST.

The short north-west elevation is now contiguous with that of the adjacent building although clear structural phasing is evident; the older structure having quoins against which the north-west elevation is built. This end of the building is of a blockier, heavier build of granite stonework; rubble with large dressed quoins to openings. There is new metal guttering and it is evident the slate roof has been replaced. There are two irregular openings to the ground floor here – one a large wide doorway, or former boarded area – blocked with concrete block with a long narrow air vent left in one corner and a tall narrow window – with good traditional timber frame with chamfered central glazing bar and internal timber shutters. At first floor there is another window, with a good chunky wooden frame and modern glazing and a loading door, partly blocked with concrete blocks, with a modern window inserted above.



FIGURE 4: THE GROUND FLOOR OF THE BUILDING WITH THE CONCRETE PITS FOR FISH ALONG THE SOUTH-WEST WALL; FROM THE NORTH.

2.2.1 INTERIOR DESCRIPTION OF BUILDING 1A

Internally, at ground floor the space has a sloping concrete floor, probably poured over original cobbles – with an off-centre drain. The long south-west wall is of rubble build with many layers of historic whitewash, through which the blocked openings show and to the south end there is a shallowly blocked opening which exhibits two chunky timber lintels and shallow sloping sides – clearly once a window which sits much higher than the other openings which are truncated by the pit structures which abut the wall; there are five deep rendered square-shaped pits in a row along this wall and one long one to the north-west – these are the fish sorting areas.

The north-west wall is also of stone rubble – of noticeably chunkier build and with dressed blocks to the quoins to openings and half of the elevation is braced by a huge timber beam and was presumably open or of timber boarding – now concrete block. There is one surviving window to this wall – with good straight-sided reveals and a small high-set air vent – both with painted plank shutters. A longer pit has been built up against this elevation and now contains a broken mast and lots of planks – presumably recycled from the building itself or even boats. There is a concrete plinth carrying a metal riveted tank, for water or fuel in the corner – stairs rising against a two storey timber partition wall which divides this space from the adjacent building (1B).

There is a second larger partitioned area, containing a pit to the south-east – undercutting the older facade, where buttressing has had to be installed and enclosed within full-height concrete block partition walls – again with a rendered interior; beyond this the small window in the south-east wall dimly lights the pits opposite, which stretch along the south-west wall.

All the walls are whitewashed and there is a small office structure against the north-east wall – by the large entrance doors. The ceiling of the space is carried on a massive central timber beam – several long half-lap spliced sections bolted together and formerly supported by cast iron columns. This has a crossbeam which is carried on a concrete block pier – the floor above is of

even width chunky boards carried on massive rafters- with timber X-shaped noggin-braces between. The north-east wall can be seen to largely be carried on another massive beam – again halved and bolted for strength. A large hatch serves the first floor in the centre of the ceiling and a second opening serves a rough, heavy wooden staircase to the north corner. The partition wall between the building under study and adjacent building is of the original timber boarding braced by large ledging bars – the planks are thick of even width, painted white. This level clearly presents and an earlier warehouse converted into fish cellars – the blocking of most of the openings and installation of the pits clearly contemporary.



FIGURE 5: THE FIRST FLOOR OF THE BUILDING; FROM THE NORTH CORNER.

Rising up the stairs in the north corner, which are made from historic wood with a dark patina and new wood from recycled pallets, one enters the loft on the first floor. The two-storey timber boarded partition continues up – the open apex within the roofline is filled with chicken wire to keep out pigeons. The roof over B1A is carried on lightweight shallow pitched A-frames, with side struts, the joints overlapped and bolted – typical for the 19th century, with three purlins to each pitch and chunky lightweight rafters. There is new sark-boarding to the underside and a new slate roof, with some Velux windows cut in recently.

The timber frame to south-east and north-east is whitewashed internally – the joints seen to be nailed or bolted, in line with the relatively late date of this building. Some rotten plank boarding survives within the corrugated sheeting to the north-east elevation against the stone wall of B1B and there is a small wooden plank boarded box containing a mid-20th century toilet here. There is graffiti on the boarding of the toilet and several doors, with names such as ‘Amish’, ‘Mouse’, ‘Pope’, ‘Prosper’, ‘Wasp’, The ‘Tom Free’ and others, which may be the names of fishing boats – recording various tallies and catches. There are two doorways at first floor within this timber-frame – one retains its door, which is of traditional plank form; there is also a large window to the ‘south’ end, with a modern frame. A granite pier braces the end of B1B where the timber-frame of B1A abuts it and also supports the large beam which braces the frame for the north-east wall. The long stone wall to the south-west and short wall to the north-west are internally whitewashed

and to the south end of the wall, as far as the window there is clearly a different lower build – with a build line between and a crude raise. This would appear to suggest reuse of an earlier structure here. The openings at this first floor level have all been fitted with modern fixed timber frames, with modern glass, they all have thick machine sawn timber internal lintels, with roughly dressed external granite slab lintels. There is a heavy braced wooden framework to the west corner of the first floor – with a central work-table or bench; this crosses and truncates the loading doors so is related to the later fish cellar use and may be for stretching and drying nets. The central hatch/trapdoor is railed off with modern timber but otherwise the space is now empty.

2.2.2 FUNCTION OF BUILDING 1A

The building presents as a 19th century sail-loft or warehouse – with a later fishing/sea-faring focus, when it became a fishcellars, all of the associated fitments for that function are of rendered concrete block – suggesting a 20th century conversion – no historic fitments survive within the structure to confirm a definitive first use of the building. In Kelly’s directories of the later 1800s multiple boat owners, boat builders, fish salesmen and even a fish auctioneer and a market gardener are all recorded as living on *Street an Nowan* – now Foundry Lane – to which the building presents its main stone facades – the boarded rear facades being the working side, within the alleyway.



FIGURE 6: VIEW OF THE WAREHOUSE, WITH IN SITU RENDERED PITS (WITH 2M SCALE); FROM THE SOUTH-EAST.



FIGURE 7: THE NORTH-WEST WALL OF THE BUILDING, WITH BLOCKED LOADING DOORS AND BOARDED PARTITION OF THE L-SHAPED RANGE, EVIDENCES THE JOINT FUNCTION AS FORMER SAIL LOFTS OR WAREHOUSES; FROM THE SOUTH.

2.2.3 RELATIONSHIPS OF BUILDING 1A, WITHIN THE RANGE

B1A abuts the earlier building B1B on its 'west' end – the earlier buildings end wall has been removed, leaving its quoins on the north-west face and a large granite pier has been built in the angle between the structures to the north-east to brace the timber frame of B1A on its north-east elevation.

2.2.4 SIGNIFICANT SURVIVING FEATURES IN BUILDING 1A

- The timber engineered framework – particularly the ground floor beams which support the first floor, with half-lap spliced bolted joints and cast-iron column supports (only 1 of which survives).
- The hatches within the floor which suggest the historic movement of goods between levels, supporting a warehouse first function.
- The concrete 20th century fish salting-pits and first floor timber framework – not historic but key to the narrative of the building.



FIGURE 8: ONE OF THE RENDERED PITS FOR FISH ON THE GROUND FLOOR OF THE BUILDING; FROM THE NORTH-NORTH-EAST.

2.2.5 SIGNIFICANCE OF BUILDING 1A

The building, (with adjacent B1B – in separate ownership) can be considered to be an undesignated heritage asset – with some structural phasing and a narrative specific to the traditional fishing industry in Newlyn. In some form it probably dates from the mid-19th century and retains immense authenticity as a fishing related structure and as part of the streetscape of Foundry Lane – an area noted on the HER and within the conservation area appraisal as important to the historic narrative of Newlyn. Whilst neither of an age, nor condition to warrant Listing it is of local value and is of limited but quantifiable significance.

We can apply the Historic England classifications of value to define and clarify where the heritage value in this building lies:

2.2.1 ARCHAEOLOGICAL VALUE

High – setting; Medium/Low - building. The buildings on the site and alleyway itself site will seal and contain earlier occupational evidence from the development of Newlyn and its harbour – due to its historic core location. The excavation of the salting pits for the fish on the ground floor will however have affected any below-ground deposits within the footprint of Building 1A itself – likely wholly removing them – leaving only a small area near the doors, sealed merely by the concrete floor.

2.2.2 EVIDENTIAL VALUE

Medium/High value; the building contains obvious evidence in the south-west wall of a ragged raise in height and there is structural phasing with the adjacent building, B1B.

2.2.3 ASSOCIATIONAL/HISTORICAL VALUE

Medium value; this is one of the primary values of this building – it is directly related to the

traditional fishing industry in Newlyn which is of national value, as one of the larger fleets in the country. It may have further as yet unrecognised value or associations with certain boat crews or fishing businesses, which could be confirmed via further research.

2.2.4 AESTHETIC VALUE

Low/Medium value; the building has been compromised by inappropriate 20th and 21st century repairs on its south-east and north-east elevations. It is of good local granite vernacular form on the north-west and long south-west sides – traditional in appearance, if only functional and practical. This is a working building not built for aesthetics. It does positively contribute to the streetscape of Foundary Lane.

2.2.5 SYMBOLIC/ICONIC VALUE

Low; the building is of a type which defines the iconic visual character of Newlyn as a historic working fishing port. This is a value in which it is not individually valuable but does make a positive, if limited contribution to the wider iconic value of this settlement in a cumulative sense.

2.2.6 COMMUNAL VALUE

None. Technically, the building was a working space – which would not normally be considered to elicit an emotional or community sense of ownership or emotion. However, fishing, a threatened traditional industry is the life blood of this community and the wider site is still used for fishing. The fact the building contains historic and modern graffiti with the names of boats and fishermen, is evidence of the individual lives, business or community links – it may well be that there is a limited and specific sense of communal value for fish cellars connected to certain legendary fishing boats or captains, especially in a community who still actively fish and may have worked in the building and are likely to still live nearby.

2.2.7 AUTHENTICITY & INTEGRITY

High value; this is the primary conservation value for this building. It is now on the cusp of conversion but up until now has been completely unchanged, of fishing related functions – with intact salting pits or processing pits still present onsite. It has enormous structural integrity too – with internal fittings – although modern, relating to traditional fishing use – it has lost its historic timber boarding but the majority of the building is at present intact.



FIGURE 9: HISTORIC/MODERN GRAFFITI ON THE DOORS UPSTAIRS IN THE BUILDING - THE NAMES OF BOATS?

2.3 BUILDING 1B DESCRIPTION

B1A is attached to another range to the north-east, B1B – this is in separate ownership but is briefly described here for context. Surviving as a partly open-fronted fish warehouse-store this is still in use by the adjacent fishing company which retains another fish cellars in the alleyway and even has a boat stored onsite, directly opposite the building.

Like B1A, this structure is also of local vernacular granite build – with dressed quoins to openings and timber framed sections – with large doors to the alleyway and to Foundry Lane. The building is of two storeys – both large open spaces. It has a contiguous roof with B1A – of A-frames with side struts – the partition wall between the two buildings being of historic timber boarding. Whilst this building is still in use by the fishing company it has received less modernisation than B1A and is more traditional and solid in appearance.



FIGURE 10: BUILDING 1B - ADJACENT AND ADJOINING B1A; FROM THE SOUTH-EAST.

3.0 HISTORIC PHASING

3.1.1 PHASE 1 – MID 19TH CENTURY

The earliest fabric in the wider L-shaped range is within B1B – which is not part of this study but is likely an early-mid 19th century structure.

Within B1A, the element of the range under study, the earliest fabric is present in the north-west elevation – which is built up against the granite quoins of B1B – showing that it abuts this building and the ‘north’ end of the long south-west elevation – which is contiguous with the north-west elevation. This small sub-square block was obviously built onto B1B extending it before 1875, as can be seen structurally in the building and is recorded on the historic mapping.

An earlier fish cellars or sail loft – which appears to be ruined on the 1st edition map lies just to the south within the alleyway and may represent some aspect of the different stonework incorporated into B1A, in the south-west wall.

Evidence for this phase:

- **Historic mapping – 1st Edition OS map**
- **Structural phasing between B1A and B1B**
- **Spatial relationship between the windows on the south-west elevation**
- **Internal evidence of a rubby-ragged raise – possibly indicating partial reuse of a ruined stone building of lower – one and a half storey height.**

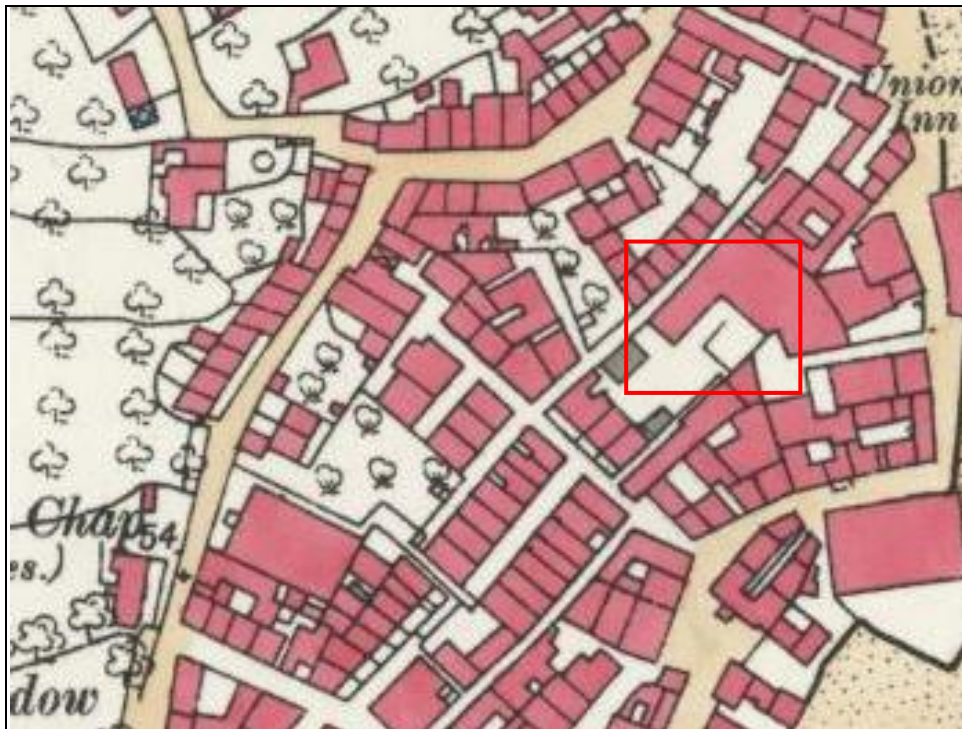


FIGURE 11: 1ST EDITION OS MAP, 25-INCH, SURVEYED IN 1875, SHOWING A BUILDING ALONG FOUNDRY LANE AND A RUIN WITHIN THE ALLEYWAY - CONFIRMING THAT B1A IS A REMODELLED STRUCTURE AND PARTLY AN EXTENSION (NLS MAPPING 2021).

3.1.1 PHASE 2 – LATER 19TH CENTURY (POST 1875 – PRE 1906)

Building 1A is enlarged and adapted to the southern end via the building of the timber framed section we see today. It appears this timber framed structure may reuse some parts of the ruined structure shown on the earlier map as there is a ragged build line within the south-west wall at one and a half storey height. This phase of extension again presents as a warehouse – with windows and loading doors at both ground and first floor. The date for the extension can be tracked by the historic mapping between the 1st and 2nd Editions, so it may still be pre-1900 in date.



FIGURE 12: THE BUILD LINE ON THE LONG SOUTH-WEST WALL, SUGGESTING THE REUSE OF A RUINED STRUCTURE; FROM THE NORTH.

Evidence for this phase:

- Historic mapping – 1st and 2nd edition OS maps.
- Timber-framed extension to the south – clear structural phasing to B1B.
- Raise of rubble above ragged build line on the south-west elevation.
- More 'modern' construction of the timber framed elements.

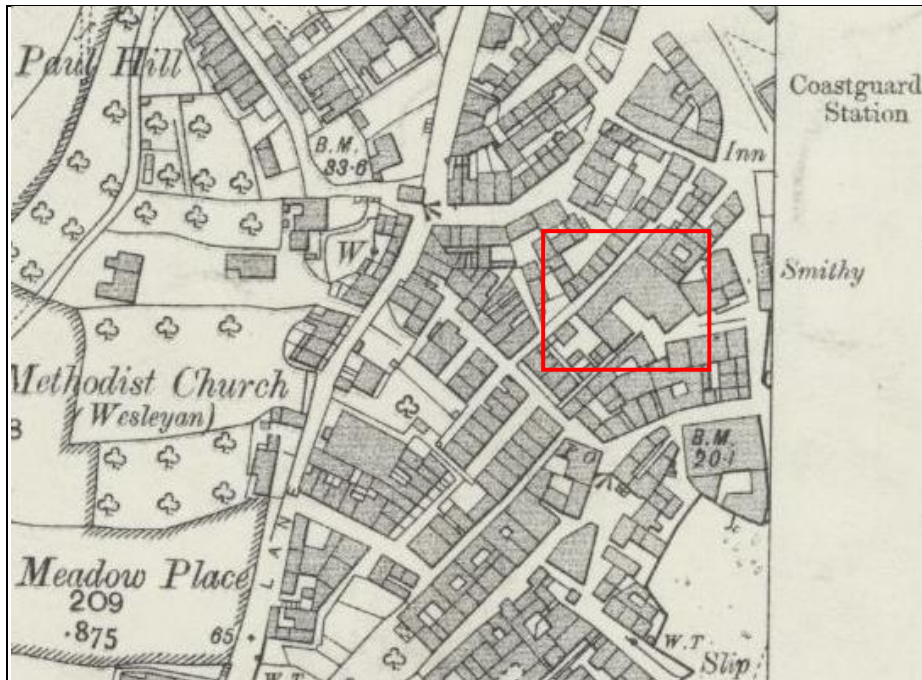


FIGURE 13: 2ND EDITION, REVISED IN 1906 - SHOWING THE SOUTHERN END OF B1A HAS NOW BEEN BUILT (NLS MAPPING).

3.1.2 PHASE 3 – EARLY-MID 1900S

The building was fitted out with concrete block fish storage pits, rendered and painted – the pits excavated within the footprint of the original building during the period. Inside R1 – a small partitioned area R1A has also been excavated against the south-east wall – a buttressed area appears to carry an undercut of the adjacent steps on the exterior of the building. The massive timber framework on the first floor is probably also from this phase as it runs across the loading doors and has led to loading doors being blocked with concrete blocks. This is connected to the building being adapted as a fish cellars.

Evidence for this phase:

- Rendered fish pits.
- Timber frame upstairs.
- Blocked loading doors, windows and warehouse openings.
- Undercut south-east wall and second large pit, office – altered north-east wall facing onto the alleyway.

4.0 CONCLUSIONS

The fish cellars is a building specific in form and narrative to its setting in the historic core of Newlyn, next to the port and docks; with a history defined by the fishing and the fishing industry. It is likely Building B1A has always been associated with fishing – with a mixed range of uses over time, however, its function as a fish cellar is its most recent phase, all of the elements associated with that use being of concrete block. We can be more definitive in it not having been built as a fish cellar as it does not fit the form for such a building and had to be significantly adapted as it had a lot of windows and openings; instead we can hypothesise its use for processing or manufacturing things like nets and sails – or even ropes, as well as storage, as a warehouse – having loading doors to the former main street, Foundary Lane beyond.

It abuts an early-mid 19th century building and itself dates to the pre-1875 period, as recorded on the historic mapping and retains at least two traditional-appearance facades (south-west and north-west) even if it is much altered on its rear working side. It is considered a building of local value which positively contributes in a limited extent (in its own right) and cumulatively with other buildings of the same type, may also still in working condition or authentic if derelict, to Newlyn's vernacular working character.

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APPENDIX 1: BUILDING RECORDING TABLES

BUILDING B1A		General Description
Function/Summary:		Sail-loft/warehouse – converted to fish cellars in 20 th century
Dating Evidence:		Historic mapping and building survey evidence
Exterior B1A		
Elevation NORTH-WEST		Description
Fabric Description:		Short single-bays width elevation – clearly extending adjacent building B1B. Heavy granite rubble build with dressed and faced granite blocks forming crude quoins to openings and quoins to the west corner. Thickly re-pointed in a dark grey cement mortar.
Roof Covering		New slate roof, barge boards, painted and being restored, new metal galvanised guttering and downpipe.
Opening – Windows:	W1	Tall window two-light opening to the right of the elevation at ground floor. Quoins to opening – thick timber frame with chamfered central mullion and chamfered jambs to side – rebate for glass but none survives – pegged joints, painted yellow. Timber plank internal shutters nailed closed. Graffiti damage.
	W2	Narrow horizontal air vent opening within concrete block blocking of a wide opening. Hopper/awning style opening – again closed by a shutter, nailed down.
	W3	Two light window, at first floor, directly above W1. Quoins to opening, modern fixed timber frame and glass within thick chamfered earlier timber frame. Painted yellow.
Openings – Doors:	LD1	Partly blocked loading door at first floor – to ‘east’ side over blocked opening at ground floor. This long opening is now blocked with concrete block – with a modern timber window frame, with modern glazing fixed above.
Blocked openings:		There is a large square opening or wide section of wall at ground floor against the quoins of B1B. It was either a section of timber boarding or was once a wide double doorway directly into the interior – it is noted that the ground level of the alleyway is much higher than the interior floor of the building, so there would be a drop or step here.
Drainage/Guttering		Modern replacement galvanised metal guttering and downpipes.
Significant Details:		Good vernacular post-medieval style and appearance – contributes to the character of Foundry Lane – similar to other buildings. The arrangement of loading doors and windows is reflected in the south-west elevation to some extent – suggesting warehouse use. The good quoins and stonework suggests the building was initially intended to front onto Foundry Lane – the alleyway behind was just working space.
Relationships:		This elevation abuts B1B – clearly built up against the former corner of the earlier building and its quoins. It is integral with the north end of the long south-west elevation.
B1A Elevation SOUTH-WEST		Description
Fabric Description:		Long two storey elevation. Heavy granite rubble build, with dressed and faced granite blocks forming crude quoins to openings and quoins to the west corner. Thickly re-pointed in a dark grey cement mortar. Where openings have been blocked they are blocked in concrete blocks with the same cement mortar. There is a minor character change in the stonework along the elevation – the build is heavier to the north end – and far more closely packed to the south end at ground floor height – loose above at the south end at first floor – this is indicative of phasing although the later re-pointing and repairs have obscured the build lines. There is also disturbance between LD2 and W5 – it is not clear if this is a significant repair or phasing – as access to this facade for study is not possible.
Roof Covering:		New slate roof, barge boards, painted and being restored, new metal galvanised guttering and downpipe.
Openings – Doors:	LD2	Partly blocked loading door at first floor – to ‘centre’ of the north end of this elevation, flanked by two windows. Symmetrically set over blocked opening at ground floor. This long opening is now blocked with concrete block – with a modern timber window frame, with modern glazing fixed above. Internal machine sawn timber lintel – external crudely

		dressed granite block lintel.
Opening – Windows:	W4	Two light window, at first floor, directly above a blocked window at ground floor to left of LD2. Quoins to opening, modern fixed timber frame and glass within thick chamfered earlier timber frame, painted yellow. Internal machine sawn timber lintel – external crudely dressed granite block lintel.
	W5	Two light window, at first floor, directly above a blocked window at ground floor, to right of LD2. Quoins to opening, modern fixed timber frame and glass within thick chamfered earlier timber frame, painted yellow. Internal machine sawn timber lintel – external crudely dressed granite block lintel.
	W6	Slightly larger window to south end of the elevation – sits slightly higher on the wall – double timber lintels, thick machine sawn wood. Modern wooden frame and modern glazing. Does have external quoins but whilst stones are ‘faced’ they are not shaped to the same extent – being more irregular shapes – but only glimpsed at a distance.
Blocked openings		There are four blocked openings on the ground floor – symmetrically positioned above the openings on the first floor – so three to the north end and one offset to the south. All are blocked with concrete block. The openings to the north end have external granite lintels – the opening to the south looks to have an external timber lintel.
Drainage/Guttering		Modern replacement galvanised metal guttering and downpipes.
Significant Details:		Good vernacular post-medieval style and appearance – contributes to the character of the area – similar to other buildings. The arrangement of loading doors and windows is reflected in the north-west elevation to some extent – suggesting warehouse use. The good quoins and stonework suggests the building was initially intended to front onto Foundry Lane and the former yard.
Relationships:		The north end of this elevation is contiguous with the north-west elevation. The south end of the wall appears to raise a ruined single storey structure and link it to the north end to form a continuous elevation. It is not clear – due to no access how the south-west and south-east wall interact at the south corner.
B1A Elevation SOUTH-EAST		Description
Fabric Description		Rendered thick lower walling with something of a batter – may be stonework – rendered in cement and painted. Undercut and buttressed internally – partly obscured externally by a set of crude granite and concrete block steps which serve a narrow alleyway between buildings. Above at first floor the building is timber-framed – the wood whitewashed – this is covered in modern box-profile corrugated sheeting.
Roof Covering		This is a gable end but there is a new slate roof, barge boards, painted and being restored, new metal galvanised guttering and downpipe.
Openings - Doors		N/A
Openings - Windows	W7	Large square window at ground floor – in a section of concrete block infill – modern timber frame – glazing broken.
	W8	Tall rectangular window opening and frame built into the timber-frame – with frame and hinges – glazing removed – covered by modern external corrugated sheeting.
Drainage/Guttering		New metal galvanised guttering to building.
Significant Details:		This may have been a wholly timber framed elevation – now under-built in concrete block, or as to the south-west there may be the remains of a stone building incorporated here.
Relationships		The timber frame appears to abut and is socketed into the end of the stone south-west wall.
B1A Elevation NORTH-EAST		Description
Fabric Description:		Timber-framed elevation, framework survives internally – painted white to first floor – unpainted beam to ground floor. The elevation is under-built in concrete block at ground floor – as far as the heavy beam which braces the elevation and which carries the floor. Externally the ground floor is cement rendered and has been painted white. At first floor the elevation is covered in modern box-profile corrugated sheeting. It is supported with scaffolding at the time of

		survey.
Roof Covering		There is a new slate roof, barge boards, painted and being restored, new metal galvanised guttering and downpipe.
Openings: Doors	D1	Double doors at ground floor off-set to centre. Boarded and framed plank doors – chunky strap hinges – probably cohesive with the timber frame but reset in new opening when the the elevation was altered in the 20 th century.
	D2	Doorway at first floor – ledged and braced plank door on strap hinges – painted white. Forms an in-out warehouse door pair with D3.
	D3	There is another doorway within the timber frame, at first floor to the ‘north end, which is covered over by the corrugated sheeting and not visible externally. Forms an in-out warehouse door pair with D2.
Openings: Windows	W9	Large window within the concrete block infill at ground floor – next to the granite pier at the north end – modern timber frame and modern glazing.
	W10	Large window within the timber frame, at first floor to the ‘south end’ – modern frame set within remains of white painted historic frame – modern central glazing bar and modern glazing.
	W10	Small metal ‘crittal-style’ awning window serves a toilet off-set from centre at first floor.
Drainage/Guttering		There is some old cast iron guttering now internal to the building as the concrete block wall has been built around it.
Significant Details:		There is a heavy granite pier at the end of B1B – in the angle with B1A. This pier has a lime and clay mortar. It supports the dividing timber boarded partition and the timber frame of B1A – B1A being an extension of B1B. This pier has been constructed at the end of B1B to support this new extension. There is a modern raised walkway and set of external steps attached to this elevation, made out of tandalised sleepers and bolted together – late 20 th or early 21 st century – relatively modern.
Relationships:		The timber frame of this elevation is cohesive with the timber frame of the south-east elevation. It is carried and supported by the heavy granite pier at the end of B1B – which braces the joint to B1A, which is an addition to that earlier building.
Interior – Ground Floor		Description
Function:		Fish cellars – 20 th century, previous warehouse or sail-loft function in later 19 th century.
Ceiling		Heavy pine rafters – thick and chunky, carry even width thick pine floorboards – forming first floor. Between rafters there are two rows of noggin-x braces either side of a massive central beam. The central beam is in fact multiple long sections of timber, half-lap spliced together with bolts, each joint was intended to be supported by a wooden block and cast-iron column – only one column now survives. There is a second massive transverse beam at right angles to this carried on concrete block piers, bolted together. Both massive beams are whitewashed.
Walls		The walls to the ‘east’ and ‘south’ are timber-framed – with concrete block under building – massive beams span these elevations carrying the timber framing. To the ‘north’ and ‘west’ the walls are of stone rubble, internally covered with several thick layers of historic whitewash. The long south-west wall which is abutted by the concrete-built fish pits is rendered to half height.
Floor:		Poor quality poured concrete floor – slopes to off-centre drain and drain hole – probably covers cobbled floor or other historic surface uneven in places.
Fitments:		Row of five concrete block rendered pits to the south-west wall, one to the north-west wall – these have been built up about 1.25m from the historic floor surface and excavated about 1-1.25m below – making them very deep. The sides are smooth rendered and whitewashed. There are metal hooks and fitments for closing boards and some heavy timber boards survive. To the north-west end there is one larger single box – there is also a concrete structure carrying a water or fuel tank. To the south-east end there is a larger single pit with full height enclosing walls – again of concrete block. This pit has partially undercut the south-east wall and i heavily buttresses about 2m below the ground floor of the building. Again the sides are rendered and whitewashed. There is a small timber framed office by the entrance doors to the building – this has modern timber shelves and a sliding internal window and plain modern doorframe with strap hinges – no door survives.

FORMER FISH CELLARS, 44-46 THE STRAND, NEWLYN, CORNWALL

Stairs		There is a heavy duty timber staircase to the north end of the space – against the partition wall to B1B – made of carriage braces with crude block treads – with a dark aged patina, s with later crude hand rail and frame seemingly made out of recycled pallets.
Significant Details		There are four blocked openings – windows or doors on the south-west wall – their internal timber lintels and rough outlines can be seen – the one to the south, set away from the others is only blocked externally and exhibits shallowly sloping reveals and a slate sill, this is a window – the others are partly covered by the render on the wall. The two storey partition wall to B1B is braced off the wall and a large granite pier, it is of wide thick timber boards carried on chamfered thick ledging bars – the joints nailed – whitewashed. There is historic graffiti on this partition.
Dating Evidence:		The structure is traditional in form and 19 th century in date – the internal fitments are 20 th century.
Interior – Loft		Description
Function:		Storage loft – sail loft.
Ceiling		Open to the roof, with A-frame trusses with side struts. Each strut is cut over the blade and tie beam, half lapped and nailed in place a good but relatively late style. The trusses are dark in colour, likely stained for waterproofing, quite lightweight and the roof is of shallow pitch. There are three purlins to each pitch. The sark boarding is all modern replacement.
Walls		The timber-framed north-east and south-east walls, exhibit whitewashed wood with the corrugated sheeting beyond. To the south-west and north-west the walls are whitewashed granite rubble – there is disturbance in two places on the south-west wall. To the centre – between the two sets of openings, between LD2 and W5 and there is a build line to the south end suggesting a raise has occurred.
Floor:		The floor is of even width chunky pine boards – some significant water damage in places. There is a central hatch/trapdoor to the ground floor, which is fenced off with modern wood rails.
Fitments:		There is a massive beam and metal braced row of framework to the west corner and south-west wall – with a central work bench structure – this is connected to the later fish cellar function as the framework blocks the loading doors. There is also a beaded tongue and groove plank partition box containing an enamel and Bakelite-style toilet with high level tank, c.1960s.
Significant Details		The two storey partition wall to B1B is braced off the wall and a large granite pier, it is of wide thick timber boards carried on chamfered thick ledging bars – the joints nailed – whitewashed. There is historic graffiti on this partition which may record the name of fishing boats.
Dating Evidence:		The structure is traditional in form and 19 th century in date – the internal fitments are 20 th century.

APPENDIX 2: PHOTOGRAPHIC ARCHIVE



1. THE SOUTH-EAST GABLE END OF THE BUILDING (2M SCALE), WITH SMALL ALLEYWAY BETWEEN IT AND THE ADJACENT BUILDING; FROM THE EAST.



2. THE ALLEYWAY BETWEEN BUILDINGS; FROM THE EAST-NORTH-EAST.



3. THE NORTH-EAST 'FRONT' OF THE BUILDING (2M SCALE), TIMBER-FRAMED EXTERNALLY CLAD IN MODERN CORRUGATED SHEETING; FROM THE EAST-SOUTH-EAST.



4. THE MODERN STAIRCASE ON THE NORTH-EAST FRONT OF THE BUILDING - NOW ROTTEN; FROM THE EAST.



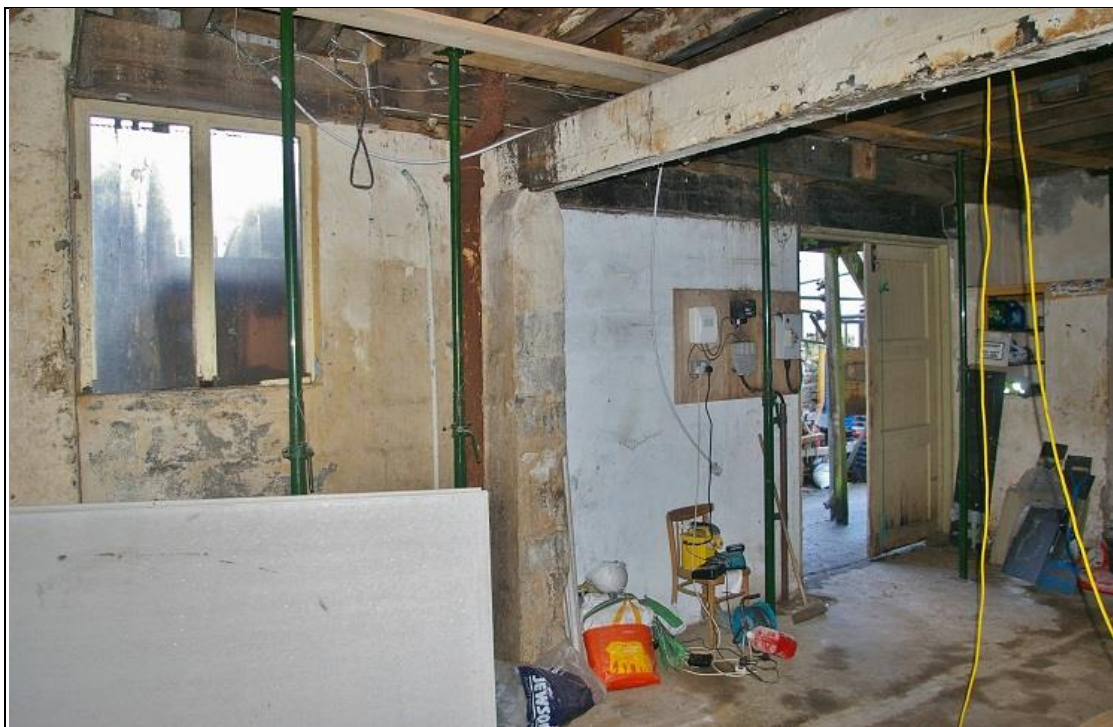
5. THE JOINT BETWEEN B1A AND B1B, SHOWING B1A ABUTS THE EARLIER STONE BUILDING; FROM THE EAST.



6. THE CONCRETE BLOCK RENDERED FRONT OF B1A, 2M SCALE, WITH DOUBLE DOORS; FROM THE NORTH.



7. THE DOUBLE DOORS TO THE BUILDING, B1A, FLANKED BY THE SMALL MODERN OFFICE; FROM THE WEST.



8. THE INTERIOR OF THE NORTH-EAST WALL, UNDER-BUILT IN CONCRETE BLOCK, WITH MASSIVE BEAM ABOVE CARRYING THE TIMBER FRAME; FROM THE WEST.



9. INTERIOR OF B1A, GROUND FLOOR; FROM THE WEST.



10. THE GROUND FLOOR INTERIOR - SHOWING MASSIVE FRAME, CARRIED ON CAST IRON COLUMN; FROM THE NORTH.



11. THE NORTH END OF THE GROUND FLOOR OF THE BUILDING, B1A – SHOWING OPENINGS AND CONCRETE FISH PITS AND TIMBER FRAME; FROM THE EAST.



12. THE RELATIONSHIP BETWEEN THE LONG SOUTH-WEST STONE WALL - BLOCKED OPENINGS AND CONCRETE FISH PITS; FROM THE NORTH.



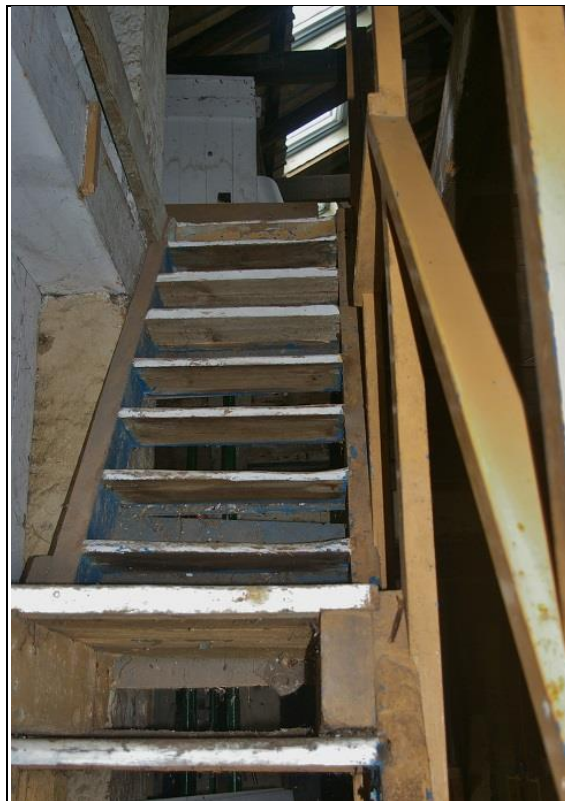
13. THE GROUND FLOOR OF THE BUILDING IS NOT FITTED OUT WITH CONCRETE FISH PITS TO THE SOUTH-WEST AND NORTH-WEST WALLS, AS WELL AS THE SOUTH-EAST FULL HEIGHT PARTITION, EVIDENCING A LATER CONVERSION TO A FISH CELLARS (2M SCALE); FROM THE EAST.



14. THE DEEP PIT TO THE SOUTH-EAST ENCLOSED BY FULL HEIGHT CONCRETE PARTITIONS; FROM THE WEST.



15. THE STAIRCASE AND BOARDED PARTITION, WITH CONCRETE FISH PITS AND TANK (2M SCALE); FROM THE SOUTH.



16. THE STAIRS UP TO THE LOFT, CRUDELY BUILT UP AND ACROSS THE BOARDED PARTITION TO B1B – USING OLD AND NEW SECTIONS OF FRAMEWORK; FROM THE NORTH-WEST.



17. THE CEILING IN B1A, WITH RAFTERS BRACED BY X-NOGGIN SUPPORTS.



18. THE MASSIVE TIMBER FRAME WHICH CARRIES THE FIRST FLOOR; FORM THE NORTH.



19. THE LARGE BEAM WHICH CARRIES THE TIMBER FRAME OF THE NORTH-EAST WALL - NOW SUPPORTED PARTLY ON A REPLACEMENT CONCRETE PIER; FROM THE SOUTH.



20. THE CONCRETE FLOOR OF THE BUILDING, WITH OFF-CENTRE DRAIN (2M SCALE); FROM THE SOUTH.



21. THE NORTH-WEST WALL OF THE BUILDING, WITH WINDOW AND BLOCKED LOADING DOOR, AT FIRST FLOOR; FROM THE EAST-SOUTH-EAST.



22. THE SOUTH-WEST WALL OF B1A, AT FIRST FLOOR - SHOWING ARRANGEMENT OF THREE OPENINGS AT THE 'NORTH' END - TWO WINDOWS FLANKING A NOW BLOCKED LOADING DOOR - SUGGESTING WAREHOUSE USE PREVIOUSLY; FROM THE EAST.



23. THE LONG SOUTH-WEST WALL - SHOWING CONSIDERABLE GAP BETWEEN THE OPENINGS - SUGGESTIVE OF STRUCTURAL PHASING; FROM THE NORTH.



24. THE BOARDED FLOOR OF B1A, WITH CENTRAL HATCH; FROM THE EAST.



25. THE ROOF OF B1A, SHOWING LIGHTWEIGHT A-FRAMES WITH SIDE STRUTS; FROM THE NORTH-WEST.



26. THE PARTITION WALL TO B1B – TIMBER PLANK BOARDING CARRIED ON HEAVY LEDGING BARS BETWEEN THE WALL AND GRANITE PIER; FROM THE WEST.



27. THE NORTH-EAST TIMBER FRAMED WALL OF THE BUILDING, SHOWING TWO DOORS – ONE BLOCKED BY THE TOILET; FROM THE WEST.



28. THE WINDOW IN THE SOUTH-EAST GABLE END WALL OF THE BUILDING, WITHIN THE TIMBER FRAME AT FIRST FLOOR; FROM THE WEST.



29. THE INTERNAL HEAVY TIMBER FRAMEWORK, ASSOCIATED WITH THE FISH CELLARS USE, AS IT CUTS ACROSS THE LOADING DOORS, FOR DRYING AND STORING EQUIPMENT; FROM THE NORTH.



30. LONG VIEW DOWN THE FIRST FLOOR OF THE BUILDING; FROM THE NORTH.



31. THE FOUNDARY LANE SETTING OF THE BUILDINGS; FROM THE NORTH-EAST.



32. THE QUOINS AND VERNACULAR BUILD OF B1B – WITH B1A ABUTTING TO THE RIGHT HAND SIDE, WITHIN THE FOUNDARY LANE FACADE TO THE NORTH-WEST; FORM THE NORTH.



33. THE OPENINGS ON THE NORTH WEST FACADE OF B1A – SHOWING ITS RETAINED HISTORIC CHARACTER FROM THIS SIDE; FROM THE WEST.



34. THE NORTH-WEST AND SOUTH-WEST STONE WALLS OF B1A – THE 1ST PHASE OF THE BUILDING, WHEN IT ORIGINALLY EXTENDED B1B; FROM THE WEST.

APPENDIX 3: WRITTEN SCHEME OF INVESTIGATION

FORMER FISH STORE
44-46 THE STRAND
NEWLYN
CORNWALL

Written Scheme of Investigation – Historic Building Recording



South West Archaeology Ltd. WSI no. NTS21WSIv1



www.swarch.net Tel. 01769 573555
01872 223164

44-46 The Strand, Newlyn, Cornwall

Written Scheme of Investigation for Historic Building Recording

By Natalie Boyd
Checked by Dr. Samuel Walls MCIfA
Issued: 29th October 2021

Produced by SWARCH for a Private Client.

Non-Technical Summary

This Written Scheme of Investigation (WSI) has been prepared by South West Archaeology Ltd. on behalf of a Private Client. It has been drawn up in consultation with the LPA and details the archaeological mitigation strategy and methodology to be employed for building recording at 48 The Strand, Newlyn, Cornwall.

A previous WSI and building record were carried out in 2021 by the architects Hodgson Gabb Studio. The Site Investigation Report also includes a desk-based assessment and historic map regression. An excerpt from their report reads:

The examination of records held at Kresen Kernow and in the Newlyn Archive has provided little evidence as to the precise history of the building. The location of the building, adjacent to Newlyn Harbour suggests uses related to fishing are likely since it was constructed. The Historic maps show only the north western element of the building in 1870 with the south eastern end added by 1900. The current building and in particular the south west wall and the roof structure show no evidence of the two distinct elements so it is likely that the roof as it currently exists was built to cover the entire structure between 1870 and 1900. The 1930 and 1939 trade directories show an entry for W. Stevenson & Sons grocers, at The Strand. They are also recorded as the building owners in 2021 and it is probable that they ran the pilchard pressing and packing operation from the premises until the end of the twentieth century. A member of the Stevenson family has described the upper parts as being used for the storage of building materials from 2005. The ground floor has also been described as being used for the storage of both chain and polystyrene fish storage boxes in recent times.

*The site lies within the Newlyn Conservation Area, the Statement for which notes that:
Times and activities may have altered but the essential character of Newlyn as a traditional, intimate maritime settlement of strongly Cornish Nature remains strong. This largely derives from the fact that Newlyn is a working fishing port of particular importance.*

To the immediate north of the site lies Foundry Lane, recorded on the HER as Street an Nowan (MCO64483), an extant, post-medieval lane. The Conservation Area Statement notes that this street is an interesting mix of 17th to 19th century cottages, with larger Victorian and Edwardian commercial buildings. This area is noted as the busiest in Newlyn, with activity centred on the harbour and fish market. This mixed character is also noted in the CSUS for Newlyn with a breakdown of the building types and dates found in this area.



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FIGURES

Coverplate: Photograph of the site taken by the architect.

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1.0 INTRODUCTION

SITE NAME:	44-46 THE STRAND
LOCATION:	NEWLYN
PARISH:	PENZANCE
COUNTY:	CORNWALL
CENTROID NGR:	SW 46261 28862
PLANNING REFERENCE:	PA19/03937 (ALSO PA21/02119)
OASIS NUMBER:	SOUTHWES1-433584

1.1 PROJECT SCOPE

This document is the Written Scheme of Investigation (WSI) for 48 The Strand, Newlyn, Cornwall. It has been produced by South West Archaeology Ltd (SWARCH) on behalf of a Private Client (the Client). It sets out the methodology for the archaeological works to be undertaken ahead of and during the proposed development, and for related off-site analyses and reporting. The WSI and the schedule of work it proposes were drawn up in consultation with the LPA.

1.2 PLANNING CONTEXT

Works on this site are being undertaken as part of planning application PA19/03937 for the conversion of the former fish store to form three duplex apartments, lower parking and associated works.

1.3 PLANNING CONDITION(S)

In accordance with paragraph 189 of the *National Planning Policy Framework* (2019), and the Local Development Framework Policy on archaeology, Cornwall Local Plan Policy 24, planning consent has been granted. The requirement for archaeology forms part of Condition 3 of the 2019 consent:

A) No demolition/development shall commence 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 demolition/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.

The historic building recording should be done to an Historic England Level 3 standard.

Reason: To ensure that provision is made to record finds of archaeological interest in accordance with the aims and intentions of paragraph 189 of the National Planning Policy Framework 2019 and policy 24 of the Cornwall Local Plan Strategic Policies 2010-2030. 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.

1.4 LPA COMMENTS

Historic Environment Planning (Archaeology)

Comment Date: Thu 13 Jun 2019

Thank you for consulting HEP Archaeology on this application. We have consulted the Cornwall & Isles of Scilly Historic Environment Record and note that building range is shown on the c1880 OS mapping as an enclosed yard, and on the c1907 and 1930s OS mapping as a building. Note that the historic mapping is offset from the modern OS. The site lies within the Newlyn Conservation Area (DCO63).

While we accept the principle of re-use and conversion of existing buildings it is to be expected that the significance of the building may be affected by the proposals. External and internal features and fittings may be obscured or removed as part of the conversion process.

We therefore consider it prudent that historic building recording should be carried out prior to the proposed 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. The historic building recording should be done to an Historic England Level 3 standard.

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 demolition/development shall commence 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*
 - 1. The programme for post investigation assessment*
 - 2. Provision to be made for analysis of the site investigation and recording*
 - 3. 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 demolition/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.]

Historic Environment Planning (Archaeology) [ST]

HEP.Arch@cornwall.gov.uk

Historic Environment Planning (Archaeology)

Comment Date: Wed 28 Jul 2021

Thank you for consulting HEP Archaeology on this application. We have consulted the submitted Heritage Statement (HS) and the Written Scheme of Investigation (WSI) included as an appendix (William Hodgson, nd).

As per our comments on (PA21/00835), for the approval of the submitted WSI to discharge Part A of Condition 3 in respect of PA19/03937 (consent to convert 44-46 to form 3 Duplex apartments, lower parking and associated works), the WSI included in the HS does not meet the required standards (Historic England 2016, Historic Understanding Historic Buildings 'A Guide to Good Recording Practice; Chartered Institute for

Archaeologists 2014, Standard and guidance for the archaeological investigation and recording of standing buildings or structures).

This not only includes making the amendments as requested by hep.arch on 17th May 2021 but also evidence from the author of the WSI for proof of their experience undertaking historic building recording to the required standards set by the Chartered Institute for Archaeologists and Historic England. We therefore recommend that the WSI is unacceptable and that the application should not be determined until the amendments are made and satisfactory evidence of the author's experience has been received by the LPA (and advised to do so by ourselves).

*Historic Environment Planning (Archaeology) [PD]
HEP.Arch@cornwall.gov.uk*

1.5 PUBLIC AND ECONOMIC BENEFIT¹

- 1.5.1 Social benefit can arise through learning and development, and community strength and local identity can be enhanced through contact with the historic environment.
- 1.5.2 Social benefit also arises from the net contribution to human knowledge (the *research dividend*) made by investigative works.
- 1.5.3 Economic benefit can arise from the regeneration of historic places, leading to the revitalisation of communities and neighbourhoods. Archaeology can make a meaningful contribution to place-making, which in turn enhances the image of a place and makes it a more desirable place in which to live.
- 1.5.4 Economic benefit can also arise from beneficial publicity, particularly through outreach, but also via public appreciation of due corporate diligence and care for the historic environment.

2.0 BACKGROUND INFORMATION

2.1 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

A previous WSI and building record were carried out in 2021 by the architects Hodgson Gabb Studio²³. The Site Investigation Report also includes a desk-based assessment and historic map regression. An excerpt from their report reads:

The examination of records held at Kresen Kernow and in the Newlyn Archive has provided little evidence as to the precise history of the building. The location of the building, adjacent to Newlyn Harbour suggests uses related to fishing are likely since it was constructed. The Historic maps show only the north western element of the building in 1870 with the south eastern end added by 1900. The current building and in particular the south west wall and the roof structure show no evidence of the two distinct elements so it is likely that the roof as it currently exists was built to cover the entire structure between 1870 and 1900. The 1930 and 1939 trade directories show an entry for W. Stevenson & Sons grocers, at The Strand. They are also recorded as the building owners in 2021 and it is probable that they ran the pilchard pressing and packing operation from the premises until the end of the twentieth century. A member of the Stevenson family has described the upper parts as being used for the storage of building materials from 2005. The ground floor has also been described as being used for the storage of both chain and polystyrene fish storage boxes in recent times.

The site lies within the Newlyn Conservation Area, the Statement for which notes that:

Times and activities may have altered but the essential character of Newlyn as a traditional, intimate maritime settlement of strongly Cornish Nature remains strong. This largely derives from the fact that Newlyn is a working fishing port of particular importance.

¹ CifA 2015: *Professional Archaeology: a guide for clients.*

² Hodgson Gabb Studio Architecture 2021: *Proposal for Written Scheme of Investigation for 44-46 The Strand, Newlyn.*

³ Hodgson, W. 2021: *44-46 The Strand, Newlyn: Site Investigation Report.*

To the immediate north of the site lies Foundry Lane, recorded on the HER as Street an Nowan (MCO64483), an extant, post-medieval lane. The Conservation Area Statement notes that this street is an interesting mix of 17th to 19th century cottages, with larger Victorian and Edwardian commercial buildings. This area is noted as the busiest in Newlyn, with activity centred on the harbour and fish market. This mixed character is also noted in the CSUS for Newlyn⁴ with a breakdown of the building types and dates found in this area.

2.2 TOPOGRAPHY AND LOCATION

44-46 The Strand lies in the historic harbour and fishing area of Newlyn, surrounded by a mixture of commercial and residential buildings at a height of c.5m AOD.

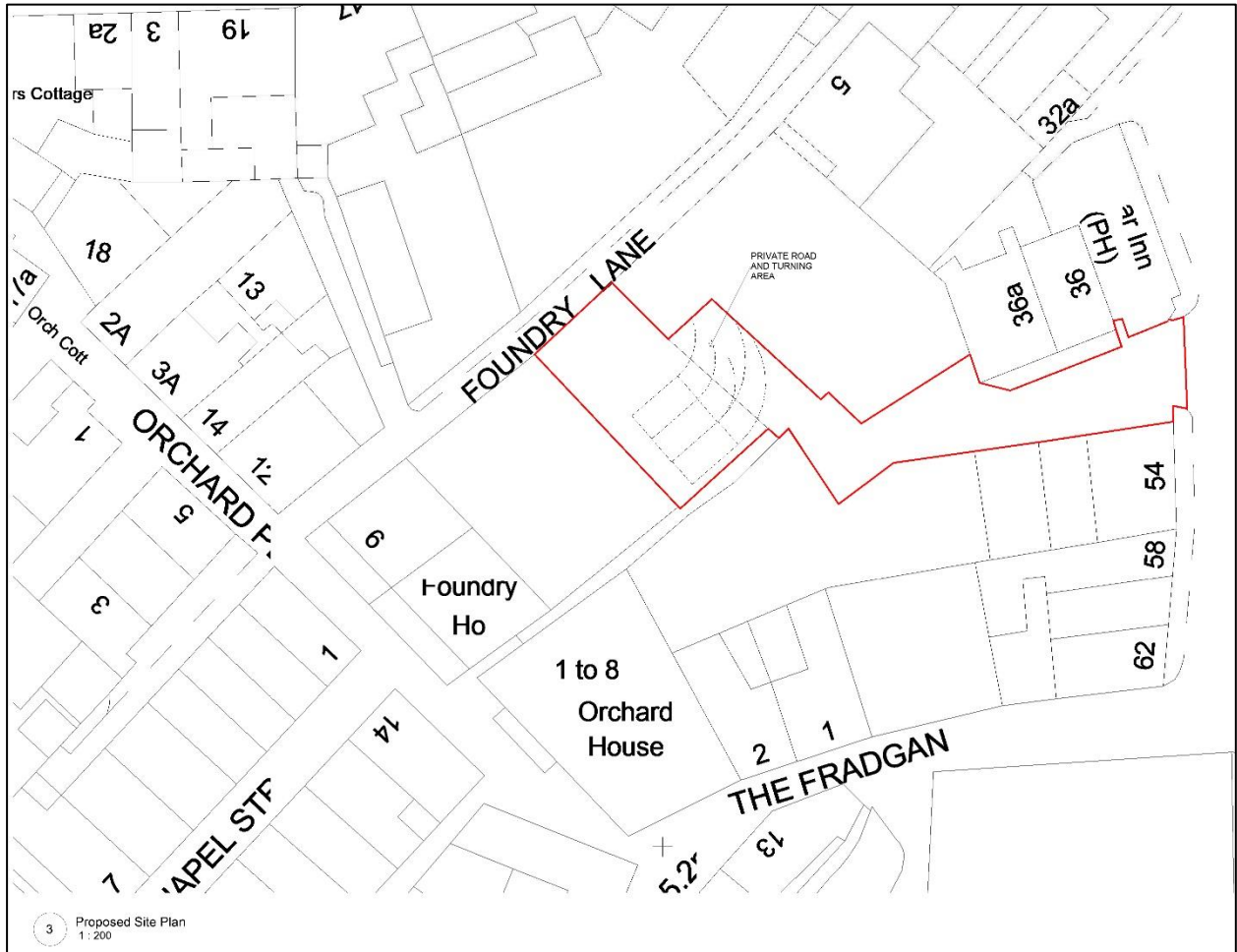


FIGURE 14: LOCATION MAP (ARCHITECTS PLAN).

⁴ Russell, S. 2003: *Cornwall and Scilly Urban Survey Historic Characterisation for Regeneration: Newlyn*. HES/CAU Report No: 2003R060

3.0 HEALTH & SAFETY AND ENVIRONMENTAL POLICIES

3.1 SWARCH H&S POLICIES

SWARCH is committed to the highest standards of health and safety awareness. Works will be carried out in accordance with the *Health and Safety at Work Act 1974*, the *Management of Health and Safety Regulations 1992*, and other relevant health and safety legislation, regulations and codes of practice. All SWARCH field staff hold current CSCS safety cards and EFAW or FAW qualifications. Specific RAMS and RA have been produced for this site, and will be taken onto site with any SWARCH personnel.

3.2 SPECIFIC HEALTH & SAFETY MEASURES

- 3.2.1 The site archaeologist will undertake any site safety induction course provided by the Client.
- 3.2.2 The Client will provide details of all and any known buried services or mining shafts/pits likely to be encountered, and provide specific guidance on how works should be undertaken around those services.
- 3.2.3 These health and safety requirements will be observed at all times by any archaeological staff working on site, particularly when working with machinery, deep excavations or open water.
- 3.2.4 Appropriate PPE will be employed at all times. As a minimum: high-visibility jackets, safety helmets and protective footwear. Additional PPE (gloves, glasses) will be worn as required.
- 3.2.5 If the depth of trenching exceeds 1.2 metres a dynamic risk assessment will be undertaken to determine the stability of the excavation. If necessary, trench sides will be shored or stepped to enable archaeologists to examine and if appropriate record the section of the trench/features.
- 3.2.6 A robust risk assessment methodology (shoring, stepping etc.) for work in deep trenches will be developed with the Client and the groundcrew to ensure the safest possible working conditions for SWARCH personnel.

3.3 ENVIRONMENTAL POLICIES

- 3.3.1 SWARCH is committed to the laws, regulations, and other policy mechanisms concerning environmental issues and sustainability. These issues include air and water pollution, solid waste management, biodiversity, ecosystem management, maintenance of biodiversity, the protection of natural resources, wildlife and endangered species, energy or regulation of toxic substances including pesticides and many types of industrial waste.
- 3.3.2 As a provider of archaeological services, SWARCH, its employees and subcontractors have a responsibility for the protection of archaeological heritage. In line with the CifA *Environmental Protection Policy* para.1, SWARCH recognises that its responsibilities to the built heritage extend to the environment more generally, and that archaeological activities have the potential to affect the environment⁵.
- 3.3.3 SWARCH will adhere to the environmental policies of the Client, and, if applicable, will take steps to minimise environmental damage or pollution arising from archaeological fieldwork.

4.0 PROJECT AIMS AND TIMETABLE

4.1 PROGRAMME OF WORKS

- 4.1.1 Undertake historic building recording to level 3 of the Historic England guidance:
- 4.1.2 Undertake historic building recording of any features revealed during the works;
- 4.1.3 Analyse and report on the results of the project as appropriate.

4.2 TIMETABLE

- 4.2.1 No timetable has been agreed yet for the works to take place.

⁵ CifA 2016: *Policy Statements*.

5.0 RESEARCH OBJECTIVES

5.1 RESEARCH OBJECTIVES

- 5.1.1 The monitoring of the works will feed into the following SWARF objectives⁶:
- 5.1.2 Research Aim 7: Increase and develop the recording of the built environment.
- 5.1.3 Research Aim 4: Encourage wide involvement in archaeological research and present modern accounts of the past to the public.

6.0 METHODOLOGY

6.1 HISTORIC BUILDING RECORDING

Historic building recording of the former fish store. In addition, recording of any architectural features revealed during the works will be carried out. This may be a staged process. This is in agreement with the LPA and they will be consulted as the project progresses. Written records will be accompanied by a comprehensive photographic record and plans and elevations provided by the Client/architect will be annotated. This work will conform to level 3 of the appropriate Historic England guidance⁷ and CiFA guidance⁸.

6.2 METHODOLOGY

- 6.2.1 The Client will provide SWARCH with accurate measured plans and elevation drawings. In the absence of sufficiently detailed plans and elevations, SWARCH will either amend the supplied material, or produce or commission new measured drawings;
- 6.2.2 A detailed written record will be compiled. All parts of the structure will be investigated, save where they are inaccessible for safety reasons;
- 6.2.3 A photographic archive will be compiled.
- 6.2.4 Any finds identified as treasure or potential treasure, including precious metals, groups of coins or Prehistoric metalwork, will be dealt with according to the Treasure Act 1996 Code of Practice (2nd Revision) (Dept for Culture Media and Sport). Where removal cannot be effected on the same working day as the discovery, suitable security measures will be taken to protect the finds from theft.

7.0 OBSERVATION

- 7.0.1 SWARCH shall agree observation arrangements with the LPA and give two weeks' notice, unless a shorter period is agreed, of commencement of the fieldwork. Details will be agreed of any monitoring points where decisions on options within the programme are to be made
- 7.0.2 If significant or complex archaeological remains are uncovered, SWARCH will liaise with the client and LPA to determine the most satisfactory way to proceed.
- 7.0.3 Observation will continue until the satisfactory completion of an OASIS report.
- 7.0.4 SWARCH will notify the LPA upon the completion of each stage of fieldwork.

⁶ Grove, J. & Croft, B. (eds.) 2012: *The Archaeology of South West England: South West Archaeological Research Framework; Research Strategy 2012-2017*. Somerset County Council.

⁷ Historic England 2016: *Understanding Historic Buildings: a guide to good recording practice*.

⁸ CiFA 2014, updated 2019: *Standard and Guidance for the archaeological investigation and recording of standing buildings or structures*.

8.0 REPORTING

8.1 REPORTING STRATEGY

- 8.1.1 Copies of the report(s) detailing the results of these investigations will be submitted to the OASIS (*Online Access to the Index of Archaeological Investigations*) database under reference southwes1-433584 within 3 months of completion of fieldwork, longer as dictated by specialist reporting, etc. The type of report produced will be agreed with the LPA in light of the results.

8.2 ARCHIVE REPORT

- 8.2.1 If a full report is produced it will include the following elements:
- 8.2.2 A report number, date and the OASIS record number;
- 8.2.3 A summary of the project background;
- 8.2.4 A description and illustration of the site location;
- 8.2.5 A methodology of the works undertaken, and an evaluation of that methodology;
- 8.2.6 Plans and reports of all documentary and other research undertaken;
- 8.2.7 A summary of the results;
- 8.2.8 An interpretation of the results in the appropriate context;
- 8.2.9 A summary of the contents of the project archive and its location (including summary catalogues of finds and samples);
- 8.2.10 A location plan and overall site plan including the location of areas subject to archaeological recording;
- 8.2.11 Analysis, as appropriate, of significant artefacts, environmental and scientific samples;
- 8.2.12 Discussion of the archaeological deposits encountered and their context;
- 8.2.13 A consideration of the evidence within its wider context;
- 8.2.14 Specialist assessment or analysis reports where undertaken.
- 8.2.15 The LPA will receive the report within three months of completion of fieldwork, dependant on the provision of specialist reports, radiocarbon dating results etc, the production of which may exceed this period. If a substantial delay is anticipated then an interim report will be produced and a revised submission date for the final report agreed with the LPA.

8.3 PUBLICATION AND DISSEMINATION

- 8.3.1 It is not anticipated that the results of this building recording will merit wider dissemination. Subject to the results of the work a note may be submitted to the journal *Cornish Archaeology* for inclusion in the *recent fieldwork* section.

8.4 PUBLIC PARTICIPATION

- 8.4.1 The relatively short-term and intensive character of this fieldwork, together with health and safety considerations (inherent risk and lack of appropriate training) and ClfA policies on the use of volunteers mean that public participation during the fieldwork is not feasible.

9.0 ARCHIVE

- 9.1.1 On completion of the project an ordered and integrated site archive will be prepared in accordance with the appropriate guidelines⁹.

⁹ Historic England 2015: *Management of Research Projects in the Historic Environment: The MoRPHE Project Managers' Guide*.

- 9.1.2 The digital archive, including copies of all relevant documentation relating to the project and digital copies of all photographs, will be deposited with the Archaeology Data Service (ADS) in compliance with their standards and requirements and according to Historic England guidance¹⁰ for digital photography.
- 9.1.3 SWARCH will notify the LPA of the deposition of the digital archive with the ADS.
- 9.1.4 The archive will be completed within 3 months of the completion of the final report.

10.0 PERSONNEL

10.1 SWARCH PERSONNEL

- 10.1.1 The project will be managed by Samuel Walls BA MA PhD MCIfA (Director at SWARCH 2013-present with 10 years of experience in the commercial sector).
- 10.1.2 The building recording will be undertaken by SWARCH personnel with appropriate expertise and experience, or supervised by SWARCH personnel with appropriate expertise and experience: Bryn Morris BA MA PhD ACIfA (Director at SWARCH 2013-present with 12 years commercial experience; Historic Buildings Lead). The project will be supervised and the recording conducted by Emily Wapshott BA MA PGDip MSc (Project Officer at SWARCH with 12 years of historic building and surveying experience).
- 10.1.3 Where necessary, appropriate specialist advice will be obtained.

10.2 SPECIALISTS

Bone	Hayley Foster MA
Building Recording	Robert Waterhouse, FSA
Conservation	Laura Ratcliffe BSc
Curatorial	Royal Cornwall Museum Staff
Environmental Sample Processing	SWARCH personnel
Lithics	Peter Webb MA
Medieval Pottery	John Allan
Metal & Leatherwork	Quita Mould MA
Mills & Hydroelectric Plants	Martin Watts
Plant Macro-Fossils	Wendy Carruthers
Pollen Analysis	Ralph Fyfe PhD
Post Medieval Pottery	Bryn Morris PhD
Prehistoric Pottery	Henrietta Quinnell
	Imogen Wood PhD
Roman Pottery	Imogen Wood PhD
Wood Identification	Dana Challinor PhD

10.3 TRAINING AND CPD

- 10.3.1 Where appropriate, SWARCH will seek to provide training opportunities to SWARCH personnel during the archaeological fieldwork and post-excavation process. Training would be undertaken in order to enhance recording and recovery, and maximise the research gain.
- 10.3.2 SWARCH training plans (PDP) and CPD logs will be updated during the project, as appropriate to need and demand.
- 10.3.3 It is envisaged that artefact awareness and recognition are likely to receive further training.

11.0 INSURANCES AND QUALITY CONTROL

- 11.1.1 SWARCH carry Professional Indemnity Insurance cover up to £5 million, Public Liability up to £5 million and Employers Liability up to £10 million.
- 11.1.2 SWARCH is a Registered Organisation (RO) with the Chartered Institute for Archaeologists (CIfA).

¹⁰ Historic England 2015: *Digital Image capture and File Storage: guidelines for best practice.*

- 11.1.3 SWARCH is committed to the highest standard of professional ethics and technical standards, and adheres to ClfA and Historic England guidelines in the conduct of our work.
- 11.1.4 The work undertaken will be carried out by professional archaeologists overseen by supervisors of ACIfA-level competence. The works and products will be overseen and checked by professional archaeologists with MCIfA-level competence.

12.0 CONFLICT WITH OTHER CONDITIONS AND STATUTORY RESTRAINTS

- 12.1.1 Even where groundworks are being undertaken under the direct control and supervision of SWARCH personnel, it remains the responsibility of the Client - in consultation with SWARCH, the applicant or agent - to ensure that the required archaeological works do not conflict with any other conditions that have been imposed upon the consent granted and should also consider any biodiversity issues as covered by the NERC Act 2006. In particular, such conflicts may arise where archaeological investigations/excavations have the potential to have an impact upon protected species and/or natural habitats e.g. SSSIs, National Nature Reserves, Special Protection Areas, Special Areas of Conservation, Ramsar sites, County Wildlife Sites etc.



THE OLD DAIRY
HACCHE LANE BUSINESS PARK
PATHFIELDS BUSINESS PARK
SOUTH MOLTON
DEVON
EX36 3LH

TEL: 01769 573555
TEL: 01872 223164
EMAIL: MAIL@SWARCH.NET