

Archaeology England

The Former Cliff Hotel, 1-2 Penrose Terrace, Penzance, Cornwall

Archaeological Building Recording
(Level 3)



By
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Report No. 1918

Archaeology England

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Summary

This report results from a Level 3 Building Survey undertaken by Archaeology England Ltd on the Grade II Listed Cliff Hotel, 1-2 Penrose Terrace, Penzance, Cornwall, TR18 2HH (centred on NGR SW 47600 30730) produced at the request of CAD Heritage Ltd. The work was undertaken as a condition of a planning consent prior to conversion of the building to multiple residential apartments (Listed Building Consent application number PA19/10892).

The property is a grade II listed building (LB 69546) as part of a group listing covering numbers 1-12A Penrose Terrace. The list entry was made in February 1974 and is described as an early-mid C19 stucco terrace of double-fronted houses, stepped up hill. Nos 1 and 2 converted into an hotel annexe of Cliff Hotel. Slate roofs. Included for group value. Nos 1 to 12A (consec) form a group. Main material: stucco, pebbledash, granite, rubble. Covering material: slate

The Level 3 Building Survey of the Former Cliff Hotel has revealed four separate phases of construction, extension and alteration. A contemporary (1878) description of the town of Penzance suggests the construction of Penrose Terrace was begun in 1834 (Courtney, 1878). This first phase resulted in a pair of late Georgian town houses set at the east end of the terrace (Numbers 1 and 2 Penrose Terrace). Little internal detail survives of this first phase apart from small sections of cornice, a couple of fire mantels, two sets of staircases, a ceiling rose and an altered front door. Nevertheless, the internal arrangement of rooms, especially on the south side of the houses is still recognisable. Number 1 Penrose Terrace was occupied by J.N.R. Millett at this time who served as the Mayor of Penzance in 1848. It was arranged over two wings from the start, but soon after construction had been completed, work began to extend its north wing, alter the location of the main entrance to the side wing with the addition of a Doric entrance porch, and re-arrange the internal rooms. At the same time Number 2 had a north wing added and both buildings had their rooves altered. Phase 3 followed the change of use of Number 1 to a hotel in the 1920's and entailed the construction of a purpose-built NE flat roofed annexe to provide Dining and Lounge areas for the guests. This replaced an earlier conservatory and east garden. The final phase took place between 1936-62 and entailed the construction of utilitarian steel framed extensions attached to the north and east sides of the north wing of Number 1 as well as the alteration of internal spaces in number 2 to create a single Hotel over both buildings. The Hotel was in decline by 2017 and briefly became a hostel before being unoccupied.

The buildings are in a deteriorating state of repair. Access was possible to all rooms although all ground floor openings were boarded, and the electrical supply was disconnected.

1. Introduction

On September 16th 2020 Archaeology England Ltd (AE) carried out a Level 3 building survey (English Heritage guidelines), in advance of the proposed redevelopment of Grade II Listed Cliff Hotel, 1-2 Penrose Terrace, Penzance, Cornwall, TR18 2HH (centred on NGR SW 47600 30730) (Figure 1). This report has been produced at the request of CAD Heritage Ltd. The Listed Building Consent application number is PA19/10892, the local planning authority is Cornwall Council (CC). The work was carried out as mitigation prior to the conversion of the building to multiple residential apartments.

Conditional Listed Building Consent has been granted for the alterations (Cornwall County Council planning ref. PA19/10892). Condition 3 of this consent states that:

A) No demolition/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:

- i. The programme and methodology of site investigation and recording*
- ii. The programme for post investigation assessment*
- iii. Provision to be made for analysis of the site investigation and recording*
- iv. Provision to be made for publication and dissemination of the analysis and records of the site investigation*
- v. Provision to be made for archive deposition of the analysis and records of the site investigation*
- vi. 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.

D) 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 protect the historic fabric and character of the building in accordance policies 12 and 24 of the Cornwall Local Plan Strategic Policies 2010 - 2030, paragraphs 8, 124, 127 and 192 of the National Planning Policy Framework 2019 and guidance within the sections titled 'Design' and 'Conserving and enhancing the historic environment' of Planning Practice Guidance.

Furthermore, a planning advice letter from HEP dated 17th Feb 2020 stated:

The proposals are to convert the listed building into 8 flats. The principle of conversion is considered acceptable. Also, there is some element of new build by replacing of a lean to garage to a new build dwelling, and an extension on the side elevation of number 1 facing onto the sea.

External changes.

Externally the original Georgian section appears to only half address the sea façade, historically with a veranda and a slightly protruding wing. The garden area was then completely enclosed with a single storey extension in the 1920's. It is considered that this element does not contribute positively to Penzance conservation area or the listed buildings.

...It is proposed to extend forward that [side] wing by removing the 1920's single storey extension and extend by approximately 4 metres and adding French windows and a veranda. This is considered a fundamental change to the listed building, but one which would aesthetically improve the seaward facade. The remains of the original side elevation, would remain and window openings repurposed as doorways...

...A level 3 recording following Historic England recording 2016 to record the building is requested by condition (Archaeological condition).

As a consequence, a Written Scheme of Investigation was prepared by John Davey PhD MCIfA MIScT (RSci) (AE) prior to the work taking place. This was subsequently approved by Cornwall Council Historic Environment Planning (Archaeology) (henceforth – HEP (Arch)) in its capacity as archaeological advisors to the local planning authority (Appendix 1).

The purpose of the archaeological Building Recording Level 3 is to provide the local planning authority with sufficient information regarding the nature of the remains on the site of the development, the requirements for which are set out in paragraph 189 of the NPPF (2019 updated version) and policies EN1: Built Environment and EN2: Conservation and Listed Buildings of the Bury Unitary Development Plan (BUDO 1997). The work is to ensure that all archaeological and historical components of the affected buildings are fully investigated and recorded if they are disturbed or revealed as a result of activities associated with the development.

All works were carried out in accordance with the Chartered Institute for Archaeologists *Standards and guidance for the archaeological investigation and recording of standing buildings or structures* (2014). AE is a Registered Organisation with the CfA.

2. Building Recording Methodology

The primary objective of the building recording has been to describe and record, by means of high-resolution digital photography and measured drawings, all of the key internal and external components of the affected building so that a permanent record survives prior to its renovation. This has been completed by means of an Historic England Level 3 building survey.

The research and investigation into the building and its setting has included an examination of a number of primary and secondary sources, including information provided on designated historic and archaeological assets, all relevant archaeological

reports on works undertaken on the site and in the area, aerial photographic evidence, historic mapping, place name evidence and all relevant sources held in local, regional and national archives.

The Level 3 Archaeological Building Survey was undertaken by a suitably experienced Building Recording Archaeologist who could understand and interpret the structure and record the important details. The photographic and drawn record represent a comprehensive record, to archive standard, of the existing buildings and structures, both externally and internally.

The work was undertaken prior to any development works on the structure. The building is complete and in relatively good condition although deteriorating. The building is not currently in active regular use. All ground floor openings were boarded, and the electricity supply disconnected rendering the quality of light inside the buildings was poor. Supplementary photos were provided where necessary by CAD Heritage who had undertaken an earlier architectural survey while the electricity supply was still connected.

Full access was possible to the building, both externally and internally. Descriptive records were made, and photographs taken, in high-resolution digital format, of the historic structure. Elevations and plans of the building were supplied by CAD Heritage have been illustrated at appropriate scales.

John Davey PhD MCifA MIScT (RSci) undertook the building recording work. The overall management of the project was undertaken by John Davey.

The work has been completed in accordance with ClfA *Standard and Guidance for the archaeological investigation and recording of standing buildings or structures* (2014) and to a standard equivalent to Historic England Level 3 (Historic England (formerly English Heritage) *Understanding Historic Buildings: A Guide to Good Recording Practice* (2016).

3. Historical Background

The property is a grade II listed building (LB 69546) as part of a group listing covering numbers 1-12A Penrose Terrace. The list entry was made in February 1974, with the following description:

Early-mid C19 stucco terrace of double-fronted houses, stepped up hill. No 8 pebble-dash, Nos 9, 10 and 12 granite rubble. Each 2 storeys, 3 windows. Sashes mostly with glazing bars. Except for Nos 1, 2, 3 and 5 they have open porches with Doric columns and entablatures. Nos 1 and 2 converted into an hotel annexe of Cliff Hotel. No 11 has 2 late C19 splayed bay windows of 2 storeys Slate roofs. Included for group value. Nos 1 to 12A (consec) form a group.

Listing NGR: SW4754830738

Type and date: early-mid C19 TERRACED HOUSE.

Date: from 1800 to 1866

Main material: stucco, pebbledash, granite, rubble

Covering material: slate

Furthermore, a planning advice letter from HEP dated 17th Feb 2020 stated:

The site is a grade II listed building in the Penzance Conservation Area. It has been empty for some time. Its last commercial use was a hotel, and more recently a hostel. The building forms the end of terrace of Penrose Terrace and was constructed prior to the Penzance Tithe Map. This site occupies numbers 1 and 2 Penrose Terrace. The building is mainly Georgian with some 1920's extensions. There are two staircases, one for each former house and a high quality fan vaulted ceiling with decorative bosses and one original window (the others were bomb damaged in the war as evidenced by photos shown during the site visit). There are several doors and architraves, shutters and a few original fireplaces. The layout of the principal rooms remains intact.

It would appear at a very early stage, possibly during the original build the entrance to number one was altered to the side wing. Any original ceilings and coving in that area have now been lost, so a definitive answer cannot be proved.

two existing examples [of original fireplaces survive] in the site, a marble roundel marble fireplace on the ground floor and a timber version on the first floor.

The current buildings have wet laid scantle Cornish slate roofs and this is part of the architectural character of the listed building and positively contributes to the character of Penzance Conservation Area.

[It is proposed] to relocate the fairly high status, staircase serving number 1, from its present location to adjacent to the existing historic entrance door.

Some of the existing windows are poorly detailed late twentieth century replacements with horn detail and curved corned glazing bars.

There are only a couple ceilings with the original reeded mouldings and the fan vaulted section.

The design and Access Statement by CAD Heritage Ltd states that:

1-2 Penrose Terrace is an edge of town-centre freehold former hotel (with cafe shop and manager's accommodation) within two attached and interlinked former dwellings standing at the end of residential terrace between the junctions of Penrose Terrace and Lannoweth Road with Chyandour Cliff – a main easterly route into Penzance.

The site comprises a number of defined building 'ranges' of one and two stories, with basements to some areas, previously used and later repurposed for various uses - reflecting a history of extension and absorption of neighbouring properties. Open space around the site consists of a large expanse of car parking, surfaced in tarmac, to the east and south and small courtyard areas to the north squeezed between buildings and concealed from public view behind boundary walls.

The site's proximity to a main road, and that road's cliff-edge position, make certain elevations highly prominent for those entering and leaving Penzance via this route (Clarke, 2019).

The site lies at the edge of the north eastern corner of the Penzance Conservation Area. The site receives a specific mention within the Conservation Appraisal, as follows;

Penrose Terrace is awash with listed buildings – rendered, polite, hipped shallow slate roofs and tall stacks, 12 pane sashes, set back in well-screened and mature gardens. Trees are important here as are the views of St Michael’s Mount. The back lane is a wonderful array of one and two storey outbuildings on its west side, evidently the coach houses and servants’ quarters to these large pretentious houses. The one bad bit is the setting to the Cliff Hotel at the bottom, which has been badly extended and had its grounds destroyed for parking (Cornwall Council, 2010).

The property is currently in a poor state of repair and its fabric is at great risk of accelerating decay. Rainwater is entering the building in several locations via leaks in the roof covering and active dry and wet rots are evident in a number of areas.

It appears that only limited maintenance has been carried out over the past five decades, focussing on cosmetic cover-ups of unresolved issues and numerous ad-hoc, and often architecturally unsympathetic, alterations carried out in an economic fashion to support the hotel’s evolving commercial needs (Clarke, 2019).

3.1 Documentary Research

An examination of local directories and other records conducted for this report has revealed further detail on the history of the property. A contemporary (1878) description of the town of Penzance suggests the construction of Penrose Terrace was begun in 1834 and took a long time to bring to completion (Courtney, 1878). Nevertheless, the census of 1841 shows that both numbers 1 and 2 Penrose Terrace were fully occupied by that time. It is possible that the description refers to alterations that were made to the premises that are discernible from a comparison of the Tithe map of 1842 (Figure 3) to the Ordnance Survey Town Plan of 1876-8 (Figure 4). These maps indicate that both houses had been extended in the intervening period and prior to the description of Penzance dated 1878.

At the time of the 1841 census Number 1 Penrose Terrace was occupied by John Millett aged 30. He is described as a labourer, together with his wife Mary (aged 35), 7 children and five female servants. Number 2 Penrose Terrace was occupied by Grace Harris, aged 40 and of independent means and her single female servant Elizabeth Eddy aged 20.

Kelly’s directory (1856) records that at least part of 1 Penrose Terrace functioned as a boarding house at that time and lists Miss Ann Drown as an occupant. Mrs Mary Mitchell is listed as the occupant of 2 Penrose Terrace.

On July 16th, 1860, 2 Penrose Terrace was to open as the Mrs Hosking’s Seminary for Young Ladies (Cornish Telegraph, 27th June 1860). In the 1861 census five members of the Hosking family are recorded as living at 2 Penrose Terrace: two of them with the occupation of Governess. Part of 1 Penrose Terrace continued to be occupied by Ann Drown, her sister and a single servant.

John Millet is not recorded as an occupier of 1 Penrose Terrace in the 1961 census, but Coulson’s Directory of Penzance dated 1864 lists the occupier of 1 Penrose Terrace

as John Nicholas Richards Millett, Esq., Solicitor. The occupier of 2 Penrose Terrace has changed to John Maxwell, a Merchant. John Maxwell, General Merchant, is also listed as having premises at 56 Market Jew Street, possibly his shop (Coulson, 1864).

It would appear that in the 23 years between the 1841 census and the 1864 directory entry, that John Millett of 1 Penrose Terrace had changed career from a labourer to a Solicitor. Furthermore, John Nicholas Richards Millett is listed in 'A description of the town of Penzance' (1876) as holding the office of Mayor of Penzance in 1848 (Millett, 1876).

Coulson's Directory of Penzance, 1864, further indicates that the offices of Messrs. Millett & Borlase, Solicitors, was located at the back of North Parade, Penzance at that time. It cannot be demonstrated beyond doubt at the time of writing that the John Millet of the 1841 census and JNR Millet, erstwhile mayor of Penzance, are the same person. Nor can it be proven that 1 Penrose Terrace was continuously occupied or owned by the Millet family from 1841 to 1864. However, the small size of the Drown Household recorded at 1 Penrose Terrace in 1956 and 1961 suggests that the building had been subdivided in to two separate premises at that time.

However, Kelly's Directory of Cornwall, 1893 indicates that The Winter Misses (presumably sisters) occupied 1 Penrose terrace by that time and ran it as a lodging house. Its location both adjacent to the railway station and with views over Mounts Bay would have made it ideal for the purpose and pre-empted its future use as a hotel.

The 1911 census records also indicate that 1 Penrose Terrace had been subdivided in to three separate premises occupied by three different households at that time. 2 Penrose Terrace was also occupied by two different households.

The premises appear to have completed their conversion to a hotel by the 1920's. It seems likely that the NE annexe was purpose built as a reception and dining area for the new hotel and historic maps indicate that this extension was built between 1908 and 1936. However, the premises are not shown specifically as the Cliff Hotel on the maps until 1962-3 by which time the hotel had expanded to include numbers 1-3 Penrose Terrace. By 1989 the footprint of the hotel seems to have been reduced to include only numbers 1 and 2 Penrose Terrace (the current property).

Historic maps indicate that further flat roofed extensions were constructed at the NW end of the North wing of 1 Penrose Terrace between 1936 and 1962-3.

The hotel appears to have gradually become run down and changed use to a hostel and then finally closed in 2018.

3.2 Map Regression

A historic map regression of the building and its immediacies is included below to provide further information on the building and its surrounding's development over time.

Penzance Tithe Map, 1842 (Figure 3).

The 1842 Tithe map shows Numbers 1 and 2 Penrose Terrace only 8 years after their construction was begun. The Road is called Penrose Place on the map, even though the 1841 Census returns call it Penrose Terrace. Number 1 Penrose Terrace occupies plots 404 and 405 which correspond to the house and gardens. The house is clearly of two wings: the main South fronted wing and the side, or north wing. The small yard

at the rear of the house contains a L-shaped outbuilding attached to the north and west of the main wings. These outbuildings are likely to represent stables, outhouse and coal or woodsheds. The house was occupied by John Millett, his wife and family of 7 children, as well as five female servants on the 1841 census returns. From the scale of the original rooms in the house it is likely that the south wing was occupied by the family with the north wing occupied by servants' quarters and coach house.

Number 2 Penrose Place occupies plots 406 and 407 which relate to the house and gardens. The house is much smaller than Number 1 and is likely to have consisted of a single south facing house with three main rooms on each floor. There is a single outbuilding in the back yard in the position where a future north wing will be constructed. The house was occupied by Grace Harris and a single female servant Elizabeth Eddy.

OS Town Plan, Penzance, 1876-78, 1:500 (Figure 4)

This detailed historic OS plan accurately depicts significant early alterations that were made to both number 1 and 2 Penrose Terrace. Perhaps most significantly, the southern half of the North wing of 1 Penrose Terrace has been extended to the west. These alterations may have been undertaken by the original owner of the property John Millett who may have held the post of Mayor of Penzance in 1848 and was a partner in a firm of Solicitors by 1864. The extension of the north wing to the west is likely to have led to significant changes in the internal arrangement of the rooms from the original layout. The main entrance to the premises became the porched side entrance and access to the south wing provided by a new corridor from the new extension. It is likely that the servants' quarters were reduced to the first floor rooms above the coach house on the north side of the house. A possible earlier entrance in the centre of either the south or west elevations was likely converted to a window at this stage. Nevertheless 1 Penrose Terrace is recorded as being under multiple occupancy by 1856 and the North Wing may have been subdivided from the main house as a separate premises by that time.

The map also shows details of the external spaces not visible on the Tithe map, or indeed subsequent OS maps. These include steps up to the south facing garden which was separated from the entrance drive by a wall. There was also an East facing garden accessed through a new conservatory attached to the east elevation of the north wing. The light wells serving two east facing basement windows are also shown. The one for the central window is missing and may have been the location of the original entrance, any steps up to this former entrance being removed by the time of this map. In the back yard the steps down to the basement and the steps up to the back lane are shown in exactly the same positions as those of today. The site of a modern outside toilet is also shown as in existence on this map. A small building to the north of this toilet may have served as a stables, with a small yard between it and the coach house.

Number 2 Penrose Terrace has also had a significant expansion with the creation of a new north wing on the site of a former outbuilding. There are a range of new outbuildings in the back yard and a porched entrance is shown attached to the centre

of the south elevation. This grand entrance was served by a garden path which was itself reached via a short flight of steps up from the pavement of Penrose Terrace.

This map also shows that Penzance Railway Station lay much closer to Penrose Terrace at this time.

The OS County Series edition of 1882 at 1:2500 scale shows the property at the same stage of development but with less detail.

OS County Series, Cornwall and the Isles of Scilly, 1908, 1:2,500

This map shows less detail but little change from 1878. It confusingly suggests that the whole of the back yard of 1 Penrose Terrace has been built over, although this may represent a cartographer's error as the previous and subsequent maps do not show this change.

The range of outbuildings in the back yard of 2 Penrose Terrace have been removed by this time.

OS County Series, Cornwall and the Isles of Scilly, 1936, 1:2,500 (Figure 5)

A second phase of major alterations at 1 Penrose Terrace is indicated on this map. The east facing conservatory has been removed and replaced by the large flat roofed extension now appended to the NE corner of the building. This extension occupies the area of the former east garden. The extension in recent years was used as dining, lounge and bar areas for The Cliff Hotel and it is likely that they were purpose built to that end following a change of ownership during the 1920's.

The small yard between the stables and the Coach House have also been built over

OS Plan, 1962-3, 1:2,500 (Figure 6)

This is the first map to show the current flat roofed extension in the NW corner of the building. This was constructed to project slightly beyond the line of the previous stables and to extend upwards on to the first floor. The construction utilised a steel frame which was supported on steel posts where it projected over the yard. The scale of this map is not large enough to show the balcony toilet in the NW angle above the basement stair but the similarity of construction methods suggests that this extra room was also in existence by the time of this map.

The range of outbuildings to the rear of 2 Penrose Terrace has also been constructed by this time. These buildings still exist, although they are now roofless. The scale of the map is not large enough to show the oriel bay window in the north elevation of 2 Penrose Terrace, but it is likely to have been built by this time.

Number 3 Penrose Terrace is recorded as forming part of the Cliff Hotel on this map.

OS Plan, 1968-79 1:2,500

There were no further changes to the Cliff Hotel shown on this map. Number 3 Penrose Terrace still formed part of the hotel at this time.

OS Plan, 1989 1:1,250

There are no further changes on this map, although the scale is large enough to show the position of the oriel window in the north elevation of 2 Penrose Terrace. Number 3 Penrose Terrace is no longer part of the Cliff Hotel. The arrangement of buildings as shown on this map matches the current arrangement excepting that the rooves to the outbuildings in the yard of 2 Penrose Terrace are now missing.

4. The Building Recording Results

General

The building was surveyed by Dr John Davey (Archaeology England) on the 16th of September 2020. The building recording consists of two parts: Numbers 1 Penrose Terrace and 2 Penrose Terrace, including external elevations and a description of internal and external spaces (Plates 1-3).

Aerial photos of the site were taken from the turret of number 32 Lannoweth Road to the rear of Penrose Terrace, with the kind permission of the developer.

Generally, the house was in a poor state of repair. There was no electricity, and all the ground floor and basement openings were boarded for insurance purposes. The roof had been leaking and pigeons had gained access to the house. Several pigeon carcasses were noted around the property as well as pigeon and rat droppings. Many surfaces were dirty, and the quality of light was poor. The owners provided a battery powered spot lamp to help raise light levels. Additional photos were supplied by CAD Heritage. Access to the roof space was limited to looking through the access hatches from the top of a ladder but it was not possible to enter the roof space for safety reasons.

Room numbers are taken from measured surveyors drawings provided by the client (Figures 10-12), although it was noted that these drawings were not always accurate.

4.1 1 Penrose Terrace

Number 1 Penrose Terrace is, in origin, an early to mid- 19th century late Georgian end terrace town house with mid-late 19th and early to mid-20th century additions. It comprises two wings in plan: the south wing originally being the main residence and the north or side wing probably originally comprising service rooms with servants' quarters above.

4.1.1 BUILDING EXTERIOR

Front elevation: south-facing (Plates 4-7; Figure 7)

The south facing elevation is stepped with the eastern part (side wing) being set back to the north.

The western, forward part of the south elevation is symmetrical, double fronted and constructed in large granite blocks rendered in stucco. It comprises three bays over two storeys with the side bays having 12 pane sash windows and the central bay being blocked and rendered on both floors. All windows have stone sills. The windows on the ground floor are currently boarded. The western bay is also partially obscured by a large exotic Cordyline palm tree. The downpipe is modern.

However, where other houses on Penrose Terrace have open porches with Doric columns and entablatures set in the centre of the double frontage, that of 1 Penrose Terrace has been moved to the side wing (plate 5). It seems likely that this occurred during the first phase of major alterations which occurred at some time between 1842 and 1876. The original front entrance is most likely to have been in the centre of the double frontage of either the south or the east elevation. There is no visible evidence for it however and so must remain conjectural at this stage.

The hipped shallow roof is covered with wet laid Cornish scantle slate with ceramic ridge tiles and has tall rendered chimney stacks and projecting ceiling joists.

The eastern, recessed part of the south elevation consists of two parts: the historic entrance bay and the early to mid-20th century extension to the east.

The main entrance is on the first floor of the entrance bay. It is a projecting canopied porch approached by a pair of Doric columns (Plate 5). The canopy is supported by two circular section smooth columns with plain square bases and a fluted band to the capital. The columns are balanced by a pair of pilasters against the south elevation on either side of the door. The porch has a flat entablature. The door itself is a large Regency style double door with each side containing 3 panels with beaded trim. The door has been modified to permanently join the two halves to make a single side hung 6-panelled door. The brass doorknob on the left may be original but has been moved to left hand side when originally there may have been two central knobs, one for each half of the door. Leaded transom light above with diamond pattern but now painted over white. Entrance is slightly recessed with reeded trim to door frame (plate 6).

The entrance bay is of a single bay over two storeys with the upper bay comprising a blocked and stuccoed slightly recessed opening with a stone sill. The stucco is crudely crafted compared to the rest of the elevation suggesting that this opening has been relatively recently blocked. There is a vertical rendered projecting column to the right of the bay topped with a chimney pot (plate 7).

The remaining easternmost section of the south elevation comprises the single storey flat roofed early 20th century extension (plate 8). It detracts from the historic façade of the grade II listed building and is of no historic or architectural merit.

East elevation (Plates 9-11; Figure 8)

The original house's east elevation is partly obscured by the north east flat roofed annex building (plate 9). The east elevation then can be subdivided in to three parts;

the east elevation of the south wing; the first floor of the north wing; and the modern ground floor annexe in front of the north wing.

The east elevation of the south wing is symmetrical, double fronted and constructed in large granite blocks rendered in stucco. It comprises three bays over three storeys, including the basement, with the side bays on the ground and first floors having 12 pane sash windows and the central bays having 8-pane sashes. All windows have stone sills and the openings on the ground floor have slightly recessed stuccoed surrounds. The windows on the ground floor are currently boarded, as are those in the basement. The hipped shallow roof is covered with wet laid Cornish scantle slate with ceramic ridge tiles and has tall rendered chimney stacks and projecting eave (plate 10).

There are steps down to a basement entrance in the northern bay. These steps have a wrought iron rail. The opening has been reduced in size with battening on the north side. The current door frame is modern plain softwood. The door is missing, and the opening boarded.

The east elevation of the first floor of the north wing is in stucco and has four windows. They are not symmetrically arranged and are of varying sizes. They are currently boarded, but each contain 4-pane sashes.

The hipped shallow roof is covered with wet laid Cornish scantle slate with ceramic ridge tiles and has tall rendered chimney stacks as well as a pair of modern flues and projecting eave.

The remaining northernmost section of the east elevation comprises the single storey flat roofed early 20th century extension (plate 9). It detracts from the historic façade of the grade II listed building. In fact, the ground floor east facing Victorian conservatory was removed in order to build this modern annexe. It is of no historic or architectural merit.

In front of the east elevation, running alongside the pavement of Chyandour Cliff, the lower part of the original eastern property boundary wall survives constructed from slate and granite rubble blocks. The upper part of the wall is in painted blockwork which may have replaced an original iron railing. A flight of 20th century concrete steps leads from the property down to the pavement via a modern cutting in the boundary wall (plate 11).

Rear elevation: north-facing (Plates 12-15; Figure 9)

The rear elevation represents a palimpsest of different buildings elements and ranges dating from the entire period of the building's history. Nevertheless, much of what is clearly visible represents modern additions or modern treatment to historic sections of rear outbuildings. (Plates 12-14). The elevation is rendered. A single cast iron downpipe runs from the roof to the ground on the west side of the historic part of the north wing in the central part of the elevation. From West to East the rear elevation comprises:

A short section of boundary wall containing the rear entrance to the external yard area. This wall is part granite rubble, painted and part rendered blockwork. The door is boarded. This wall obscures the ground floor of the north elevation of the south wing. Nevertheless, the western end of the north elevation of the south wings is visible from inside the yard itself (plate 15). It is constructed from large granite blocks over three stories (including the basement) with one window opening to each story. The first-floor window is a 4-pane sash, the ground floor and basement windows are boarded. Each window has a painted granite sill. The hipped roof has a projecting eave and is tiled with wet laid Cornish scantle slate capped with ceramic ridge tiles and concrete coping on the hips. There is a small projecting balcony room to the east side of the first floor supported by a steel post. This is a modern mid-20th century addition; rendered and painted white with a single two pane sash with slate tile sill and pitched 3 pane glass roof.

The next section of the north elevation to the east of the boundary wall is a mid-20th century flat roofed extension over two storeys, rendered with two windows to each storey (plate 13). All windows are boarded with painted sills. The flat roof has a rendered parapet wall.

The next section to the east represents the altered north elevation of the Georgian north wing (plate 13). It is rendered over two storeys with two windows, a square vent and a modern door to the ground floor and a single window at the west end of the first floor. Only this latter opening is original. The ground floor openings have been inserted into a pair of large blocked openings, the upper line of which is marked by a rendered bell cast bead. The openings are all boarded and those on the ground floor have the additional security of a wrought iron grill. The windows have painted sills. Those on the ground floor are modern and likely concrete whilst that on the first floor is likely granite. A cast Iron down pipe runs from the roof to the ground at the NW corner of this wing. The hipped roof has a projecting eave and is tiled with wet laid Cornish scantle slate capped with ceramic ridge tiles and concrete coping on the hips. There is a modern valley eave between the flat roofed wing to the west and the historic hipped north wing to the east.

The final element to the eastern end of the north elevation is the rendered north wall of the early 20th century flat roofed NE annexe (plate 14). This is itself divided in to two sections with a rendered chimney stack between. The western section of wall slopes from west to east. The pitch and extent of this slope may fossilise that of the late 19th century east facing conservatory. This section of wall is now re-used as the north wall of the NE annexe and has a single door and a single window over one floor. Both openings are boarded. The chimney stack is tall, rendered and may originally have served as a flue for heating the conservatory, although it now serves a fireplace in the NE annexe. The eastern end section of wall is constructed from either brick or blockwork springing from the original stone boundary wall, rendered and with a low parapet to the flat roof.

4.1.2 BUILDING INTERIOR

GROUND FLOOR (Plates 16-43; Figure 10)

1 Penrose Terrace is entered via the porched entrance on the south side of the north or side wing.

Room 1G7

Former Hotel Reception Lobby.

Dimensions: 7.1m x 3.85m with additional 1.4m square entrance porch on east side.

Floor: wooden boards.

Walls: North wall is clad in stained softwood tongue and groove panelling. South wall is painted, east wall is formed of vertically arranged offset glass panels with stained softwood glazing bars. The geometric offset pattern of the glass panels reflects that on the east wall of the first-floor stair landing (Room 1F3) and is late 20th century in date. The south wall has a stained soft wood dado rail.

Ceiling: painted white with plain cornice and flush spotlights.

Openings: 7 openings for doors, including main entrance to building on south wall of entrance porch.

The main entrance door to the premises is a large Regency style double door with each side containing 3 panels with beaded trim. Leaded transom light above with diamond pattern but now painted over white. Entrance is recessed with reeded trim to door frame (plate 6).

Two modern openings in east wall providing access to the reception lobby from the entrance porch and from the lobby to the dining room (1G8). Only the latter contains a door which is a modern single panelled glass door with plain stained softwood casing (plate 16).

Arched opening in west end of south wall leading to Stair hall 1G3. The opening is a 3-centred arch and likely dates from the mid-late 19th century phase of modifications. Beaded jambs and voussoir (plate 17).

Door in west wall is a modern fire escape door with modern stained soft wood frame.

Door and hatch to reception office 1G6 are modern flush stained soft wood, opening in north wall to room 1G12 has door and frame removed.

Lighting: two rows of modern flush spots in ceiling.

Furniture: Hotel safe box and other portable items associated with the hotel temporarily stored in this room prior to transit (plate 18).

History & Discussion: Comparison of the 1842 Tithe map (Figure 3) and the 1876 OS map (Figure 4) suggests that this room was extended westwards between 1842 and 1876 to incorporate the footprint a former outbuilding that had been located at the west end of the north wing. It seems likely therefore that the 3-centred arched opening in the south wall dates from this phase of reconstruction rather than the original Georgian building. The fact that it is a 3-centred arch whereas the Georgian arched openings in No. 2 Penrose Terrace (rooms 2F4 and 2G5) are single radius arches, may support the theory that this arch is later. There is also some evidence in basement room 1B7 that the original Georgian part of this room 1G7; the eastern end, may have originally contained a staircase providing access to the first floor and basement of the north wing, although any surviving evidence for such a staircase in the current reception room is not visible, hidden behind 20th century panelling.

Room 1G6

Description: Hotel reception office room. Modern partition from entrance hall 1G7.

Dimensions: 2m x 2.15m

Floor: boarded

Walls: painted pink

Ceiling: painted.

Openings: 1 modern opening for door in south wall and one recessed for window in west wall.

Door: modern stained softwood flush door.

Window: single canted recess with beaded trim and plain sill in west wall. Window is boarded and not visible.

Furniture: fitted late 20th century office shelving

Room 1G12

Description: Former Hotel kitchen and original northernmost room of Georgian north wing. Stub granite wall projecting from north wall and the more massive upper section of the north wall (and first floor wall above) may indicate that this room originally had two large openings on to the back lane, either side of the stub wall and may have originally functioned as a coach house (plate 19).

Dimensions: Trapezoidal room with maximum dimensions of 6.35m x 4.6m. North wall is angled where it follows the line of the back lane.

Floor: tiled.

Walls: Plastered and painted. Stub Granite wall projecting from north wall exposed.

Ceiling: painted.

Openings: 4 openings for doors, 2 openings for windows in the north wall and one opening for a former serving hatch in east wall.

The rear staff entrance door to the former hotel kitchen is located at the west end of the north wall. It is a modern glass 2-panelled door with opaque glass in the top panel and the lower panel boarded. It is fitted in to west end of a former larger rectangular opening measuring 2.7m wide x 2m high that has been blocked with either brick or blockwork now plastered over and rendered externally. There is also a modern window in part of this former opening.

Plain opening in east wall for access to corridor 1G13 cut through former external granite wall. Plastered with no door but may represent an original side access to coach house. There is also a plain plastered opening for a hotel serving hatch in this wall which may also potentially represent an original opening for a window although any evidence for this is now lost or covered (plate 20).

An arrangement of four doors and openings in a small corridor in the SW corner of the room provides access to other former staff areas of the hotel potentially including a larder (room 1G11) and staff toilet (room 1G10). There is also a blocked former entrance to the reception area and the current opening with no door. The existing doors from this corridor are glass panelled doors with a range of plain and decorative architraves.

The two window openings in the north wall are modern and located within a pair of infilled larger former openings. They are modern fixed casements with textured opaque glass and top hung transom lights above.

Lighting: a range of modern strip lights.

Furniture: shelving unit and alloy sink from use as a hotel kitchen fitted to south wall (plate 21).

Room 1G10

Description: small staff toilet dating from use as a hotel. Part of flat roofed extension dating to between 1936-1962, part of a small external yard west of the Georgian north wing prior to that. Shown as an walled but open space on the 1876 OS map (Figure 4)

Dimensions: 0.7m x 1.00m.

Floor: boards.

Walls: batten and board; ovolo skirting. Wall light in obscure glass high on north wall. Moulded beam high on south wall (plate 22).

Ceiling: painted, Plain cornice.

Openings: 1 opening for door, and one window.

Door to room 1F10 in east wall; 4-panelled wooden door with upper panels obscure glass.

Window - Wall light in obscure glass high on north wall.

Furniture: late 20th century ceramic toilet and early- mid 20th century cistern.

Room 1G11

Description: small scullery associated with hotel. Part of flat roofed extension dating to between 1936-1962, eastern part open yard and western part outbuilding prior to that.

Dimensions: trapezoidal shaped room with maximum dimensions of 2.65m x 3.00m. North wall angled along line of back line.

Floor: boards.

Walls: batten and board; ovolo skirting. Wall light in obscure glass high on south wall. The eastern wall has pitched sections of batten suggestive of former roof lines. This wall would originally have been the west external wall of the Georgian north wing. The pitched shape to the wall coverings may reflect boxed in formerly external elements such as drainpipes (plate 23).

Ceiling: batten and board.

Openings: 1 opening for door, and two for windows.

Door to room 1F10 in south wall; 4-panelled wooden door with upper panels obscure glass, moulded architrave.

Windows - slightly recessed wooden sash window in north wall with upper and lower sashes each containing 4 square panes (2 on 2). Wooden moulded muntins and casings. Plain modern wooden sill. Further small bottom hung casement at east end of same wall (plate 24).

Furniture: early- mid 20th century ceramic sink in NE corner.

Rooms 1G13, 1G14, 1G15 and 1G8

Description: These rooms all form part of a 20th century flat roofed addition to the NE corner of the building; purpose built as hotel dining, bar, and lounge areas. They are of little architectural merit. Historic mapping indicates that it was constructed between 1908 and 1936. This may help to provide a chronological context for other internal alterations seen in other parts of the main house such as torus style skirting and ogee dado or picture rails. The north wall probably represents an earlier rear boundary wall to the property that was incorporated into the extension. The western end of room 1G8 originally formed part of the north wing of the Georgian house but no evidence for this is visible under modern surfaces (plate 25).

The floors are boarded, the walls generally have torus style skirting and ogee dado rail, papered below the dado and painted above. The ceilings a fibre board and batten (plate 26).

The openings have generally plain architraves and casings. The windows are casements.

Furniture includes and arts and crafts style fireplace and mantle set into the NE wall angle of room 1G14 (plate 27).

Room 1G3:

Description: ground floor stair hall, including corridors linking north and south wings of 1 Penrose Terrace and the two main stair halls of numbers 1 and 2 Penrose Terrace. The linking corridor to 2 Penrose Terrace is sloping up towards the west following the slope of the hill. This corridor has been cut through the party granite wall during the 20th century when the two properties were amalgamated into the Cliff Hotel. There are a number of surviving original decorative elements within this stair hall.

Dimensions: L-shaped corridor and stair hall with maximum dimensions of 4.95m x 3.9m.

Floor: wooden boards, continuing for treads and risers on the stair; concrete sloping floor to linking corridor from 2 Penrose Terrace.

Walls: plastered and painted; ogee skirting and moulded dado rail typical of the Georgian period, beaded trim to corners.

Ceiling: Highly decorative. Elements include a high-quality fan vaulted ceiling with decorative bosses and springers (plate 28), decorative dentilled cornice and decorative plaster ceiling rose with radiating acanthus leaf motif (plate 29). It is possible that the dentilled cornice and ceiling rose are original but that the fan vaulted ceiling with its 3-centred arches may date to the first phase of alterations dating from 1842-76.

Openings: 6 openings for doors, generally with decorative ovolo architraves and 6-panelled doors leading to rooms but also modern fire doors at either end of corridor (plate 30).

Lighting: single modern electric pendant chandelier in stair hall suspended from decorative plaster rose (plate 29).

Stair: Balustrade has continuous curved mahogany handrail. Plain stick balusters and carved tread ends with wave motif. Wooden panelled wall to under stair space with ovolo trim. Two stick balusters to each tread. At the bottom of the stair the scrolled rail is supported by stick balusters. (Plate 31). The modest design is typical of stairs dating from 1830-40 (Burton, 2001).

Furniture: A plain wooden wall mounted drop leaf table is mounted to the base of the stair well 80cm x 40cm (Plate 32). A similar table can be found at the base of the stair well in number 2 Penrose Terrace (room 2G5).

Room 1G5:

Description: Former principal east facing room of 1 Penrose Terrace. The presence of two doors both leading to the same corridor (Room 1G3) might suggest that this room has been enlarged and incorporates a possible former entrance corridor leading from the central opening in the east facing elevation of the main south wing of the house, directly to the base of the stair well. No physical evidence for this putative early corridor is visible and its existence conjectural. However, the perpendicular opening in the south side of the east wall of this room (plate 34) is of the same size and shape as that in room 2G1, which was the original Georgian entrance to 2 Penrose Terrace. The original Georgian entrance to the main south wing of 1 Penrose Terrace would have been moved when the north wing was extended west between 1842 and 1876 allowing access to the stair hall (1G3) from the porched side entrance via the north wing.

Dimensions: 4.2m x 5.25m.

Floor: wooden boards.

Walls: painted, ogee skirting, beaded trim on corners.

Ceiling: painted white.

Openings: 2 opening for doors, and 2 for windows, although southern window opening may originally have been the main entrance to the south wing of 1 Penrose Terrace.

2 Doors to corridor 1G3 at either end of west wall. Both 6-panelled wooden doors with ovolo architrave. There is also a full height 6-panelled door for a fitted cupboard in the recess to the right of the fireplace.

Windows: A single canted recessed opening for window at N end of east wall and a single perpendicular recessed opening for a narrower window at the south end of the same wall. Both recesses extend to floor level and both have ovolo moulded architraves, wooden panelled hinged shutters with ovolo trim and wooden sash windows. Ceiling of recess is also panelled. The larger window in the canted recess to the north has upper and lower sashes each containing 6 panes (3 on 3), elegant thin wooden moulded muntins and casings (Plate 33). The narrower perpendicular recess to the south has upper and lower sashes each containing 4 rectangular panes (2 on 2), wooden moulded muntins and casings (Plate 34).

Lighting: central modern pendant opaque glass light shade.

Furniture: A Georgian style marble fire mantle survives in the centre of the north wall. The mantle has carved floral roundels to the corner blocks and carved central tablet

with floral motif. The jambs and frieze have reeded moulding. The shelf is plain and the jambs sit on block feet. The original fireplace has been replaced during the 20th century with a decorative ceramic tile fireplace comprising a central gothic arch (Plate 35).

A full height painted wooden cabinet with 6-panelled door and plain shelves is fitted in to the recess to the right of the fireplace.

Room 1G2

Description: south and east facing principal ground floor room of 1 Penrose Terrace. This room is another candidate for being enlarged to incorporate a putative original entrance corridor, if that original entrance had been in the middle of the south facing elevation where there is a blocked or false external recess. The remainder of the properties on Penrose Terrace have their main entrance in the centre of the south elevation, but there is no physical evidence surviving to suggest that Number 1 was the same.

Dimensions: 5.5m x 4.4m

Floor: wooden boards.

Walls: papered. Ogee style moulded wooden skirting.

Ceiling: painted

Openings: 1 opening for door and two for windows,

Entrance Door in north wall: 6-panelled wooden door with ovolo moulded trim. Ovolo architrave.

Windows -pair of canted recessed openings for window slightly offset from centres of S facing and E facing walls. Both recesses extend to floor level and both have ovolo moulded architraves, wooden panelled hinged shutters with ovolo trim and wooden sash windows. Ceiling of recess is also panelled. Both openings contain wooden sash windows with upper and lower sashes each containing 6 square panes (3 on 3). Wooden moulded muntins and casings (plates 36-7). There is some variation in the muntins; one window has narrow glazing bars and another has a swept/machined glazing bar (Plate 36). This variation is thought to be the result of past bomb damage that occurred during 1940, when the majority of windows on the south elevation were blown out, particularly those to 1 Penrose Terrace and the east end of 2 Penrose Terrace. This variation has also been recognised elsewhere in the building.

Lighting: single pendant light with 20th century shade.

Furniture: A Georgian style stone fire mantle is fixed to the centre of the north wall. The mantle is of plain design with simple reeded jambs and carved keystone motif. The shelf is plain, and the stone hearth has inflexed corners (plate 38).

Room 1G1

Description: south facing ground floor room of 1 Penrose Terrace.

Dimensions: 3.55m x 4.4m

Floor: wooden boards.

Walls: painted with Ogee style moulded wooden skirting and picture rail.

Ceiling: painted

Openings: 1 opening for door and 1 for window

Entrance Door in north wall: 6-panelled wooden door with ovolo moulded trim. Ovolo architrave.

Windows -single canted recessed opening for window offset from centre of S facing wall. Recess extends to floor level and has ovolo moulded architraves, wooden panelled hinged shutters with ovolo trim and wooden sash windows. Ceiling of recess is also panelled. Opening contains wooden sash window with upper and lower sashes each containing 6 panes (3 on 3). Wooden moulded muntins and casings (Plate 39).

Lighting: single pendant light with no shade in centre of ceiling. Pair of wall mounted bracket lights on west wall either side of fireplace.

Furniture: A Georgian style wooden fire mantle is fixed to the centre of the west wall. This potentially represents a late Georgian painted wooden mantel with roundels or bullseyes. The jambs and shelf are plain and sit on block feet. The fireplace is blocked with wooden board which hides the frieze. The hearth is laid with red ceramic brick or tile (Plate 40).

Room 1G4

Description: former hotel scullery in NW corner of south wing of 1 Penrose Terrace.

Dimensions: 3.3m x 2.9m

Floor: wooden boards.

Walls: papered or plastered with plain wooden skirting.

Ceiling: painted

Openings: 1 opening for door in south wall with ovolo architrave and 1 canted recessed opening for window in north wall. Recess extends to floor level but lower part has fitted cupboard under boarded sill. The window is a wooden sash with two square panes to upper and lower sashes. Moulded muntins, plain casements and beaded surrounds (Plate 41).

Lighting: single pendant light with opaque glass shade in centre of ceiling.

Furniture: A small brick-arched fireplace is visible, partially bricked up in west wall. No mantle (Plate 42). Clothes dryer suspended from ceiling and fitted cupboards with 6-panelled wooden sliding door to east wall (plate 43). Ceramic sink fitted to north end of west wall. This style of sink found throughout numbers 1 and 2. It dates from the early 20th century and may be contemporary with the original fitting out as a hotel.

FIRST FLOOR (Plates 44-78; Figure 11)

Room 1F3

Description: first floor stair and landing. Probably partitioned from room 1G4 during the later 20th century for safety reasons. Style of patterned glass partition is contemporary with the east wall of the hotel reception room (1G7).

Dimensions: 2m x 3.2m.

Floor: wooden boards, continuing for treads and risers on the stair

Walls: Ogee moulded skirting, stringer and dado rail. papered and painted green below rail and cream above. East wall is in wire mesh glass.

Ceiling: painted white.

Openings: 1 opening for door in east wall and one octagonal skylight.

Modern opening in east wall to First floor hall room 1F4. Plain painted wooden frame and wire mesh glass panels. The remainder of the west wall is also constructed from wire mesh glass panels arranged in a vertical offset pattern with plain wooden glazing bars.

Sky light Window -octagonal, wire mesh glass, plain wooden frame. Located in roof valley eave (Plate 44).

Lighting: single modern pendant chandelier.

Stair: Balustrade has continuous curved mahogany handrail. Plain stick balusters and carved tread ends with wave motif. Two stick balusters to each tread (Plate 45). The modest design is typical of stairs dating from 1830-40 (Burton, 2001).

Room 1F4

Description: first floor Hall. Probably originally formed one room together with Room 1F3 but were subdivided by a safety glass wall during the 20th century.

Dimensions: 2.2m x 2.1m.

Floor: wooden boards.

Walls: Papered and painted green. ovolo moulded skirting, trace of former Dado rail in south wall. West wall is in wire mesh glass.

Ceiling: painted white.

Openings: 5 current openings for doors: 2 in north wall, 2 in south wall, 1 in west wall and one former opening, now blocked in east wall.

4 door openings in north and south walls. 3 are for 6-panelled doors with ovolo trim and architrave (plate 46). The fourth for the door in the NW corner to the north wing contains a modern glass door.

Modern opening in west wall to First floor stair landing 1F3. Plain painted wooden frame and wire mesh glass panels. The remainder of the west wall is also constructed from wire mesh glass panels arranged in a vertical offset pattern with plain wooden glazing bars.

Former opening, now blocked, in east wall was apparently for hotel room number 3 but this room has now been partitioned into en suite bathrooms for rooms 1F2 and 1F8. 6-panelled door with ovolo trim and ovolo architrave still present but opening blocked behind (plate 47).

Room 1F1:

Description: south facing former hotel bedroom. Likely one of the original Georgian principal bedrooms for 1 Penrose Terrace also.

Dimensions: 4.35m x 4.5m

Floor: wooden boards.

Walls: papered, ogee painted wooden skirting and picture rail. West and south walls dressed Granite blocks. East and north walls partitions. Walls are papered and painted green below picture rail, painted white above.

Ceiling: batten and board, painted white. This style of ceiling and wall covering is typical of early to mid-20th century alterations associated with the Cliff Hotel.

Openings: 2 openings for doors with ovolo architrave and one for window. Two further fitted cupboard doors in west wall.

Entrance Door in north wall: 6-panelled door, moulding removed from trim, ovolo architrave.

Door in east wall to room 1F2 probably not original, modern chamfered architrave and modern flush door (plate 48).

Two fitted cupboard doors in spaces either side of former fireplace in west wall. Each 6-panelled, painted white with ovolo trim and architrave (plate 49)

Window -single canted recessed opening for window in s facing wall, symmetrically positioned. Wooden sash with upper and lower sashes each containing 6 square panes

(3 on 3). Wooden moulded muntins and casings. Beaded trim, Plain board wooden sill with storage below (Plate 50).

Lighting: single 20th century pendant light with shade.

Furniture: Fireplace missing from west wall. Fitted 20th century dressing table and wardrobes against east wall (plate 51).

Room 1F2

Description: south and east facing former hotel bedroom. Also, originally principal bedroom of 1 Penrose Terrace.

Dimensions: 3.7m x 4.4m

Floor: wooden boards.

Walls: painted yellow with white trim. Torus style moulded wooden skirting. moulded Picture Rail around all walls but broken over window recesses. Plain cornice. East and south walls dressed Granite blocks. West wall partition. North wall formerly contained fireplace.

Ceiling: painted

Openings: 3 openings for doors and two for windows,

Entrance Door in north wall: 6-panelled wooden door with moulded trim removed. Ovolo architrave (plate 52).

Door opening to room 1F6 (en suite) in north wall with ovolo architrave no longer contains a door but may originally have contained a door to a fitted cupboard. Modern flush door now set in back of this recess to the side of the former fireplace (plate 52).

Door in west wall to room 1F1 not original, modern chamfered architrave and modern flush door.

Windows -pair of canted recessed openings for window in centre of S facing and E facing walls. Both openings contain wooden sash windows with upper and lower sashes each containing 6 square panes (3 on 3). Wooden moulded muntins and casings. Plain wooden sill. Beaded trim to recess. (plate 53). Window in east wall has intended view across Mounts Bay towards St Michaels Mount (Plate 54).

Lighting: single 20th century pendant light.

Furniture: Fireplace missing from north wall. 20th century sink and cabinet fixed to west wall.

Room 1F6

Description: en suite bathroom for former hotel room 1F2. Partitioned from room 1F5 (formerly hotel room 3).

Dimensions: 2m x 1.6m

Floor: ceramic tiles

Walls: painted white with ceramic tile skirt and ceramic tile walls in shower compartment (plate 55).

Ceiling: painted

Openings: 1 opening for door and 1 for window,

Entrance Door in south wall: modern flush door with plane wooden frame.

Window -single canted asymmetrical recessed opening at south end of east wall. South side of recess may have been altered to fit door. Contains wooden sash window with upper and lower sashes each containing 4 square panes (2 on 2). Wooden moulded muntins and casings. Plain modern wooden sill. Beaded trim to recess. Window has intended view across Mounts Bay towards St Michaels Mount (Plate 56).

Furniture: modern bathroom suite.

Room 1F8

Description: East facing former hotel bedroom. Also, originally a principal bedroom of 1 Penrose Terrace.

Dimensions: 3m x 4.5m

Floor: wooden boards.

Walls: Papered; textured paper between below picture rail and plain paper above. Ogee moulded wooden skirting and Picture Rail around all walls but broken over window recesses. North wall formerly contained fireplace.

Ceiling: painted

Openings: 4 openings for doors and one for window.

Entrance Door in south wall. Two fitted cupboard doors in north wall, either side of former fireplace. 6-panelled doors with ovolo architrave to openings (plate 57).

Door in south wall to room 1F5 is a 2-panelled door.

Window in east wall -single canted recess for window in centre of E facing wall. Opening contains wooden sash window with upper and lower sashes each containing 6 square panes (3 on 3). Wooden moulded muntins and casings. Plain wooden sill. Beaded trim to recess papered over on sides. Window has intended view across Mounts Bay towards St Michaels Mount (Plate 58).

Lighting: single 20th century pendant light.

Furniture: Fireplace missing from north wall.

Room 1F5

Description: en suite bathroom for former hotel room 1F8. Partitioned from room 1F6 (formerly hotel room 3).

Dimensions: 2m x 1.6m

Floor: ceramic tiles

Walls: painted white with ceramic tile skirt and ceramic tile walls in shower compartment (plate 59).

Ceiling: painted

Openings: 1 opening for 2-panelled wooden door in north wall.

Furniture: modern shower suite.

Room 1F7

Description: former hotel bedroom.

Dimensions: 3m x 3.3m

Floor: wooden boards.

Walls: Papered, painted. Ogee moulded wooden skirting and reeded Picture Rail around all walls but broken over window recesses. West wall formerly contained fireplace.

Ceiling: painted

Openings: 1 opening for door and 1 for window.

Entrance Door in east wall 6-panelled door with mouldings removed and modern brass fittings. Ovolo architrave (plate 60).

Window in north wall -single canted recess for window towards west end of wall. Opening contains wooden sash window with upper and lower sashes each containing 4 square panes (2 on 2). Wooden moulded muntins and casings. Plain wooden board sill. Beaded trim to recess and casing. (Plate 61).

Lighting: single 20th century pendant light.

Furniture: Fireplace missing from west wall. ceramic sink fixed to west wall. This style of sink found throughout numbers 1 and 2. It dates from the early 20th century and may be contemporary with the original fitting out as a hotel.

Room 1F10

Description: A N-S oriented corridor which leads from the stair hall (room 1F4) and room 1F7 north towards the rear wings of the house (photo 130910). The corridor has painted walls, plain skirting and exposed floorboards. A single step down at the north end of the corridor marks the point at which the southern wing of the house

transitions to the northern wings. Here the corridor turns 90° to the right and continues to the NE part of the north wing. Comparison of the Tithe map (1842) with the 1:500 scale OS map of 1876 suggests that this corridor is unlikely to be original. The north wing of the house did not extend as far west as this corridor originally. The OS map of 1876 suggests that the north wing may also have been re-roofed at this time. This implies that the original access to the first floor of the north wing was via a separate staircase, rising from room 1G7. The relatively low status of the north wing may indicate that this area originally functioned as the servant's quarters, with no direct access between the main house and the servants wing on the first floor.

Contains access hatch in ceiling for southern wing roof space.

Room 1F9

Description: shared toilet for former hotel. Constructed as a projecting balcony room, part cantilevered, and part supported by a steel column. It is not shown on historic maps due to the small scale, however, its construction technique is similar to that of the flat roof extension on the west side of the northernmost wing of 1 Penrose Terrace. This first appears on OS maps from 1962-3. So, this room is likely to date from the mid-late 20th century. Externally this room detracts from the historic character of the building, although internally it does have some limited merit with its pitched roof light, dentilled dado rail and geometric two-tone tile pattern (Plate 63).

Dimensions: 0.9m x 1.2m

Floor: linoleum

Walls: black and white ceramic tiles laid in a geometric pattern. Torus moulded skirting on south wall, dentilled dado rail.

Ceiling: pitched glass sky light comprising three equal clear glass panes with plain wooden casing and glazing bars.

Openings: 1 opening for door in east wall and one for window in north wall.

Door: 4-panelled. Lower two panels wooden with moulded trim, upper two panels opaque wire mesh glass. Door is symmetrically framed by two narrow panels on either side that reflect the design of the door comprising wooden lower panel with moulded trim and upper opaque glass panel. The whole is surrounded with a decoratively moulded architrave (plate 64).

Window: flush side hung window with 2 opaque glass panes chamfered casing and architrave.

Furniture: original mid-20th century ceramic toilet bowl and cistern set against north wall.

Room 1F11

Description: shared bathroom for former hotel. Contains access hatch in ceiling for the southern part of the northern wing roof space.

Dimensions: 1.4m x 2.8m

Floor: linoleum

Walls: All walls and window recess covered in modern plastic waterproof wall covering (plate 65).

Ceiling: painted.

Openings: 1 opening for door in south wall and one for window in west wall.

Door: 6-panelled wooden door with ovolo trim and early brass fittings. The whole is surrounded with an ovolo moulded architrave.

Window: single canted recess containing top hung casement window with six square panes (3 on 3). Ovolo moulded muntins and casing, any original detail to recess and sill hidden behind modern plastic wall covering

Furniture: late-20th century bathroom suite.

Room 1F12

Description: former hotel office room or staff room. Now an internal space with no external windows other than skylight. However, canted recess in north wall indicates that the north wall of this room was formerly an external wall prior to the construction of the flat roofed extension of the north wing. The part of the room east of this point may originally have formed part of the stair landing for the now lost original north wing staircase. Furthermore, the position of the canted recess suggests that following the extension of the north wing between 1842 and 1876 this room would have been larger than it is now and would have included room 1F11. Further evidence for the west wall being a later partition is provided by the fact that the picture rail has been re-used along this wall, possibly from the original west wall (current west wall of room 1F11) but has been re-set slightly off line from the original picture rail around the remaining walls (plate 66).

Dimensions: 3m x 2.7m

Floor: wooden boards.

Walls: Papered, painted. Moulded wooden skirting and Picture Rail around all walls but broken over window recess. The picture rail on the west wall slightly off set from that on other walls suggesting it has been reset on a later partition wall here. There is the slightest suggestion of a vertical scar of the original western external wall of the original Georgian north wing in the north wall east of the window recess. But it is papered over, so interpretation remains uncertain.

Ceiling: boarded and painted. A recessed sky light has been inserted in the roof space during the mid-20th century.

Openings: 1 opening for door and 2 blocked openings for windows and 1 skylight.

Entrance Door in south wall is modern but with ovolo moulded architrave.

Blocked Window in north wall -single canted recess for window towards west end of wall. This window dates from the extension of the north wing between 1842 and 1876. Opening blocked and plastered but beaded trim to recess remains

Blocked window in east wall is flush with the wall and plastered. Only the plain frame remains visible projecting slightly from the wall (plate 67). This window is likely to be contemporary with the flat roof extension to the NW of the north wing. It would have been at that time that this became an internal room and extra internal light sources required.

Recessed skylight has rusted metal frame, casement and glazing bar dividing two equal rectangular clear glass panes. Recess is panelled with painted softwood planks (Plate 68).

Lighting: single 20th century pendant light.

Furniture: ceramic sink fixed to west wall. This style of sink found throughout numbers 1 and 2. It dates from the early 20th century and may be contemporary with the original fitting out as a hotel.

Room 1F13

Description: East facing room in north wing of 1 Penrose Terrace, former hotel room. Originally this may have been one of 3 upstairs bedrooms in the north wing (together with 1F17 and 1F18) and may have functioned as servants' quarters.

Dimensions: 3.7m x 4.15m

Floor: wooden boards.

Walls: Papered; textured paper below picture rail and painted white above. Beaded wooden skirting and ogee Picture Rail around all walls but broken over window recesses.

Ceiling: painted white

Openings: 1 opening for door and one canted recessed opening for double window in east wall.

Entrance in west wall contains modern flush door but with ovolo moulded architrave.

Window -single canted recess in centre of E facing wall with perpendicular partition dividing it into two bays for a double window. Opening contains a pair of wooden sash windows with upper and lower sashes each containing 2 rectangular panes. Wooden moulded muntins and casings. Recess continues down to floor level, but plain wooden

sill is raised above the floor providing a shelf below. Window is currently externally boarded but has intended view across Mounts Bay towards St Michaels Mount (Plate 69).

Furniture: ceramic pedestal sink against north wall.

Corridor 1F10

Continues in a northerly direction beyond the door to room 1F13. This part of corridor 1F10 would have originally, together with the east end of room 1F12, formed the stair landing for the, now lost, north wing staircase. In this section of corridor are found two blocked openings and a skylight of similar construction to that in room 1F11 except that the recess is plastered, and the window comprises four panes of glass.

A blocked opening in the west wall of the corridor appears to have been for a window providing extra light to room 1F12. This opening originally dates from the mid-20th century and is now boarded and painted resembling a decorative panel with its moulded architrave (Plate 70).

The blocked opening in the east wall of the corridor appears to have been for a former door to room 1F13. It is not clear if this represents the original entrance to the room, although if the original staircase to the northern wing was in this area then it would make sense for the door to room 1F13 to be at the north end of the corridor rather than the current position in the south. It is boarded and painted with ovolo trim (plate 71).

At the north end of this section of the corridor it turns 90⁰ to the west and continues towards the western end of the northern section of the north wing. The blocked window opening for room 1F12 is visible in the south wall of this section of the corridor (plate 72). A modern fire escape door is located at the west end in the south wall. This section of corridor dates from the mid-20th century when the flat roof NW extension to the north wing was constructed.

Room 1F15

Description: former en-suite hotel room constructed as a flat roofed extension between 1936 and 1962.

Dimensions: L-shaped room with maximum dimensions of 3m x 4.2m.

Floor: wooden boards.

Walls: painted. Moulded torus style wooden skirting. The east wall was formerly the external west wall of the Georgian north wing prior to the construction of the flat roofed extension.

Ceiling: painted. The dip in the ceiling line at the east side of the room marks the position of the eaves valley between the original Georgian north wing to the east and the mid-20th century flat roofed extension to the west.

Openings: 2 openings for doors, one blocked opening and 1 opening for window.

Entrance Door and opening to room 1F14 in west wall are modern flush doors with plain architrave. Blocked door in south wall is similar.

Window opening in north wall is flush and contains wooden sash with 2 square panes to both upper and lower sashes. Moulded muntins and beaded architrave (plate 73).

Lighting: single 20th century pendant light.

Furniture: wooden panels fitted to east wall (Plate 74), wardrobe and sink unit fitted to west wall.

Room 1F14

Description: modern en suite toilet for former hotel room 1F15. Part of flat roofed extension dating from 1936-1962

Dimensions: 0.75m x 1.15m

Openings: 1 opening for modern flush door in east wall, 1 opening for window in north wall.

Furniture: modern lavatory.

Room 1F16

Description: former hotel room located in the NW corner of the original Georgian north wing of 1 Penrose Terrace. Potentially originally designed as servant's quarters.

Dimensions: trapezoidal room with maximum dimensions of 3.1m x 2.15m. The north wall is slightly angled because it follows the line of the back lane at the rear of the property.

Floor: wooden boards.

Walls: painted. Moulded torus style wooden skirting and ogee picture rail. North and West walls are original external walls of the north wing.

Ceiling: painted.

Openings: 1 opening for door, and 1 opening for window.

The opening for the entrance Door in the south wall is recessed. It contains a modern flush door with plain architrave.

Window opening in north wall is recessed but the window is blocked both internally and externally. Plain wooden sill is visible (plate 75).

Lighting: single 20th century pendant light with no shade.

Furniture: late 20th century ceramic pedestal sink fitted to west wall.

Room 1F17

Description: former en suite hotel room number 10 located in the NE corner of the original Georgian north wing of 1 Penrose Terrace. Potentially originally designed as servant's quarters. Originally a single room together with modern partition 1F18.

Dimensions: trapezoidal L-shaped room with maximum dimensions of 3.7m x 4m. The north wall is slightly angled because it follows the line of the back lane at the rear of the property.

Floor: wooden boards.

Walls: painted, south wall has a modern laminate covering. plain wooden skirting unusually painted black. North and east walls are original external walls of the north wing.

Ceiling: painted.

Openings: 2 openings for doors, and 1 opening for window.

The entrance Door in the south end of the west wall and the door to room 1F18 are modern flush doors with plain architrave (plate 76).

Window opening in east wall is recessed down to floor level. It contains a wooden sash with 2 square panes to both upper and lower sashes. Moulded muntins and beaded architrave (plate 77).

Room 1F18

Description: en suite bathroom for former hotel room 10. Modern partition from original Georgian room 1F17.

Dimensions: 1.85m x 2.85m

Floor: linoleum

Walls: north wall covered in modern plastic waterproof wall covering, remaining walls painted. East wall retains torus style skirting (plate 78).

Ceiling: painted.

Openings: 1 opening for door in west wall and one for window in east wall.

Door: modern flush door with plain architrave.

Window: single semi-canted recess (perpendicular on south side) in east wall. It contains a wooden sash with 2 square panes to both upper and lower sashes. Moulded muntins and beaded architrave (plate 78).

Furniture: late-20th century bathroom suite.

THE BASEMENT (Plates 79-107; Figure 12)

The basement of 1 Penrose Terrace is accessed via a wooden staircase located in the ground floor under stair space. The stairs have a hardwood handrail supported by stick balusters set on top of plain closed stringers (plate 79). This arrangement, although simple and unadorned, reflects elements of the higher status staircase above. These stairs are closed at the foot with a 4-panelled wooden door set within a modern plain softwood frame suggesting that this door is a modern insertion and that the stairs were originally open to room 1B3 below.

Room 1B3

Description: Large basement boiler room and utility room. Subdivided in to northern and southern parts by the staircase up to the ground floor. The understair space is open so that it is possible to see from one half to the other (plate 80).

Dimensions: Irregular rectangular shaped room with maximum dimensions of 4.6m x 7.6m.

Floor: concrete.

Walls: painted plaster.

Ceiling: batten and board, battens removed from the northern part.

Openings: 3 opening for doors, 1 to a corridor and 1 for a window.

Door to staircase is a re-used 4 -panelled wooden door with moulded trim set in a modern softwood frame (plate 81). Door to room 1B1 in the south wall is batten and ledged. Doorway to room 1B4 has a moulded architrave.

Opening for window in north wall is recessed with the recess extending down to floor level. The recess is unadorned and plastered and contains a pair of large ceramic rectangular 'butler' sinks with glazed tile backing. The window is of the horizontal sliding sash type comprising two sashes of four square panes each with plain muntins and casements (plate 82).

Furniture: The northern part of the room contains two boilers of different dates located in a recess within the west wall. On the left is a coal fired Beeston boiler dating from the early to mid-20th century. The late 20th century immersion boiler on the right is set on a concrete plinth potentially marking the position of an earlier boiler (plate 83).

The southern part of the room contains an early to mid-20th century refrigerator bearing the logo *GM Frigidaire made in England by General Motors* (plate 84). The southern wall has a fitted coat rail and shelf (plate 85).

In the NE corner the room opens out into a corridor which runs E-W. The corridor measures approximately 6.3m long x 1m wide. It has plaster walls and ceilings and concrete floor. A small section of the north wall of the corridor has been damaged revealing the plaster and lath construction and the base of the granite dividing wall between rooms 1B5 and 1B6 (plate 86).

The door to the fire escape leading up to the back yard is located at the west end of this corridor (plate 87), doors to rooms 1B5 and 1B6 are located in the north wall of this corridor and the entrance to Rooms 1B7 and 1B4 are located at the east end of this corridor.

Room 1B5

Description: walk in cellar containing marble butchery slab and slate flag shelves mounted on brick supports, potentially 19th century in date (plate 88).

Dimensions: 2m x 1.7m.

Floor: concrete.

Walls: painted plaster.

Ceiling: missing but marks on visible battens indicate that it had been lath and plaster (plate 89).

Openings: 1 opening for door, and 2 for windows.

Entrance door opening is in south wall and has a plain painted wooden frame, no architrave and door missing.

Opening for window in west wall is recessed. The recess is unadorned and plastered. The window is of the casement type comprising two square panes with moulded muntin and casement (plate 90).

Internal window opening to room 1B6 in east wall is flush with plain wooden frame containing mesh.

Furniture: The room contains a marble butcher's block in the NW corner mounted on brick supports against the north wall. The surface of the block bears scratch marks and there is marble edging around three sides with a narrow shelf at the back (plate 91).

There are three ranks of continuous wooden shelving fitted around all walls mounted brackets fitted to vertical battens fixed to the walls. There is an additional wider shelf level with the butcher's block constructed from slate flags mounted on brick supports.

Room 1B6

Description: walk in cellar containing 3 rows of shelving around the walls. The east wall appears to be later, re-used from an earlier basement staircase suggesting that this room has been subdivided from room 1B7 following the removal of the staircase (plate 92).

Dimensions: 2m x 2m.

Floor: concrete.

Walls: painted plaster, except for east wall which is tongue and grooved panelled and re-used from an earlier stairwell.

Ceiling: plasterboard, missing in places (plate 93).

Openings: 1 opening for door, and 1 for window.

Entrance door opening is in south wall and has a modern softwood frame, no architrave and door missing.

Internal window opening to room 1B6 in west wall is recessed on this side. The recess is unadorned and plastered. The window is mesh (plate 93).

Furniture: The room contains three ranks of continuous wooden shelving fitted around all walls mounted on brackets fitted to vertical battens fixed to the walls. The lowest shelf on the north wall predates the construction of the east wall. Furthermore, there are only two ranks of shelving fitted to the east wall. There is an additional small low shelf partly within the east wall at the north end constructed from a slate flag mounted on brick supports. This small shelf is of unknown function but must predate the east wall and may originally have been located below the former staircase (plate 94).

Room 1B7

Description: Former laundry and utility room below northern wing of 1 Penrose Terrace. The original staircase from room 1G7 serving the north wing of the house formerly entered the basement at the west end of this room.

Dimensions: 7.1m x 3.3m.

Floor: concrete.

Walls: painted lime plaster, except for west wall which is tongue and grooved panelled and re-used from an earlier stairwell.

Ceiling: missing exposing battens.

Openings: 1 undressed opening to corridor in SW corner.

Furniture: The room contains three ranks of wooden shelving fitted around the NE corner mounted on brackets fitted to vertical battens fixed to the walls (plate 95).

There is a rectangular ceramic 'butler' style sink, together with a wooden draining board and wash stand mounted on rendered brick supports in the SE corner of the room against the south wall (plate 96).

There is a concrete plinth projecting from the west end of the south wall with electric wires leading to it suggesting that it may have formerly held a top loading washing machine or spin dryer (plate 97).

There is a slate table on wooden legs fixed to the west end of the north wall (plate 98).

There is a modern wooden table against the west wall which occupies the space in front of a former stringer for the missing staircase. The routed cuts for the treads and risers clearly visible in its face (plate 99). There is some evidence from the shape of the upper section of the north wall here (plate 100) to suggest that this stringer is in situ and that a staircase leading from the east end of room 1G7 formerly provided access to the basement at this point. The form, scale and pitch of the stringer is similar to the stair leading from the ground floor under the current stair well in room 1G3, suggesting that it may be original. There is a kink in the north wall of room 1B7 (Figure 12) that would be the approximate width of the stair (0.7m) and is the same width as the current stair leading to room 1B3. If comparisons with the two stairs are taken further, it can be conjectured that the entrance to this former stair from the ground floor would have been in the under stair space of another staircase leading from the original entrance hall 1G7 to the first floor in the vicinity of room 1F13 or the corridor to the west of it.

Room 1B4

Description: Former kitchen of 1 Penrose Terrace. The room contains a large inglenook fireplace in north wall which formerly held an extensive coal or wood fired range (plate 101).

Dimensions: 5.5m x 4.4m.

Floor: concrete.

Walls: plaster with some ceramic tiles in the inglenook and part of the east wall.

Ceiling: Batten and board with missing battens.

Openings: 4 openings for doors, one blocked opening for a door at N end of west wall. One recessed opening for a window in east wall.

Entrance in east wall from outside is via a flight of steps against the east facing elevation of the south wing. The opening has been reduced in size with battening on the north side. The original is a canted recessed opening with a step down from the floor of the recess into the room. The current door frame is modern plain softwood. Door is missing (plate 102).

The opening to the corridor in the NE corner of the room has a plain wooden frame but no door.

The opening to room 1B2 in the south wall has a 6-pannelled door and a simple beaded architrave. The opening to room 1B3 in the south end of the west wall also has a simple has a moulded architrave.

The blocked former opening to room 1B3 at the north end of the west wall contains a 4-pannelled door with beaded trim to the panels. The original opening has been reduced in size with a narrow side panel with glass in the upper panel and beaded trim to the lower wooden panel. The opening is blocked on the west side by fixing battening to the door in situ and plasterboard to the battens (plate 103).

The recessed opening for the window at the south end of the east wall is canted, undressed and located high on the wall. It contains a pair of small casements with opaque glass hung from either side of the plain wooden frame.

Furniture: The inglenook contains the rusted remains of one or more cast iron stoves and a flue pipe.

Room 1B2

Description: Possible former service office for 1 Penrose Terrace.

Dimensions: 3.1m x 3.4m.

Floor: concrete.

Walls: painted plaster, except for alcove in south wall which is papered.

Ceiling: Batten and board with missing battens.

Openings: 1 opening for door and 1 recessed opening for a window in east wall.

Entrance in north wall from room 1B4 has a 6-pannelled door and a simple beaded architrave.

The recessed opening for the window at the south end of the east wall is canted, undressed and extends to floor level. The lower part of the recess is blocked with a plastered brick wall upon which supports the window. The opening contains a wooden sash window with 4 square panes (2 to the upper sash and 2 to the lower). The muntins are chamfered and the casements are simply moulded. The frame has a beaded trim (plate 104).

Furniture: There is a fireplace in the north wall with a wooden panelled mantle with beaded trim. The fire box and hearth is lined with red brick (plate 105).

Room 1B1

Description: Possible former cold room for 1 Penrose Terrace.

Dimensions: 3.3m x 1.5m.

Floor: concrete.

Walls: Lime plaster painted white.

Ceiling: Batten and board (plate 106).

Openings: 1 opening for door at east end of north wall. Door is batten and ledged with a plane frame and boarded transom above (plate 107).

Furniture: Ghosts of former shelving visible in painted plaster in SW, NW and SE corners of room.

EXTERNAL YARD AREA (Plates 108-116; Figure 10)

Description: Rear yard area of 1 Penrose Terrace bounded by the west wall of the north wing, the north wall of the south wings, the boundary wall with 2 Penrose Terrace and the back lane north of the property boundary. It includes a small outside lavatory room 1G9.

Dimensions: Trapezoidal yard area with maximum dimensions of 3.3m x 7.75m.

Floor: Granite paving slabs

Walls: north and west boundary walls are mostly granite rubble with some slate. East wall is blockwork at north end where flat roof extension bounds the space. South wall and south end of the east wall are of faced Granite blocks.

Openings: 5 openings for doors or gates.

Access door from room 1G7 in SE corner of yard. Modern 2-panelled door with large upper panel glass and lower panel wood, painted black.

Rear entrance from back lane in north wall blocked and obscured both sides with wooden board. 5 granite steps up from yard to lane. Solid rendered brick or blockwork wall handrail to steps (plate 108).

Access to back yard of 2 Penrose Terrace in west wall has five granite steps up. Opening in granite rubble wall, no door.

Fire escape from basement at south end of yard, 10 granite steps up from basement with 90° return to north at the top. Door is boarded and obscured (plate 109).

Door to outside toilet 1G9 is batten and ledged (plate 110).

Furniture: Steel and concrete spiral staircase from centre of yard leading to first floor fire escape at NW end of north wing, late 20th century (plate 111). Two open blockwork enclosures in NE corner of yard (plate 112). Probable former coal sheds post-dating 1936-1962 flat roof extension as evidenced by two granite steps up to blocked doorway in NE corner of yard (NW corner of flat roofed extension) within the northernmost coal enclosure (plate 113). The flat roofed extension overhangs the east side of the yard and is supported by steel girders (plate 114). The balcony extension for toilet 1F9 also overhangs the SE corner of the yard, supported on a steel column (plate 115).

Room 1G9

Description: small outside toilet dating from use as a hotel. Part of flat roofed extension dating to between 1936-1962.

Dimensions: 0.7m x 1.00m.

Floor: concrete.

Walls: batten and board upper; painted plaster lower (plate 116).

Ceiling: painted, Plain cornice.

Openings: 1 opening for door.

Door to external yard in west wall; batten and ledged door with original early to mid-20th century ferrous fittings (plate 110).

Furniture: early- mid 20th century ceramic toilet with wooden seat. Shared cistern with room 1G10.

4.2 NUMBER 2 PENROSE TERRACE

Number 2 Penrose Terrace was constructed between 1834 and 1842 as a Late Georgian mid terrace town House. Initially it was constructed as a symmetrical pair with number 3. A northward projecting north wing was added by 1876 at which time the roof structure was remade. It became incorporated into the Cliff Hotel at some time between the 1920's and 1962. The front entrance porch was removed between 1936 and 1962 at which point internal access from 1 Penrose Terrace was created.

4.2.1 BUILDING EXTERIOR

Front (southern) elevation (Plates 117-118; Figure 7)

Forms part of an early-mid 19th century late Georgian terrace. Number two, like the majority of the terrace, it is double fronted and constructed in large granite blocks rendered in stucco. However, where other terraces have open porches with Doric columns and entablatures set in the centre of the double frontage, that of 2 Penrose Terrace, according to cartographic evidence, was removed between 1936 and 1962. The front entrance was converted to a window when the property, became part of the Cliff Hotel in the early 20th century and internal access was forced through from 1 Penrose Terrace (plate 117).

The south elevation is symmetrical, double fronted and constructed in large granite blocks rendered in stucco. It comprises three bays over two storeys with the first floor having 12 pane sash windows. The windows on the ground floor are currently boarded. All windows have stone sills. The down pipe on the left appears to be modern.

Wet laid scantle Cornish slate roof with ceramic ridge tiles and has tall rendered chimney stacks and projecting ceiling joists. The roof pitch is not as shallow as that of number 3 because it appears to have been raised during the construction of the north wing.

A raised concrete patch runs parallel with the south elevation, with a modern blockwork rendered wall in front, mostly obscured by vegetation. The steps up to the former entrance are likewise obscured. (plate 118). Former boundary walls have either been lost or are also obscured.

The former front garden and associated path and step up from Penrose Terrace have been lost, converted into a tarmac drive and parking area for the former hotel.

North elevation (Plates 119-122; Figure 9)

The north or rear elevation of 2 Penrose Terrace is partially obscured by the rear property boundary and gate (Plate 119). The boundary wall is partially constructed in blockwork and partly in granite rubble. The large double coach gate is batten and ledged. The blockwork part of the wall corresponds with the position of a former outbuilding whose roof has been lost although the shallow pitched timber joists survive. There are no windows to the boundary wall.

The north elevation of the north projecting north wing of 2 Penrose Terrace is rendered with a hipped roof clad in Cornish scantle slate and ceramic ridge tiles. The tall stack is also rendered. There is a small flat roofed projecting bay to the ground floor but no openings.

The north elevation of the main house is also rendered with a cast iron downpipe and a modern drainpipe. It comprises two bays. The western bay is over two storeys and has two windows to the first floor, and two boarded adjacent windows to the ground floor. The western first floor window is a 16 pane sash, the eastern is a smaller modern insertion containing a casement window boarded on the inside (plate 120). The eastern bay contains a single oriel bay window with all sides boarded. The oriel is supported by a rendered canted projection to the ground floor (plate 121).

The west elevation of the north projecting wing is largely obscured but has two windows to the first floor and one to the ground floor (plate 122). The first-floor windows are 2 pane sashes and the ground floor window is boarded.

4.2.2 BUILDING INTERIOR

GROUND FLOOR (Plates 123-145; Figure 10)

Room 2G5:

Description: ground floor stair hall, including ante room through arched opening on south side. This anteroom represents the partitioning of the northern 1m of the original entrance

hallway to number 2 Penrose Terrace, the southern major part of which was incorporated into room 2G1, probably circa 1936-1962 according to cartographic evidence.

Dimensions: 2.45m x 2.65m (not including ante room on south side which measures approx. 1.2m x 1.15m).

Floor: wooden boards, continuing for treads and risers on the stair.

Walls: plastered and painted; ogee skirting.

Ceiling: plastered, painted white. Ceiling to anteroom has decorative reeded moulded cornice around north, east and west walls (plate 123) which presumably originally continued south along the entrance corridor to the original front entrance to the Georgian town house. This corridor has now been incorporated into room 2G1 and the cornice has been removed from there.

Openings: 3 openings for doors, including one for under stair storage, one archway to anteroom in south wall and 3 openings for doors leading from the anteroom to room 2G1 and 2G2.

Arched opening to anteroom in south wall of stair hall is Georgian in style and has a single radius arch with wooden ovolo moulded springers, jambs and voussoir (plate 124).

Door to room 2G4 in west wall; modern flush wooden door with ovolo architrave.

Door to under stair passage to basement in north wall; modern flush wooden door with plain painted wooden frame.

Door to corridor in east wall; modern wooden door with single full-length glass panel, plain wooden architrave painted white.

Three doors in the west, south and east walls of the anteroom to rooms 2G1 and 2G2. All are 6-panelled doors with reeded architraves. However, doors in east and west walls may be original, they are paired and slightly larger than the door in the south wall which is less ornate and probably a later insertion following partitioning of the original entrance hall (plate 125).

Lighting: single modern pendant chandelier in stair hall.

Stair: Balustrade has continuous curved mahogany handrail and turned mahogany newels with rounded caps and set on tall plain bases. Newel drop has simple ball finial (plate 126). Plain softwood tread and stick balusters painted and set on a plain closed stringer (plate 127). Stair is typical of a modest Georgian town house dating from the early 19th century (Burton, 2001).

Furniture: A plain wooden wall mounted drop leaf table is mounted to the base of the stair wall next to the door to the under-stair cupboard measuring approx. 80cm x 40cm (plate 128). A similar table can be found at the base of the stair well in number 1 Penrose Terrace.

Plain wooden Coat hanger rail with curved iron coat hooks fixed to south wall.

Room 2G4:

Description: L-shaped shared bathroom for hotel formed by partitioning room 2G3.

Dimensions: L-shaped room with max dimensions 3.15m x 1.7m.

Floor: modern wooden laminate floor

Walls: plastered and painted white; ogee skirting.

Ceiling: plastered, painted white. Plain cornice along west wall (plate 129).

Openings: 1 opening for door, and one for window.

Door to room 2G5 in east wall; modern flush wooden door with ovolo architrave (plate 130).

Window opening in north wall contains a sash window with upper and lower sashes each containing two square panes of textured glass (plate 129). This pattern of textured glass is commonly found throughout the premises in areas where early 20th century alterations have been made for the hotel. This window likely replaced a larger opening for the room prior to partitioning. Painted wooden frame has beaded trim and ogee architrave. Again, ogee skirting, and architraves tend to be associated with areas where early 20th century alterations have been made. Original architraves tend to be ovolo moulded.

Lighting: modern ceiling mounted adjustable spotlights.

Furniture: Blue ceramic bathroom suite dating from the late 20th century.

Room 2G2:

Description: Former hotel room number 25, originally the drawing room or dining room for number 2 Penrose Terrace?

Dimensions: 4.4m x 4m.

Floor: wooden boards.

Walls: papered and painted; with ogee skirting and picture rail.

Ceiling: plastered, painted white on ceiling and walls above picture rail. (plate 131).

Openings: 1 opening for door, and one for window.

Door to anteroom of 2G5 in west wall; 6-panelled door with ovolo architrave.

Window: single canted recessed opening for window in s facing wall. symmetrically positioned in centre of the wall. Wooden sash with upper and lower sashes each containing 6 square panes (3 on 3). Wooden moulded muntins and casings. There is a narrow plain wooden sill mounted directly above the skirting (plate 131).

Lighting: central modern pendant light.

Furniture: A burnished cast iron fireplace with floral ceramic tile inserts is mounted on the east wall. The relatively unadorned design and floral motif suggests an early 20th century date. There is evidence that some panels are missing or that the fireplace may have originally had a wooden or marble surround attached (plate 132).

A low painted wooden cabinet with 2-panelled door is fitted in to the recess to the left of the fireplace and an early 20th century ceramic sink is fitted to the wall in the recess to the right.

Room 2G1:

Description: Former hotel room number 27, originally the drawing room or dining room for number 2 Penrose Terrace? Originally similar dimensions to room 2G2 but extended to the east by removing the partition to the original entrance hall for number 2 Penrose Terrace.

Dimensions: 4.4m x 5.5m.

Floor: wooden boards in the eastern half of the room and modern wooden fibre board sheets in the western half.

Walls: papered and painted over, evidence for floral cartouche motif to earlier wallpaper. ovolo skirting and ogee picture rail.

Ceiling: plastered, painted white on ceiling and walls above picture rail. (plate 133).

Openings: 3 opening for doors, and 2 for windows, although eastern window opening was originally the main entrance to 2 Penrose Terrace.

2 Doors to anteroom of 2G5 in north east corner. Original entrance to this room faces west and comprises a 6-panelled wooden door with ovolo architrave, fittings removed and no longer in use (plate 134). The current entrance faces south and is a later addition made when the original entrance corridor was knocked through so enlarging this room. It is also a 6-panelled door with ovolo architrave but is slightly shorter, stripped of paint and mouldings on the inside and has a modern brass handle (plate 135).

Windows: originally a single canted recessed opening for window in s facing wall, originally symmetrically positioned in centre of the wall. Wooden sash with upper and lower sashes each containing 6 square panes (3 on 3). Wooden moulded muntins and casings. There is a narrow plain wooden sill mounted directly above the skirting. Painted wooden frame surrounding the recess has beaded trim and ogee architrave. Wooden four panelled shutters set within the recess and now painted in place in open position. Ceiling of recess is also 2-panelled. All panels have ovolo moulding (plate 136).

The room now has a second recessed window opening replacing the original entrance to 2 Penrose Terrace. The recess is perpendicular and extends to floor level. It contains a wooden sash with upper and lower sashes each containing 6 rectangular panes (3 on 3) to fit the narrower space. Plain wooden muntins and casings with beaded trim. There is a narrow plain wooden sill mounted directly above the skirting. The picture rail is continuous around the wall and into this recess indicating that the picture rail postdates or is contemporary with the alterations (plate 137). The alterations to this opening date from between 1936 and 1962 based on Cartographic evidence of when the original entrance porch was removed.

Lighting: central modern opaque glass light shade.

Furniture: A burnished cast iron fireplace with floral ceramic tile inserts and marble surround and mantle with bullseye motif is mounted on the west wall. The bullseye surround may suggest a Georgian date, although ceramic tiles and relatively unadorned design and stylised art nouveau floral motif on the hood indicates an early 20th century date. (plate 138).

A full height painted wooden cabinet with 2-panelled door and panelled cupboard above is fitted in to the recess to the left of the fireplace and an early 20th century ceramic sink is fitted to the wall in the recess to the right.

Room 2G3:

Description: L-shaped en suite bathroom for hotel room 27 (Room 2G1) formed by partitioning room 2G4.

Dimensions: L-shaped room with max dimensions 3.15m x 1.7m.

Floor: modern Linoleum

Walls: plastered and painted with modern plastic covering in shower area; plain skirting.

Ceiling: plastered, painted white. Plain cornice along east wall (plate 139).

Openings: 1 opening for door, and one for window.

Door to room 2G1 in south wall; modern flush wooden door with plain wooden door frame.

Window opening in north wall contains a single small side hung window with a single pane (approx. 25cm wide) of textured glass (plate 139). This pattern of textured glass is commonly found throughout the premises in areas where 20th century alterations have been made for the hotel. This window opening appears to have been newly created for this partitioned room during the 20th century.

Lighting: modern flush ceiling mounted spotlight.

Furniture: White ceramic bathroom suite dating from the late 20th century. Fireplace is missing from west wall.

Room 2G6:

Description: L-shaped shared toilet for hotel room formed by partitioning room 2G7. Rooms 2G6, 2G7 and corridors on south and east side of room 2G7 were created as a single room in the newly built north wing of 2 Penrose Terrace between 1842 and 1876. Originally the back wall of the Georgian house was located approximately at the southern return of the west window recess in room 2G6.

Dimensions: L-shaped room with max dimensions 2.55m x 1.25m.

Floor: modern wooden board.

Walls: plastered and painted.

Ceiling: plastered, painted white.

Openings: One opening for door, one for window and one internal glass partition with room 2G7.

Door to Stair hall 2G5 in south wall; modern glass panel door with transom light and plain wooden door frame. Glass in door panel and transom both textured.

Window opening in west wall contains a sash window with upper and lower sashes each containing two square panes of textured glass (plate 140). This pattern of textured glass is commonly found throughout the premises in areas where 20th century alterations have been made for the hotel. Painted wooden frame has beaded trim and ogee architrave.

Partition wall (east wall) with room 2G7 has a full length opening in order to provide light to an otherwise internal and enclosed space. This opening contains two square panes of textured

glass and a wooden louvered transom above. Frame and glazing bar are modern and in plain painted wood.

Lighting: modern pendant with cut paste shade.

Furniture: White ceramic toilet and sink dating from the late 20th century.

Room 2G7:

Description: bathroom for hotel formed by partitioning room 2G6. Rooms 2G6, 2G7 and corridors on south and east side of room 2G7 were originally a single room. Originally the southern part of the North wing. On the Penzance Tithe Map of 1842 the entire north wing is shown as an attached outbuilding rather than an integral part of the residence.

Dimensions: 2m x 2.55m.

Floor: modern wooden board.

Walls: White ceramic tiles.

Ceiling: plastered, painted white.

Openings: One opening for door and internal glass partitions filling upper parts of east, west and south walls (plate 141).

Door to Stair hall 2G5 in west wall; 4-panelled wooden door with transom light and plain wooden door frame Glass in transom is textured.

Partition wall openings (west wall) with room 2G7 has a full length opening in order to provide light to an otherwise internal and enclosed space. This opening contains two square panes of textured glass and a wooden louvered transom above. Opening in south wall contains four panes of textured glass and that in east wall contains 6 panes (3 on 3). Frame and glazing bars are modern and in plain painted wood.

Furniture: White ceramic bath dating from the late 20th century. Fireplace is missing from north wall.

Room 2G8:

Description: former hotel utility room/office. Originally northern end of north projecting wing of number 2 Penrose Terrace built circa 1842-1876 and probably accessed at that time from room 2G6/7 but now accessed by a partitioned corridor on east side of room 2G7 (plate 142). On the Penzance Tithe Map of 1842, the entire north wing is shown as an attached outbuilding rather than an integral part of the residence.

Dimensions: 3.75m x 3.00m

Floor: concrete.

Walls: papered and painted, plain painted white wooden skirting.

Ceiling: painted plasterboard.

Openings: One opening for door; and one for window,

Entrance Door in south wall: 6-panelled door with modern fittings and plain wooden frame.

Window -single flush opening for window in centre of w facing wall. Pair of side hung windows with single panes of clear glass at the bottom with a pair of smaller top hung panes above. Wooden moulded casings and frame, plain wooden sill, painted white (plate 143).

Furniture: Fireplace on south wall. This resembles a late Georgian painted wooden mantel with roundels or bullseyes. However, it must date from between 1842 and 1876 or later. The jambs and frieze have cushion moulding. The shelf is plain and the mantel sits on block feet. The fireplace is blocked with wooden board and the hearth is laid with red ceramic brick or tile (plate 144).

An alcove in the north wall is fitted with a simple modern wooden worktop, dowel rail and shelf. This alcove represents a small modern flat roofed extension on the back of the north wing. This replaces an earlier larger outbuilding visible on the late 19th century OS mapping (plate 145).

20th century fitted desk, shelves and sink fitted to west and south walls.

FIRST FLOOR (Plates 146-162; Figure 11)

Room 2F8:

Description: first floor stair and landing, including oriel bay window on north side. The stair is late Georgian in style and likely original, although the oriel bay window is a 20th century addition.

Dimensions: 2.2m x 2.95m (including bay, but not including side passage on west side which measures approx. 1m x 0.7m).

Floor: wooden boards, continuing for treads and risers on the stair

Walls: plastered and painted; plain wooden skirting and stringers.

Ceiling: boarded and painted white.

Openings: 2 openings for doors with ovolo architrave, one archway to room 2F4 and one bay window incorporating fire escape in central bay.

Arched opening to room 2F4 in south wall is Georgian in style and has a single radius arch with wooden ovolo moulded springers, jambs and voussoir (plate 146).

Door to room 2F9 in east wall; 6-panelled wooden door with ovolo architrave. Early brass handle on outside, painted.

Door to room 2F6 in north wall of western side passage; 6-panelled wooden door with ovolo architrave. Early, possibly original fittings, painted. Blocked opening to room 2F5 in west wall of side passage not clearly visible.

Window -Oriel bay window in north wall, now fire escape. Approximately 2m high with side bays of false fixed sashes containing four rectangular textured glass panes in both upper and lower sashes. Plain wooden muntins and casings. Moulded trim to frames and sill. Central

door has 6 panes of textured glass (2 on 2 on 2) with 2 pane transom light above and wooden panel below. Ovolo moulded muntins (plate 147).

Lighting: single modern pendant chandelier on landing.

Stair: Balustrade has continuous curved mahogany handrail and turned mahogany newels with rounded caps and set on tall plain bases. Plain softwood tread and stick balusters painted and set on a plain closed stringer (plate 127). Stair is typical of a modest Georgian town house dating from the early 19th century (Burton, 2001). The balustrade separating the bay landing from the stair is a later imitation with stained brown handrail and newel.

Room 2F4:

Description: small partitioned hallway or anteroom leading to former hotel rooms 30-2 (Rooms 2F1-3)

Dimensions: 2.2m x 1.05m

Floor: wooden boards.

Walls: papered, plain wooden skirting. Partitions.

Ceiling: boarded and painted attic hatch in SE corner.

Openings: 3 openings for doors all with ovolo architrave in east south and west walls, and one arched opening from stair landing in north wall. Door to former hotel room 30 (room 2F3) in east wall 4-panelled with modern brass handle (plate 148). Door to former hotel room 31 (room 2F2) in south wall 6-panelled with possible original brass handle. Door to former hotel room 32 (room 2F1) in west wall flush.

Arched opening to Stair landing in north wall is Georgian in style and has a single radius arch with wooden ovolo moulded springers, jambs and voussoir (plate 146).

Room 2F1:

Description: south facing former hotel bedroom number 32. Originally one of the principal south facing bedrooms of 2 Penrose Terrace.

Dimensions: 3.35m x 4.3m

Floor: wooden boards.

Walls: papered, plain wooden skirting. West and south walls dressed Granite blocks. East and north walls partitions.

Ceiling: boarded and painted

Openings: 4 openings for doors all with ovolo architrave and one for window,

Entrance Door in east wall: modern flush door, painted

Two fitted cupboard doors in spaces either side of former fireplace in west wall. Each two-panelled, painted white (plate 149)

Door to room 2F5 in north wall; modern flush door with modern fittings.

Window -single canted recessed opening for window in s facing wall. Asymmetrically positioned to the east side of the wall. Wooden sash with upper and lower sashes each containing 6 square panes (3 on 3). Wooden moulded muntins and casings. Plain wooden sill (plate 150).

Lighting: single modern pendant light

Furniture: Fireplace missing from west wall. ceramic sink fixed to east wall in SE corner. This style of sink found throughout numbers 1 and 2. It dates from the early to mid-20th century and may be contemporary with the original fitting out as a hotel (plate 151).

Room 2F5:

Description: en suite bathroom for former hotel bedroom 32 (room 2F1). Steps down from Room 2F1 suggest this was originally, together with room 2F6, a separate room at the back of number 2 Penrose Terrace with separate access from stairwell.

Dimensions: 2m x 3.15m

Floor: wooden boards, same as 2F1.

Walls: papered and painted with vinyl covering in NW corner for bath and shower. Ovolo wooden skirting. West wall Granite, north wall materials not seen. East and south walls partitions.

Ceiling: exposed beams, painted

Openings: 2 openings for doors, one blocked, both with ovolo architrave, and one for window, Entrance Door from room 2F1 in south wall: modern flush door with modern fittings.

Former entrance door from stair landing in east wall, 6 -panelled, fittings removed (plate 152).

Window -single opening for window in N facing wall. Asymmetrically positioned to the east side of the wall due to later partitioning of room. Wooden sash with upper and lower sashes each containing 8 square panes (4 on 4). Wooden moulded muntins and casings. Plain wooden sill (plate 153).

Lighting: modern recessed ceiling lights.

Furniture: Fireplace missing from west wall, modern ceramic pedestal sink now fixed to it. Modern ceramic toilet and bath. Modern wooden stair rail with turned balusters.

Room 2F2:

Description: south facing former hotel bedroom number 31.

Dimensions: 2.2m x 3.15m

Floor: wooden boards,

Walls: papered, plain wooden skirting. Ogee Picture Rail around all walls but broken over window recess in south wall.

Ceiling: painted white together with upper section of wall above the Picture Rail (plate 154).

Openings: 1 opening for door in north wall with ovolo architrave and one for window in south wall.

Entrance Door in north wall: 6-panelled wooden door with ovolo architrave and original brass handle on outside.

Window: single canted recessed opening for window in s facing wall. Asymmetrically positioned to the east side of the wall. Wooden sash with upper and lower sashes each containing 6 square panes (3 on 3). Wooden moulded muntins and casings. Plain wooden sill (plate 155).

Lighting: single modern pendant light and two late 20th century wall mounted lights.

Furniture: ceramic sink fixed to east wall in SE corner. This style of sink found throughout numbers 1 and 2. It dates from the early 20th century and may be contemporary with the original fitting out as a hotel.

Room 2F3:

Dimensions: 3.35m x 4.3m

Description: south facing former hotel bedroom number 30. Originally one of the principal south facing bedrooms of 2 Penrose Terrace.

Floor: wooden boards.

Walls: papered, plain wooden skirting. Ovolo Picture Rail around all walls but broken over window recess in south wall. East and south walls dressed Granite blocks. East and north walls partitions.

Ceiling: boarded and painted

Openings: 3 openings for doors all with ovolo architrave and one for window,

Entrance Door in west wall: 4-panelled wooden door with modern brass handle on outside, painted (plate 156).

Two fitted cupboard doors in spaces either side of former fireplace in east wall. Each two-panelled, painted white (plate 157). South cupboard has irregular ceiling resulting from roof structure.

Window -single canted recessed opening for window in centre of s facing wall. Wooden sash with upper and lower sashes each containing 6 square panes (3 on 3). Wooden moulded muntins and casings. Plain wooden sill. Beaded trim to recess. (plate 158).

Lighting: single modern pendant light.

Furniture: Fireplace missing from east wall. ceramic sink fixed to west wall in SW corner. This style of sink found throughout numbers 1 and 2. It dates from the early 20th century and may be contemporary with the original fitting out as a hotel. Also contains a modern freestanding plastic shower pod against west wall.

Room 2F9:

Description: southern room of former hotel suite number 29. Originally part of north projecting wing of number 2 Penrose Terrace constructed between 1842 and 1876.

Dimensions: 3.75m x 3.75m

Floor: wooden boards.

Walls: painted, plain modern brown wooden skirting.

Ceiling: batten and board, painted. Extensive water damage has revealed ceiling joists (plate 159).

Openings: 2 openings for doors; and one for window,

Entrance Door in west wall: 6-panelled wooden door with ovolo architrave. Early brass handle on outside, painted.

Door to room 2F10 in north wall, 6-panelled door with modern fittings and plain wooden frame.

Window -single flush opening for window in north of w facing wall. Wooden sash with upper and lower sashes each containing a single large pane. Wooden moulded casings, Brown wooden frame and sill (plate 160).

Furniture: Fireplace missing from north wall. Modern sink fitted in recess to west of former fireplace.

Room 2F10:

Description: northern room of former hotel suite number 29. Originally northern end of north projecting wing of number 2 Penrose Terrace constructed between 1842 and 1876.

Dimensions: 3.75m x 3.00m

Floor: wooden boards.

Walls: papered, plain painted white wooden skirting.

Ceiling: batten and board, painted.

Openings: One opening for door; and one for window,

Entrance Door in south wall: 6-panelled door with modern fittings and plain wooden frame.

Window -single flush opening for window in centre of w facing wall. Wooden sash with upper and lower sashes each containing a single large pane. Wooden moulded casings, plain wooden frame and sill (plate 161).

Furniture: Fireplace missing from south wall. Modern sink and shower fitted in SW corner.

Room 2F6:

Description: small shared toilet dating from use as a hotel but probably partitioned from room 2F5 originally.

Dimensions: 0.7m x 1.05m.

Floor: cork tiles.

Walls: plastered and painted; plain wooden skirting.

Ceiling: exposed beams, painted (plate 162).

Openings: 1 openings for door with ovolo architrave, and one window.

Door to room 2F8 in south wall; 6-panelled wooden door with ovolo architrave.

Window -boarded internally but viewed externally; small (approx. 0.75m x 0.7m) with single pane of textured glass, plain wooden frame and sills (plate 120).

Lighting: single modern pendant light.

Furniture: modern ceramic toilet set below window against north wall.

BASEMENT (Plate 163; Figure 13)

Room 2B1:

The basement is accessed via a wooden ladder under the stair well. The basement room is a single open plan room with granite block walls and an earthen floor. Re-used wooden timber uprights support the ground floor above. It is a t- shaped room including the stair access in the north. The main body of the room measures approx. 6.6m x 3.75m (Photo 100913).

ROOF SPACE (plates 164-166)

Access to photograph the roof space was provided via a hatch in the ceiling of room 2F4. However, for safety reasons it was not permitted to physically enter the roof space. Nevertheless, key details in the building's history were visible from the vantage point of the access hatch.

In particular the gable end of the east wall had clearly been altered. The apex of the roof appears to have been raised slightly from its original position and the pitch of the north facing side reduced whilst the height and reach was extended. The original massive granite block gable wall is clearly visible with the brick and smaller granite block extended gable wall visible behind (plate 164). This alteration is likely to have been associated with the construction of the north wing between 1842, when there is an outbuilding on the site of the future north wing, and 1876, when the fully integrated north wing first appears on historic OS maps. The roof structure remains internally consistent however, and it may be that the whole roof structure was rebuilt at that time. The use of machine cut timbers in the roof trusses would support this later date. The closed trusses are of the angled Queen Post type, a design used to span wider spaces when central load bearing walls were not included in the structure. The rafters are supported by a single common purlin (plate 165).

It is interesting that the pitch of the roof for the northern extension is asymmetrical (plate 166). This may have been necessary in order to give room to pre-existing hipped roof of 1 Penrose Terrace when the north wing was constructed.

EXTERNAL YARD AREA (plates 167-; Figure 10)

The rear external area of 2 Penrose Terrace, located to the north of the house can now only be accessed from the rear yard area of 1 Penrose Terrace or from the back lane alongside Lannoweth Road, although there is also a wooden fire escape leading from the bay window in the north wall of the stair landing.

The yard area is subdivided into three distinct areas. There are the remains of two formerly roofed structures in the north east and north west (Room 2G9) corners of the yard with a narrow open 'corridor' running N-S between them. This opens into a small open yard between the north wall of the house and the west wall of the north wing.

The former roofed structures both have roof timbers surviving indicating that they were of simple lean-to design with shallow single pitches. The two roofs appear to be broadly contemporary and cartographic evidence suggests that they were built between 1936 and 1962.

The structure located in the NE corner of the yard appears to have always been open on the west side with the three remaining walls made up of pre-existing property boundaries and the north wall of the north wing of 2 Penrose Terrace. It measures approximately 5.4m x 4m. The east wall comprises the original property boundary between numbers 1 and 2 Penrose Terrace and is constructed in granite rubble blocks, whitewashed. The southern end of this wall bears the scar of a former lean to building, now demolished that projected from the north wall of the north aisle of number 2 Penrose Terrace (plate 167). This former outbuilding is visible on OS maps dating from 1876 but not on the Penzance Tithe map of 1842. It appears to have been demolished at some time between 1936 and 1962, by which time the current roofless structure was built. The south wall of the roofless structure (the north wall of the north wings of 2 Penrose Terrace) is rendered and no sign of the earlier lean-to building is currently visible. However, the flat roofed external structure of the alcove in room 2G8 is visible and must also postdate 1936. The north wall of the roofless structure comprises the north boundary wall of the property and is constructed from granite and slate rubble. A small gap at the west end of this wall has been sealed with block work and this may represent the location a former rear access point. There is also a concrete plinth immediately south of this section which may represent a former step or base of a former wall or raised floor. There are a number of small structures shown built against the inside of this boundary wall on the OS map of 1876, although there is no clear evidence for their former presence surviving within the boundary wall itself. Nevertheless a current brick structure comprising a low wall constructed from potentially hand-made bricks with a short return to the east and west at its south end, may represent the base of a former stable, or other livestock pen potentially visible on the OS map of 1876 but not on the tithe map of 1842. This low wall survives to a height of approximately 1.25m (plate 168).

A further brick and slate-built structure survives against the east wall of the roofless structure. It comprises to low brick-built walls supporting two slate flags to form a pair of open fronted roofed shelves. It clearly postdates 1936 as it is built over the scars of the original lean-to outbuilding. Debris in its base suggest that it may have functioned as a coal and wood store (plate 167).

The open courtyard located between the main house and room 2G9 measures approximately 4.5m x 2.5m. The space is defined by the eastern property boundary of 2 Penrose Terrace to the west, by the south wall of room 2G9 to the north and the north wall of the main house and the west wall of the north wing. These walls are generally rendered and painted, although a small section of the south wall of room 2G9 has painted blockwork exposed. This section of the wall corresponds with an early lean-to structure built against the western property boundary and visible on the OS plan dated 1962 but may date from the late 19th century originally, when it continued into the area now occupied by Room 2G9. Visible scars of its former roof line survive south of room 2G9 and suggest that it had a Cornish Scantle slate roof (plate 169).

Room 2G9

Description: former garage or coach building in the NW corner of the yard with coach doors opening to Lannoweth Road. First clearly visible in current form on OS maps from 1962. Likely associated with use as hotel. Roof missing.

Dimensions: 4.85m x 6.75m

Floor: concrete.

Walls: painted blockwork on north, east and south walls; granite blocks on West wall to a height of approx. 2.5m likely corresponding with original property boundary between numbers 2 and 3 Penrose Terrace. The top part of the west wall is a later brick addition likely associated with the construction of this garage/coach house. The northern 2-3m of the west wall is also constructed in Brick down to ground level and may correspond with the position of an earlier outbuilding in this location shown on late 19th century OS maps (plate 170).

Ceiling: missing. Exposed roof timbers indicate formerly a very shallow single pitch roof. Although the roof cladding has gone, the flashing survives on the east wall and suggests that this at least was constructed in Cornish scantle slate, with corrugated material below.

Openings: two openings for doors; main coach double doors in north wall and a pedestrian door in east wall and one for window in south wall.

Double Door in north wall: Comprises four batten and ledged doors with diagonal bracing bars between the lower ledges, arranged in two pairs. Each pair is joined vertically with a hinged joint allowing each side to fold back on opening. Plain wooden frame (plate 170).

Pedestrian door in east wall: single batten and ledged wooden door, plain wooden frame. Two steps up to access door from yard.

Window -Plain wooden frame subdivided in to four plain glass panels by three equally spaced plain wooden glazing bars (plate 171).

Furniture: Hand painted former Hotel sign, black with gold lettering, standing against the west wall reads *Private and Commercial; Open to Non-Residents; Bed and Breakfast*. Moulded frame. Measures approx. 1.2m x 1.2m (plate 172).

20th century plain wooden shelves and worktop fitted to east and south walls.

5. Discussion and Interpretation (Figure 13)

Numbers 1 and 2 Penrose Terrace are, in their original form, a pair of early 19th century polite terraced town houses. They have been constantly altered from almost the moment they were first constructed, and yet still retain some of their original architectural and period internal features. They are Grade II listed for their group value with the other contemporary terraced houses on Penrose Terrace.

The development of the building is well documented, although there are no records concerning its original construction other than an anecdotal description of Penzance from 1878 which states that they were begun in 1834 and took a long time to complete (Courtney, 1878). Numbers 1 and 2 are the most prominently positioned of the houses on Penrose Terrace and it is possible that the comment regarding the protracted construction period of the Terrace as a whole may actually refer to alterations to the rooves and north wings of Numbers 1 and 2 that were completed by 1876. The original occupiers of the two properties are recorded in the census returns of 1841. Number 1 Penrose Terrace was occupied by John Millett. There is some evidence to suggest this may be the same person as J N R Millet who served as mayor of Penzance in 1848. J N R Millet occupied at least part of 1 Penrose Terrace in 1864 when he is listed in Coulson's directory as a solicitor (Coulson, 1864). By 1893 the premises at 1 Penrose Terrace were occupied by the Misses Winter who ran it as a lodging house (Kelly's Directory, 1893). By 1911 it had been subdivided between three separate households. During the 1920's the house was acquired by the Warren family whose descendants, the Roddas, ran it as The Cliff Hotel until a few years ago when it briefly became a hostel before being unoccupied. Number 2 Penrose Terrace was originally occupied by Grace Harris in 1841. It was briefly run as a seminary for young ladies during the early 1860's before becoming subdivided as two separate premises by 1911 and then part of the Cliff Hotel at some time between the 1920's and 1962. The earliest evidence for the layout of the property comes from the 1842 Penzance Tithe Map (Figure 3) with the 1876 1:500 Ordnance Survey Town plan of Penzance (Figure 4), adding to the record. Together with subsequent 20th century OS maps it is possible to ascertain that there have been at least 4 major phases of extensions and alterations to the premises (Figure 13):

Phase 1 (1834-1842) – The original late Georgian Construction, started in 1834 and completed by 1842. Surviving elements of this period include the current staircases in both premises, the arched openings on the first and ground floors of number 2 together with fragments of associated reeded cornice and architrave. The room layout on the south side of number 2 remains largely unaltered from this period apart from the loss of the entrance porch and entrance corridor. Number 1 retains dentilled cornice and plaster ceiling rose in the ground floor stair hall as well as a pair of fire surrounds. The original entrance to number 1 may have been in the centre of the east wall, with a separate service entrance to the North wing.

Phase 2 (1842-1876) – The first phase of reconstruction was substantial and involved the extension of the north wings for both properties, associated alterations to both

rooves and a major internal re-organisation of the space and access in number 1. The north wing was extended to the west and became part of the main residential wings of the premises. This allowed the main entrance to be moved to the side wing and it is at this time that the current entrance porch was constructed. A new access corridor from the north wing to the south wing stair hall meant that the original entrance in the centre of the east wall could be converted to a window and the original entrance corridor removed. The highly decorative vaulted ceiling and 3-centred arch to the new corridor may date from this period. This all allowed for an expansion of the main residence, at the expense of the servants' quarters, possibly made necessary by the burgeoning family and rising status of J.N.R. Millett. At this time the north wing had its own separate staircase perhaps initially serving the servants quarters on the first floor but probably by 1856, serving a separate household occupying the north wing. There was also an east facing conservatory attached to the east wall of the north wing with an east garden beyond.

Phase 3 (1920's and 1930's) – The third phase of expansion involved the demolition of the conservatory and the construction of the NE flat roofed annexe in its place. This annexe appears to have been purposely built as reception, lounge, dining and bar facilities for the newly established Cliff Hotel. It is also likely that some of the current finishes and furnishings in the premises date from this period including early-mid 20th century ceramic sinks, batten and board ceilings and walls, moulded picture rails and torus style skirting as well as several new fire mantels.

Phase 4 (1936-1962) – sees the completion of the process of extension that has led to the current layout of the premises. This includes the construction of a new NW flat roofed extension to the north wing. This was constructed in a purely functional manner with no attempt at a decorative finish. The construction is supported on steel girders and overhangs the rear yard area. It enclosed new service rooms on the ground floor, some of which may have already been in existence as outbuildings, and a new accommodation room of the first floor. It had the effect of blocking out natural light from the centre of the north wing so that two new sky lights had to be inserted as well as some internal windows. A further balcony room was constructed in the NW angle between the north and south wings at this time, partly supported on a steel post. It may also have been at this time that the former coach openings on the north wall of the north wing were enclosed.

Number 2 appears to have had two large outbuildings constructed in the rear yard during this phase, one with coach doors. Approved planning applications dated 1951 and 1954 for 'the erection of a lock-up Garage' at the Cliff Hotel are likely to refer to this phase (Mayou, 2020, 24). A new oriel bay window to the stair well is also likely to date from this phase of alterations. The original entrance porch was lost at this time and internal alterations are likely to have included the forcing through of the corridor between the stair halls of Numbers 1 and 2 and a number of new internal subdivisions utilising textured glass.

Bomb damage resulting from a Germain raid on Penzance Station during 1940 which destroyed the adjacent Hoskings Garage, also blew out the majority of the windows on the south elevation, of numbers 1 and 2 Penrose Terrace. Examples of original windows survive on east elevation of 1 Penrose Terrace in rooms 1G2 and 1G5.

Access was possible to most of the building during the survey visit except for the roof spaces which were photographed from a ladder. Outbuildings and garden walls were recorded externally.

6. Acknowledgements

Thanks to Sam Mayou and Craig Coade of CAD Heritage for providing additional photos for this report as well as providing access to the draft Heritage Rapid Appraisal (Mayou, 2020) which has helped enhance the historical interpretation in this report.

7. Bibliography and references

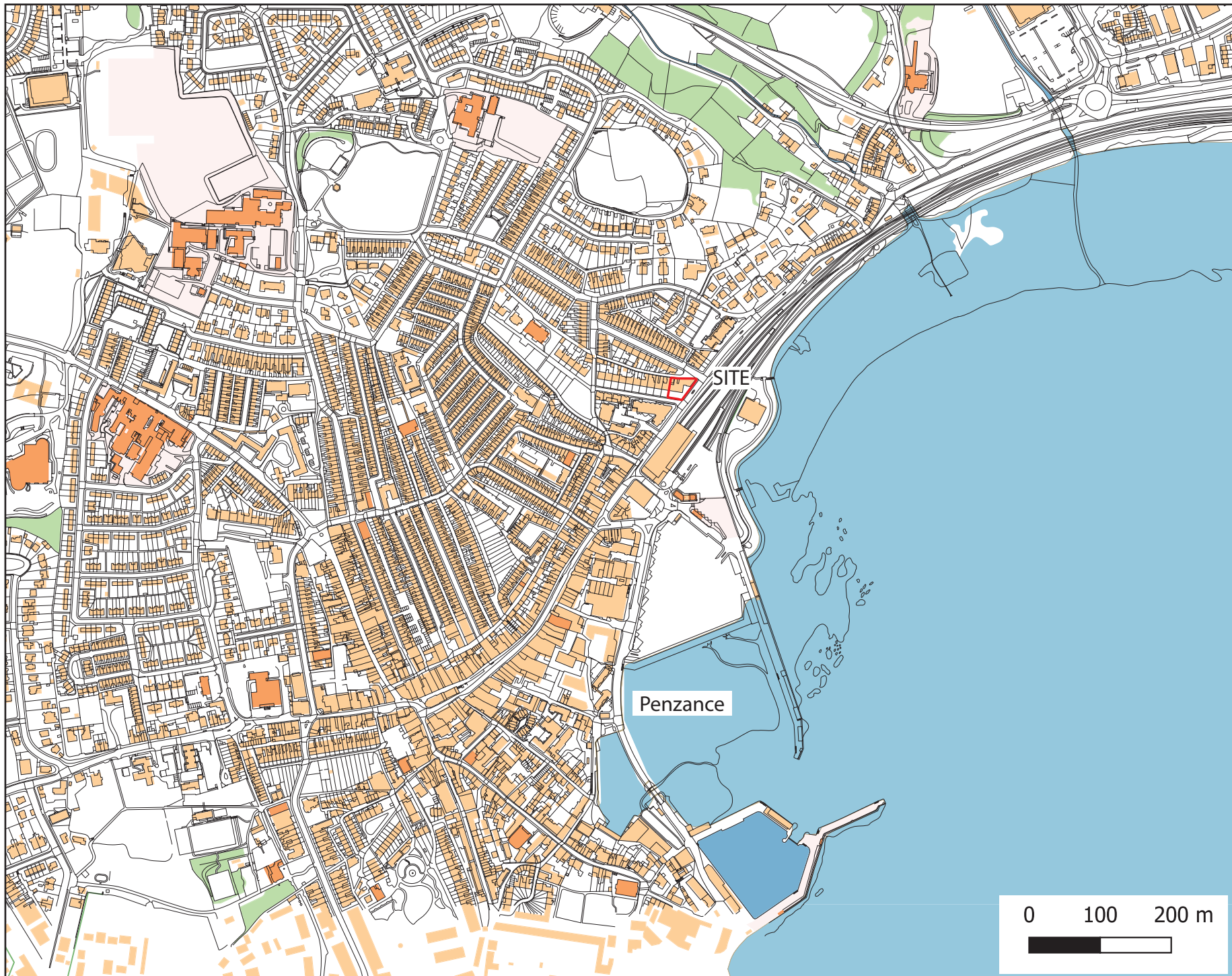
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Documentary Sources:

Transcript of the 1841 census for Penzance, Enumeration District 2, Folio 28, Pages 12-13. PRO Ref: HO107/143/1 https://west-penwith.org.uk/census/1841_p_2.htm accessed 28/09/20

Maps:

- Penzance Tithe Map, 1842.
- OS Town Plan, Penzance, 1876, 1:500
- OS County Series, Cornwall and the Isles of Scilly, 1908 edition, 1:2,500
- OS County Series, Cornwall and the Isles of Scilly, 1936 edition, 1:2,500
- OS Plan, 1962-3, 1:2,500
- OS Plan, 1968-79, 1:2,500
- OS Plan, 1989, 1:1,250



 Site location

Figure 1: Location plan,

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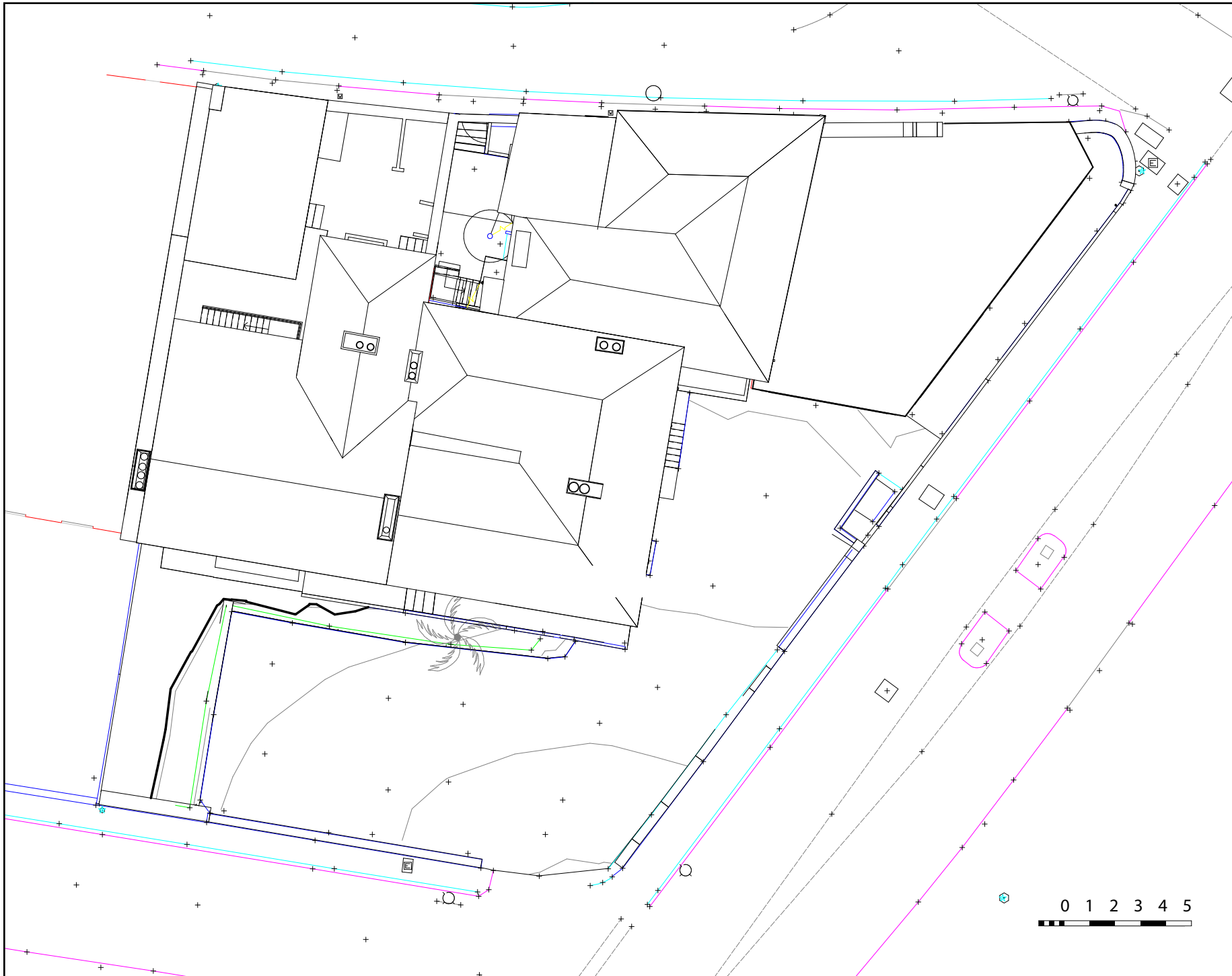


Figure 2: Site Plan as existing (copyright CAD Heritage)



○ Site location

Figure 3 Extract from Penzance Tithe Map 1842




 Site location

Figure 4 Extract from
Ordnance Survey Town
Plan, Penzance. 1876-8
Originally Printed at
1:500



○ Site location

Figure 5: Extract from Ordnance Survey County Series, 1936 edition. Originally Printed at 1:2500





○ Site location

Figure 6: Extract from Ordnance Survey Plan, Penzance, 1962-3. Originally Printed at 1:2500



Existing South Elevation

0 1 2 3 4 5

Figure 7: Existing South Elevation (copyright CAD Heritage)



① Existing East Elevation

0 1 2 3 4 5

Figure 8: Existing East Elevation (copyright CAD Heritage)



① Existing North Elevation

0 1 2 3 4 5

Figure 9: Existing North Elevation (copyright CAD Heritage)

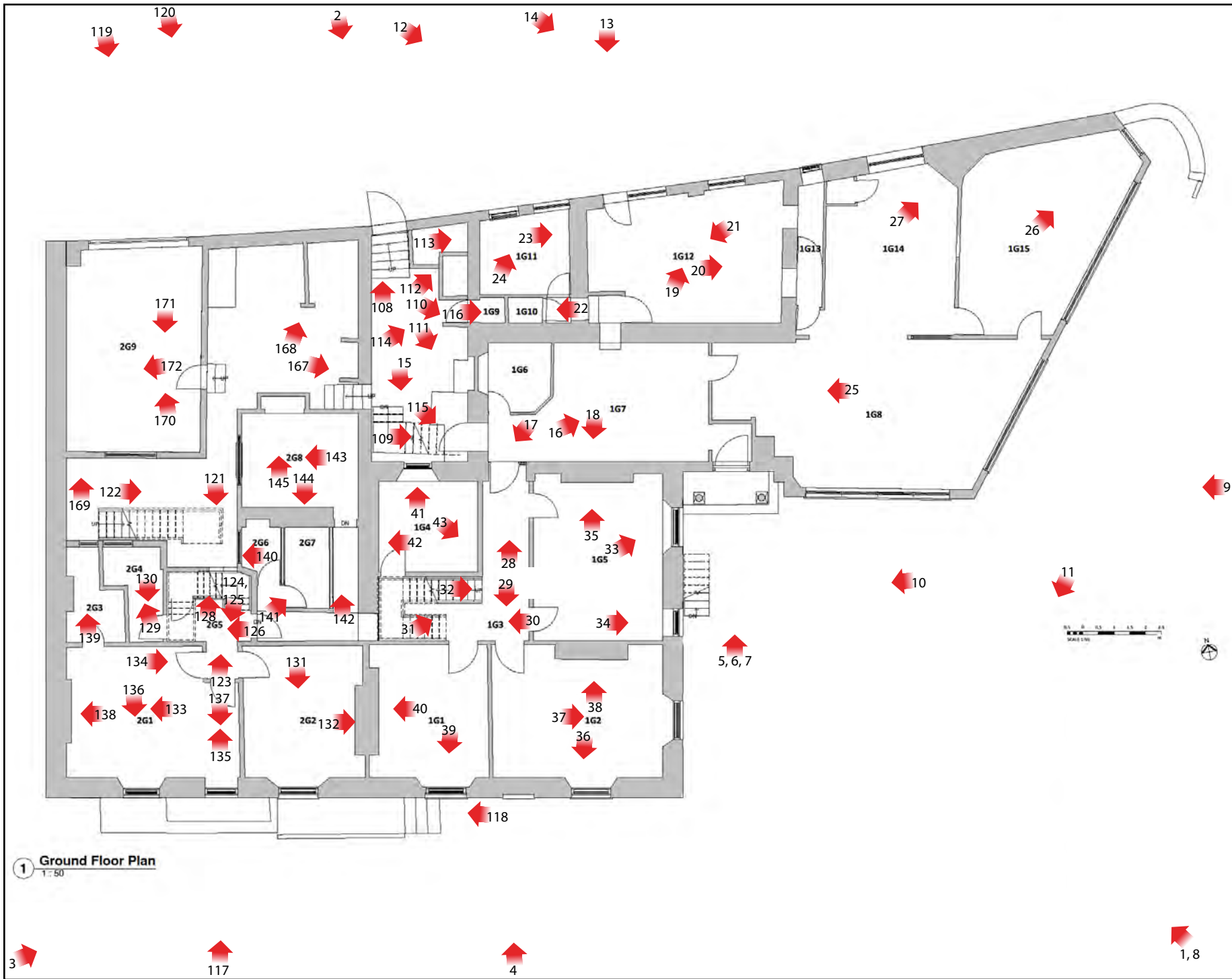


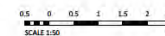
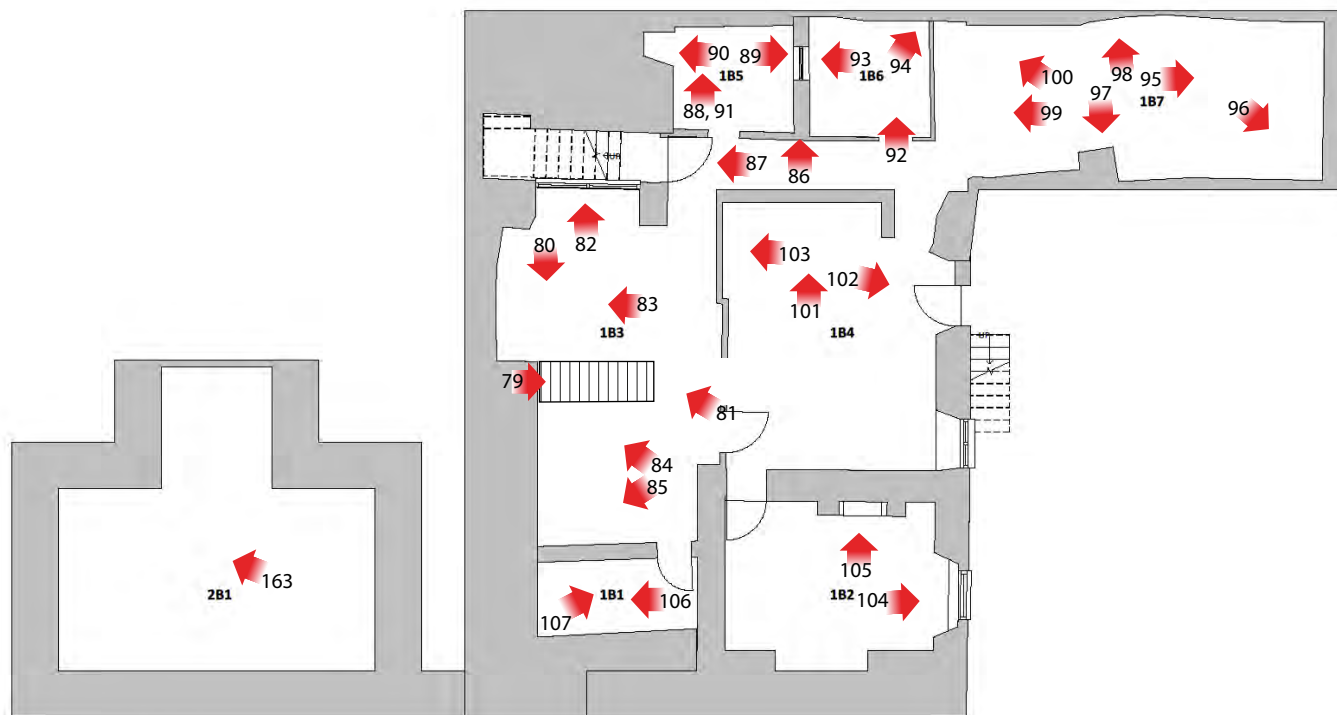
Figure 10: Existing Ground Floor and Photo Location Plan

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① **First Floor Plan**

Figure 11: Existing First Floor and Photo Location Plan



1 Basement Floor Plan

Figure 12: Existing Basement and Photo Location Plan



1 Ground Floor Plan
1:50






-  Phase 1 (1834-42)
-  Phase 2 (1842-76)
-  Phase 3 (1920-36)
-  Phase 4 (1936-62)
-  Phase 1 (removed)

Figure 13: Phased Plan
(First Floor Only)



Plate 1: The former Cliff Hotel viewed from Chyandour Cliff, looking north-west. 1m & 1m scale.



Plate 2: The rear of the former Cliff Hotel viewed from a turret on Lannoweth Road, looking SSE.



Plate 3: Numbers 1-4 Penrose Terrace, view to the ENE.



Plate 4: Number 1 Penrose Terrace, south elevation view to the North.



Plate 5: Number 1 Penrose Terrace, Entrance Porch, view to the North, 2 x 1m scales.



Plate 6: Number 1 Penrose Terrace, Main Entrance Door, view to the North, 1m scale.



Plate 7: 1 Penrose Terrace, south elevation of north (side) wing, view to the North, 1m scale.



Plate 8: 1 Penrose Terrace, south elevation of NE Annexe, view to the NNW, 2 x 1m scale.



Plate 9: 1 Penrose Terrace, east elevation, view to the West, 1m scale.



Plate 10: 1 Penrose Terrace, east elevation of South Wing, view to the West, 2 x 1m scale.



Plate 11: 1 Penrose Terrace, steps up from Chyandour Cliff, view to the South, 2 x 1m scale.



Plate 12: 1 Penrose Terrace, north elevation, view to the SE, 2 x 1m scale.



Plate 13: 1 Penrose Terrace, north elevation of north wing, view to the south, 2 x 1m scale.



Plate 14: 1 Penrose Terrace, north elevation of north wing and NE Annexe, view to the SSE, 2 x 1m scale.



Plate 15: 1 Penrose Terrace, north elevation of south wing, view to the south, 1m scale.



Plate 16: 1 Penrose Terrace, Room 1G7, view to the ENE. Image supplied by CAD Heritage.



Plate 17: 1 Penrose Terrace, Room 1G7, view to the SW. 1m scale.



Plate 18: 1 Penrose Terrace, Room 1G7, view to the S. 2 x 1m scale.



Plate 19: 1 Penrose Terrace, Room 1G12, view to the NE. Image Supplied by CAD Heritage.



Plate 20: 1 Penrose Terrace, Room 1G12, view to the E. Image Supplied by CAD Heritage.



Plate 21: 1 Penrose Terrace, Room 1G12, view to the SW. Image Supplied by CAD Heritage.



Plate 22: 1 Penrose Terrace, Room 1G10, view to the W. 1m scale.



Plate 23: 1 Penrose Terrace, Room 1G11, view to the E.



Plate 24: 1 Penrose Terrace, Room 1G11, view to the NE.



Plate 25: 1 Penrose Terrace, Room 1G8, view to the W.



Plate 26: 1 Penrose Terrace, Room 1G15, view to the NE. 1m scale



Plate 27: 1 Penrose Terrace, Room 1G14, view to the NE. 1m scale



Plate 28: 1 Penrose Terrace, Room 1G3, view to the N. Image supplied by CAD Heritage



Plate 29: 1 Penrose Terrace, Room 1G3, view to the S.



Plate 30: 1 Penrose Terrace, Room 1G3, view to the E. Image supplied by CAD Heritage



Plate 31: 1 Penrose Terrace, Room 1G3, view to the ENE. Image supplied by CAD Heritage.



Plate 32: 1 Penrose Terrace, Room 1G3, view to the E. 2 x 1m scale.



Plate 33: 1 Penrose Terrace, Room 1G5, view to the ENE. 2 x 1m scale.



Plate 34: 1 Penrose Terrace, Room 1G5, view to the E. 2 x 1m scale.



Plate 35: 1 Penrose Terrace, Room 1G5, view to the N. 2 x 1m scale.



Plate 36: 1 Penrose Terrace, Room 1G2, view to the S. 2 x 1m scale.



Plate 37: 1 Penrose Terrace, Room 1G2, view to the E. 2 x 1m scale.



Plate 38: 1 Penrose Terrace, Room 1G2, view to the N. 2 x 1m scale.



Plate 39: 1 Penrose Terrace, Room 1G1, view to the S. 2 x 1m scale.



Plate 40: 1 Penrose Terrace, Room 1G1, view to the N. 2 x 1m scale.



Plate 41: 1 Penrose Terrace, Room 1G4, view to the N. 2 x 1m scale.



Plate 42: 1 Penrose Terrace, Room 1G4, view to the W. 1m scale.



Plate 43: 1 Penrose Terrace, Room 1G4, view to the SE. 2 x 1m scale.



Plate 44: 1 Penrose Terrace, Room 1F3, view to the E.

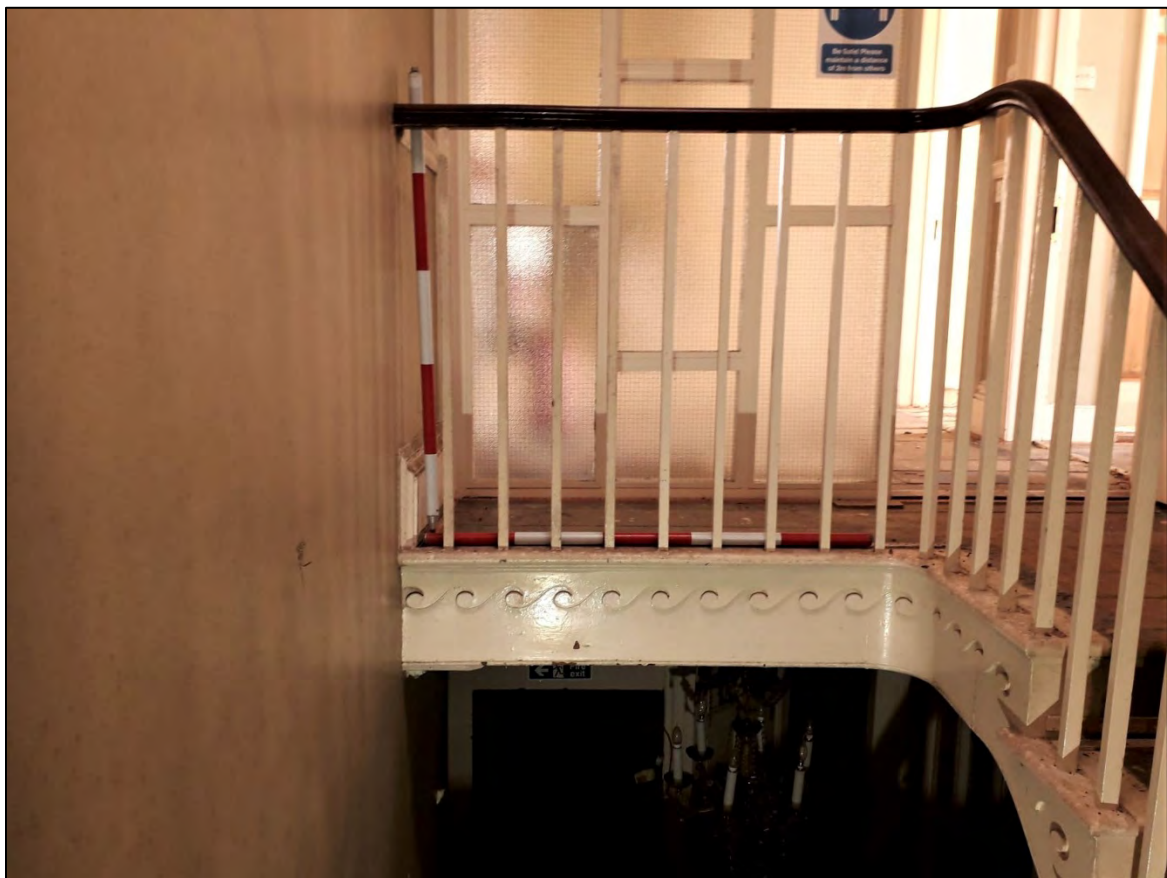


Plate 45: 1 Penrose Terrace, Room 1F3, view to the W. 2 x 1m scale.



Plate 46: 1 Penrose Terrace, Room 1F4, view to the SE. 2 x 1m scale.



Plate 47: 1 Penrose Terrace, Room 1F4, view to the E. 2 x 1m scale.



Plate 48: 1 Penrose Terrace, Room 1F1, view to the NE. 1m scale.



Plate 49: 1 Penrose Terrace, Room 1F1, view to the W. 2 x 1m scale.



Plate 50: 1 Penrose Terrace, Room 1F1, view to the S. 2 x 1m scale.



Plate 51: 1 Penrose Terrace, Room 1F1, view to the ESE. 2 x 1m scale.



Plate 52: 1 Penrose Terrace, Room 1F2, view to the N. 2 x 1m scale.



Plate 53: 1 Penrose Terrace, Room 1F2, view to the SE. 2 x 1m scale.



Plate 54: 1 Penrose Terrace, Room 1F2, view to the E. 1m scale.



Plate 55: 1 Penrose Terrace, Room 1F6, view to the NNW. 1m scale.



Plate 55: 1 Penrose Terrace, Room 1F6, view to the E. 2 x 1m scale.



Plate 57: 1 Penrose Terrace, Room 1F8, view to the NE. 2 x 1m scale.



Plate 58: 1 Penrose Terrace, Room 1F8, view to the E. 2 x 1m scale.



Plate 59: 1 Penrose Terrace, Room 1F5, view to the SSE. 1m scale.

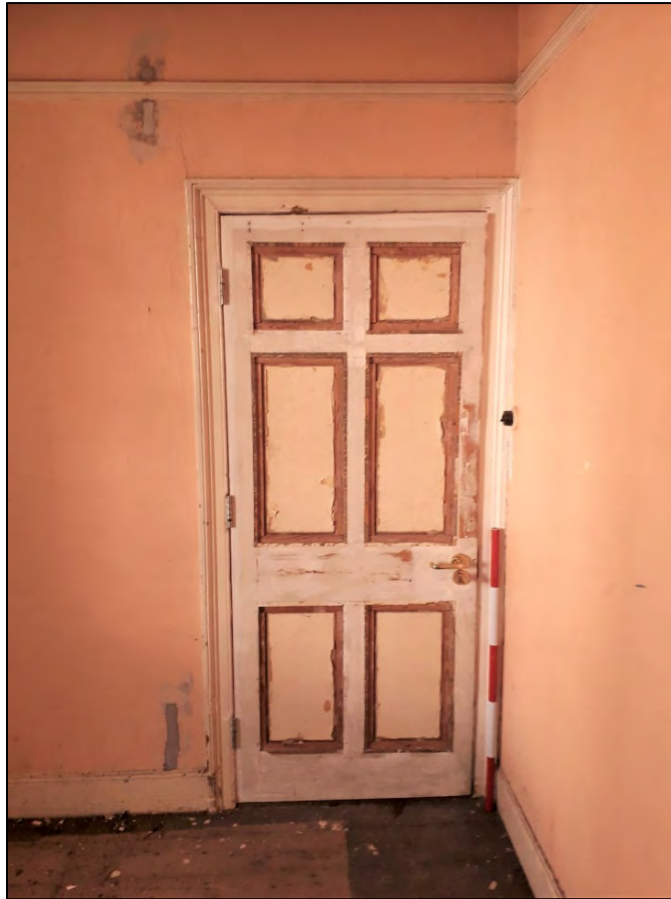


Plate 60: 1 Penrose Terrace, Room 1F7, view to the E. 1m scale.



Plate 61: 1 Penrose Terrace, Room 1F7, view to the N. 2 x 1m scale.



Plate 62: 1 Penrose Terrace, Room 1F10, view to the N. 1m scale.



Plate 63: 1 Penrose Terrace, Room 1F9, view to the W. 2 x 1m scale.



Plate 64: 1 Penrose Terrace, Room 1F10, view to the W. 1m scale.



Plate 65: 1 Penrose Terrace, Room 1F11, view to the N. 1m scale.



Plate 66: 1 Penrose Terrace, Room 1F12, view to the N. 2 x 1m scale.



Plate 67: 1 Penrose Terrace, Room 1F12, view to the NE. Image supplied by CAD Heritage.

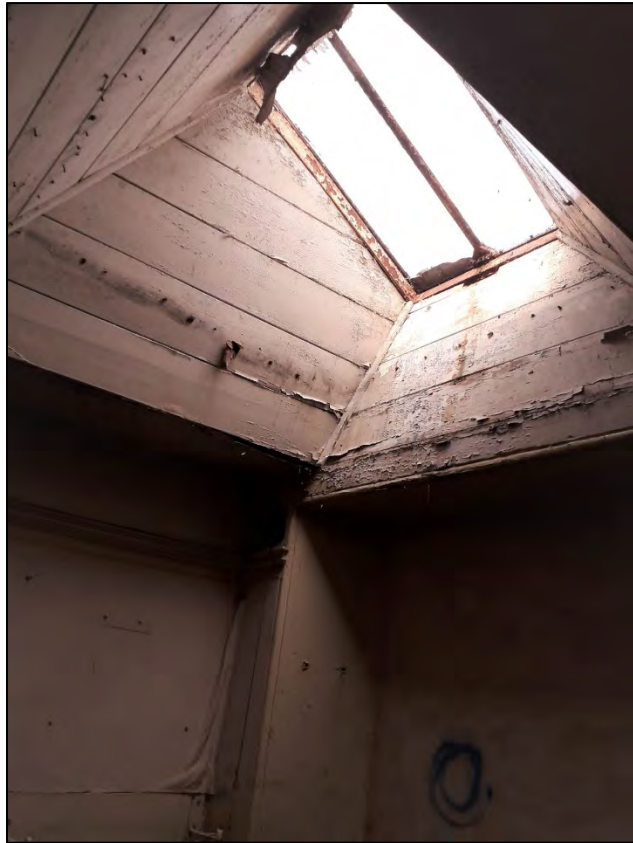


Plate 68: 1 Penrose Terrace, Room 1F12, view to the NW.



Plate 69: 1 Penrose Terrace, Room 1F13, view to the E.



Plate 70: 1 Penrose Terrace, Room 1F10, view to the SW. 1m scale.



Plate 71: 1 Penrose Terrace, Room 1F10, view to the SE. 1m scale.



Plate 72: 1 Penrose Terrace, Room 1F10, view to the W. 1m scale.



Plate 73: 1 Penrose Terrace, Room 1F15, view to the NNE. 1m scale.



Plate 74: 1 Penrose Terrace, Room 1F15, view to the ENE. 1m scale.



Plate 75: 1 Penrose Terrace, Room 1F16, view to the N. 2 x 1m scale.

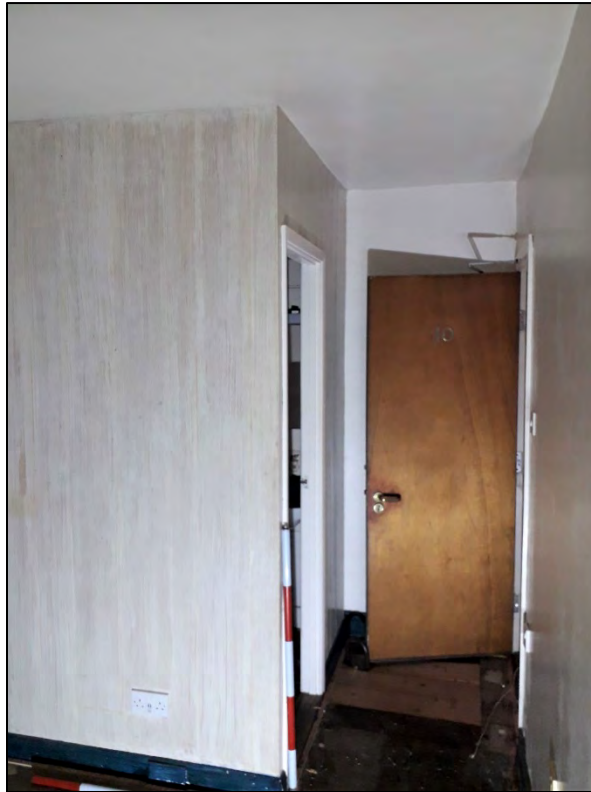


Plate 76: 1 Penrose Terrace, Room 1F17, view to the S. 2 x 1m scale.

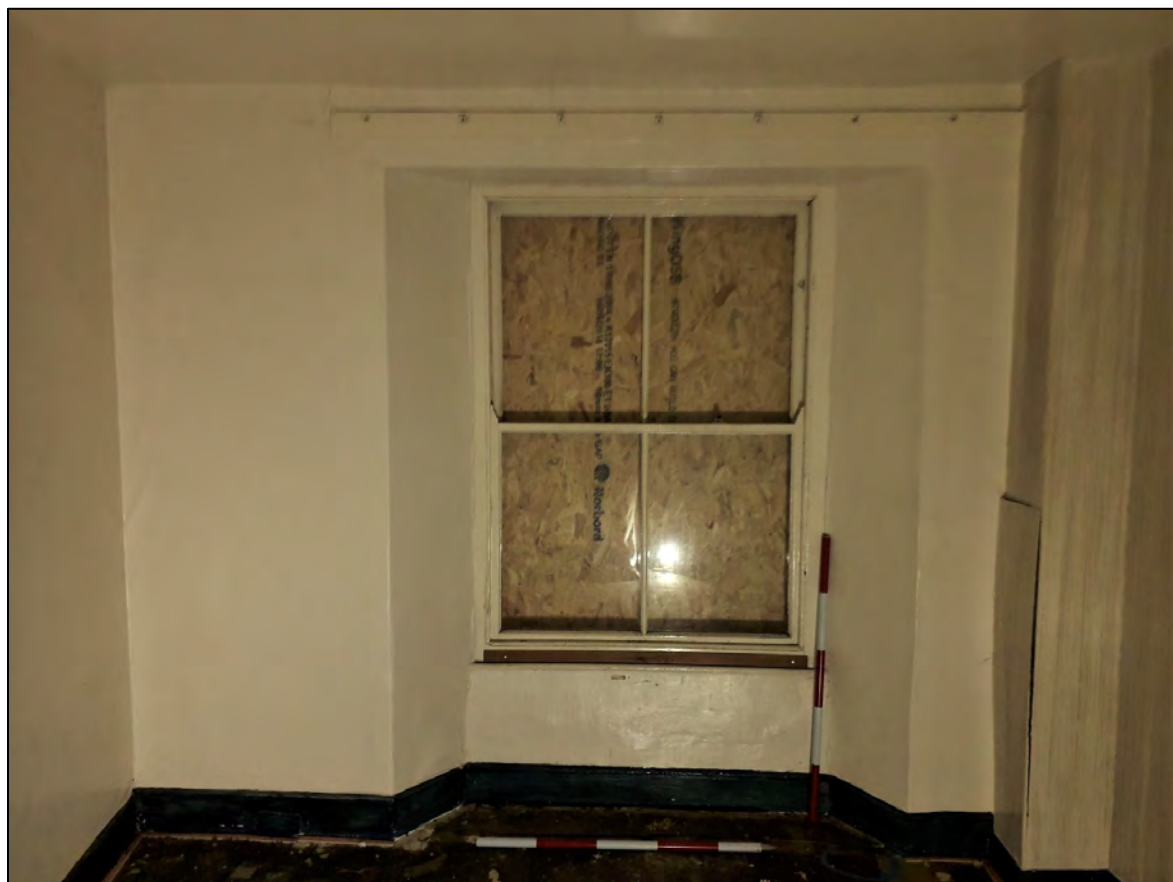


Plate 77: 1 Penrose Terrace, Room 1F17, view to the E. 2 x 1m scale.



Plate 78: 1 Penrose Terrace, Room 1F18, view to the E. 2 x 1m scale.



Plate 79: 1 Penrose Terrace, Room 1B3, view to the E. 1m scale.



Plate 80: 1 Penrose Terrace, Room 1B3, view to the S. Image supplied by CAD Heritage.



Plate 81: 1 Penrose Terrace, Room 1B3, view to the NW. 2 x 1m scale.



Plate 82: 1 Penrose Terrace, Room 1B3, view to the N. Image supplied by CAD Heritage.



Plate 83: 1 Penrose Terrace, Room 1B3, view to the W. 1m scale.



Plate 84: 1 Penrose Terrace, Room 1B3, view to the NW. 2 x 1m scale.



Plate 85: 1 Penrose Terrace, Room 1B3, view to the SW. 2 x 1m scale.



Plate 86: 1 Penrose Terrace, Room 1B3 corridor, view to the N. 2 x 1m scale.

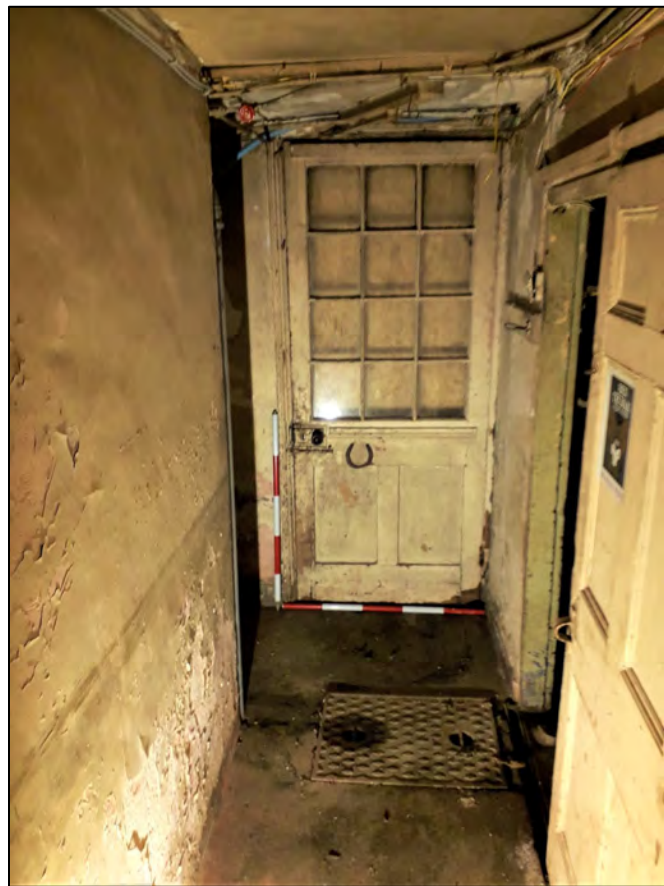


Plate 87: 1 Penrose Terrace, Room 1B3 corridor, view to the W. 2 x 1m scale.



Plate 88: 1 Penrose Terrace, Room 1B5, view to the N. 1m scale.



Plate 89: 1 Penrose Terrace, Room 1B5 , view to the E.



Plate 90: 1 Penrose Terrace, Room 1B5, view to the W. 1m scale.



Plate 91: 1 Penrose Terrace, Room 1B5 , view to the N.



Plate 92: 1 Penrose Terrace, Room 1B6, view to the N. 2 x 1m scale.



Plate 93: 1 Penrose Terrace, Room 1B6, view to the W. 2 x 1m scale.



Plate 94: 1 Penrose Terrace, Room 1B6, view to the NE. 2 x 1m scale.



Plate 95: 1 Penrose Terrace, Room 1B7, view to the E. Image supplied by CAD Heritage.



Plate 96: 1 Penrose Terrace, Room 1B7, view to the SE. 2 x 1m scale.



Plate 97: 1 Penrose Terrace, Room 1B7, view to the S. 2 x 1m scale.



Plate 98: 1 Penrose Terrace, Room 1B7, view to the N. 2 x 1m scale.



Plate 99: 1 Penrose Terrace, Room 1B7, view to the W. 2 x 1m scale.



Plate 100: 1 Penrose Terrace, Room 1B7, view to the WNW. Image supplied by CAD Heritage.



Plate 101: 1 Penrose Terrace, Room 1B4, view to the N. Image supplied by CAD Heritage.



Plate 102: 1 Penrose Terrace, Room 1B4, view to the E. 2 x 1m scale.



Plate 103: 1 Penrose Terrace, Room 1B4, view to the W. 2 x 1m scale.



Plate 104: 1 Penrose Terrace, Room 1B2, view to the E. 2 x 1m scale.



Plate 105: 1 Penrose Terrace, Room 1B2, view to the N. 2 x 1m scale.



Plate 106: 1 Penrose Terrace, Room 1B1, view to the W. 2 x 1m scale.



Plate 107: 1 Penrose Terrace, Room 1B1, view to the ENE. 1m scale.



Plate 108: 1 Penrose Terrace, External Rear Yard, view to the N. 2 x 1m scale.



Plate 109: 1 Penrose Terrace, External Rear Yard, view to the E. 1m scale.



Plate 110: 1 Penrose Terrace, External Rear Yard, view to the ESE. 1m scale.



Plate 111: 1 Penrose Terrace, External Rear Yard, view to the SSE. 1m scale.



Plate 112: 1 Penrose Terrace, External Rear Yard, view to the NE. 2 x 1m scale.



Plate 113: 1 Penrose Terrace, External Rear Yard, view to the E. 1m scale.



Plate 114: 1 Penrose Terrace, External Rear Yard, view to the ENE.



Plate 115: 1 Penrose Terrace, External Rear Yard, view to the ESE.



Plate 116: 1 Penrose Terrace, External Rear Yard, Room 1G9, view to the E. 1m scale.



Plate 117: 2 Penrose Terrace, South Facing Elevation, view to the N. 2 x 1m scale.



Plate 118: 1 & 2 Penrose Terrace, South Facing Elevation, view to the W. 2 x 1m scale.



Plate 119: 2 Penrose Terrace, North Facing Elevation, view to the SSE. 2 x 1m scale.



Plate 120: 2 Penrose Terrace (centre right), North Facing Elevation, view to the SSE.



Plate 121: 2 Penrose Terrace, North Facing Elevation, view to the S. 1m scale.



Plate 122: 2 Penrose Terrace, West Facing Elevation of North Wing, view to the E.



Plate 123: 2 Penrose Terrace, Room 2G5 (anteroom), view to the N.



Plate 124: 2 Penrose Terrace, Room 2G5, view to the S. 1m scale



Plate 125: 2 Penrose Terrace, Room 2G5 (anteroom), view to the S.



Plate 126: 2 Penrose Terrace, Room 2G5, view to the W. 2 x 1m scale.



Plate 127: 2 Penrose Terrace, Room 2F8, view to the NNW. 2 x 1m scale.



Plate 128: 2 Penrose Terrace, Room 2G5, view to the N. 2 x 1m scale.



Plate 129: 2 Penrose Terrace, Room 2G4, view to the NW. 1m scale.



Plate 130: 2 Penrose Terrace, Room 2G4, view to the SE. 1m scale.



Plate 131: 2 Penrose Terrace, Room 2G2, view to the S. 2 x 1m scale.



Plate 132: 2 Penrose Terrace, Room 2G2, view to the E. 2 x 1m scale.



Plate 133: 2 Penrose Terrace, Room 2G1, view to the W. 2 x 1m scale.



Plate 134: 2 Penrose Terrace, Room 2G1, view to the E. 2 x 1m scale.



Plate 135: 2 Penrose Terrace, Room 2G1, view to the N. 2 x 1m scale.



Plate 136: 2 Penrose Terrace, Room 2G1, view to the S. 2 x 1m scale.



Plate 137: 2 Penrose Terrace, Room 2G1, view to the S. 2 x 1m scale.



Plate 138: 2 Penrose Terrace, Room 2G1, view to the W. 2 x 1m scale.



Plate 139: 2 Penrose Terrace, Room 2G3, view to the N. 2 x 1m scale.



Plate 140: 2 Penrose Terrace, Room 2G6, view to the W.



Plate 141: 2 Penrose Terrace, Room 2G7, view to the ENE. 1m scale.



Plate 142: 2 Penrose Terrace, Corridor east of Room 2G7, view to the N. 2 x 1m scale.



Plate 143: 2 Penrose Terrace, Room 2G8, view to the W. 2 x 1m scale.



Plate 144: 2 Penrose Terrace, Room 2G8, view to the S.



Plate 145: 2 Penrose Terrace, Room 2G8, view to the N. 2 x 1m scale.



Plate 146: 2 Penrose Terrace, Room 2F4 & 2F8, view to the NNW. 2 x 1m scale.



Plate 147: 2 Penrose Terrace, Room 2F8, view to the NE. 1m scale.



Plate 148: 2 Penrose Terrace, Room 2F4, view to the E. 2 x 1m scale.



Plate 149: 2 Penrose Terrace, Room 2F1, view to the NW. 2 x 1m scale.



Plate 150: 2 Penrose Terrace, Room 2F1, view to the SSE. 2 x 1m scale.



Plate 151: 2 Penrose Terrace, Room 2F1, view to the ESE. 2 x 1m scale.



Plate 152: 2 Penrose Terrace, Room 2F5, view to the E. 1m scale.



Plate 153: 2 Penrose Terrace, Room 2F5, view to the NNW. 1m scale.



Plate 154: 2 Penrose Terrace, Room 2F2, view to the N.



Plate 155: 2 Penrose Terrace, Room 2F2, view to the S. 2 x 1m scale.



Plate 156: 2 Penrose Terrace, Room 2F3, view to the NW. 2 x 1m scale.



Plate 157: 2 Penrose Terrace, Room 2F3, view to the SE. 1m scale.



Plate 158: 2 Penrose Terrace, Room 2F3, view to the SSW. 2 x 1m scale.



Plate 159: 2 Penrose Terrace, Room 2F9, view to the NE. 1m scale.



Plate 160: 2 Penrose Terrace, Room 2F9, view to the NW. 1m scale.



Plate 161: 2 Penrose Terrace, Room 2F10, view to the WNW. 2 x 1m scale.



Plate 162: 2 Penrose Terrace, Room 2F6, view to the N. 2 x 1m scale.



Plate 163: 2 Penrose Terrace, Room 2B1, view to the WNW. 2 x 1m scale.



Plate 164: 2 Penrose Terrace, Roof Space, East Gable End, view to the E.



Plate 165: 2 Penrose Terrace, Roof Space, West End, view to the W.



Plate 166: 1 & 2 Penrose Terrace, North Wing of 2 Penrose Terrace centre right.



Plate 167: 2 Penrose Terrace, External Rear Yard, view to the ESE. 1m scale



Plate 168: 2 Penrose Terrace, External Rear Yard, view to the NNE. 1m scale



Plate 169: 2 Penrose Terrace, External Rear Yard, view to the N. 1m scale



Plate 170: 2 Penrose Terrace, External Rear Yard, Room 2G9, view to the NNW.



Plate 171: 2 Penrose Terrace, External Rear Yard, Room 2G9, view to the S. 2 x 1m scale.



Plate 172: 2 Penrose Terrace, External Rear Yard, Room 2G9, view to the W. 2 x 1m scale.

Archaeology *England*

APPENDIX I: Written Scheme of Investigation

The logo for Archaeology England, featuring the text 'ARCHAEOLOGY ENGLAND' in white capital letters on a dark purple rectangular background with a green and purple wave-like graphic on the right side.

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WRITTEN SCHEME OF INVESTIGATION

FOR AN ARCHAEOLOGICAL

BUILDING RECORDING LEVEL 3

AT THE CLIFF HOTEL, 1-2 PENROSE TERRACE, PENZANCE

Prepared for:

CAD Heritage

Project No: 2822

Listed Building Consent Application No: PA19/10891

12.08.2020



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Figure 1. Site location

Figure 2. Detailed plan of the site

Summary

This Written Scheme of Investigation (WSI) details a programme of Building Recording – Level 3 to be undertaken by Archaeology England at the request of CAD Heritage.

The Archaeological Building Recording will consist of a Level 3 standard according to Historic England 'Understanding Historic Buildings' guidelines. It will be undertaken as part of conditions attached to Listed Building Consent for alterations associated with change of use from a Hotel to eight apartments.

All work will be undertaken in accordance with the standards and guidelines of the Chartered Institute for Archaeologists (2014).

1. Introduction and planning background

This WSI details the methodology for a programme of Archaeological Building Recording, Level 3, to be undertaken in advance of alterations associated with the Change of use of the redundant grade II listed hotel building; The Cliff Hotel, 1-2 Penrose Terrace, Penzance TR18 2HH, to create 8 residential units.

This WSI has been prepared by John Davey, Project Manager, Archaeology England Ltd (henceforth - AE) at the request of CAD Heritage Ltd (henceforth – the client).

The methodology set out in this WSI has been agreed with Cornwall Council Historic Environment Planning (Archaeology) (henceforth – HEP (Arch)) in its capacity as archaeological advisors to the local planning authority. Conditional Listed Building Consent has been granted for the alterations (Cornwall County Council planning ref. PA19/10892). Condition 3 of this consent states that:

- A) No demolition/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:
 - i. The programme and methodology of site investigation and recording
 - ii. The programme for post investigation assessment
 - iii. Provision to be made for analysis of the site investigation and recording
 - iv. Provision to be made for publication and dissemination of the analysis and records of the site investigation
 - v. Provision to be made for archive deposition of the analysis and records of the site investigation
 - vi. 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.

D) 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 protect the historic fabric and character of the building in accordance policies 12 and 24 of the Cornwall Local Plan Strategic Policies 2010 - 2030, paragraphs 8, 124, 127 and 192 of the National Planning Policy Framework 2019 and guidance within the sections titled 'Design' and 'Conserving and enhancing the historic environment' of Planning Practice Guidance.

Furthermore, a planning advice letter from HEP dated 17th Feb 2020 stated:

The proposals are to convert the listed building into 8 flats. The principle of conversion is considered acceptable. Also there is some element of new build by replacing of a lean to garage to a new build dwelling, and an extension on the side elevation of number 1 facing onto the sea.

External changes.

Externally the original Georgian section appears to only half address the sea façade, historically with a veranda and a slightly protruding wing. The garden area was then completely enclosed with a single storey extension in the 1920's. It is considered that this element does not contribute positively to Penzance conservation area or the listed buildings.

...It is proposed to extend forward that [side] wing by removing the 1920's single storey extension, and extend by approximately 4 metres and adding French windows and a veranda. This is considered a fundamental change to the listed building, but one which would aesthetically improve the seaward facade. The remains of the original side elevation, would remain and window openings repurposed as doorways...

...A level 3 recording following Historic England recording 2016 to record the building is requested by condition (Archaeological condition).

The purpose of the archaeological Building Recording Level 3 is to provide the local planning authority with sufficient information regarding the nature of the remains on the site of the development, the requirements for which are set out in paragraph 189 of the NPPF (2019 updated version) and policies EN1: Built Environment and EN2: Conservation and Listed Buildings of the Cornwall Local Plan Strategic Policies 2010 - 2030 Policy 24: Historic Environment.

All work will be undertaken to the standards and guidance set by the Chartered Institute for Archaeologists (2014). AE is a Registered Organisation with the CIfA.

2. Site Description and historic background

The proposed development site is located at the Cliff Hotel, 1-2 Penrose Terrace, Penzance, TR18 2HH. The plot lies at the corner of Chyandour Cliff and Penrose Terrace, close to Penzance Railway Station (NGR SW47600 30730). In total the plot measures approximately 845m². It is bounded to the north by LLannoweth Road to

the south by Penrose Terrace, to the east by Chyandour Cliff and to the west by Number 3 Penrose Terrace.

The property is a grade II listed building (LB 69546) as part of a group listing covering numbers 1-12A Penrose Terrace. The list entry was made in February 1974, with the following description:

Early-mid C19 stucco terrace of double-fronted houses, stepped up hill. No 8 pebble-dash, Nos 9, 10 and 12 granite rubble. Each 2 storeys, 3 windows. Sashes mostly with glazing bars. Except for Nos 1, 2, 3 and 5 they have open porches with Doric columns and entablatures. Nos 1 and 2 converted into an hotel annexe of Cliff Hotel. No 11 has 2 late C19 splayed bay windows of 2 storeys Slate roofs. Included for group value. Nos 1 to 12A (consec) form a group.

Listing NGR: SW4754830738

Type and date: early-mid C19 TERRACED HOUSE.

Date: from 1800 to 1866

Main material: stucco, pebbledash, granite, rubble

Covering material: slate

Furthermore, a planning advice letter from HEP dated 17th Feb 2020 stated:

The site is a grade II listed building in the Penzance Conservation Area. It has been empty for some time. Its last commercial use was a hotel, and more recently a hostel. The building forms the end of terrace of Penrose Terrace and was constructed prior to the Penzance Tithe Map. This site occupies numbers 1 and 2 Penrose Terrace. The building is mainly Georgian with some 1920's extensions. There are two staircases, one for each former house and a high quality fan vaulted ceiling with decorative bosses and one original window (the others were bomb damaged in the war as evidenced by photos shown during the site visit). There are several doors and architraves, shutters and a few original fireplaces. The layout of the principal rooms remains intact.

It would appear at a very early stage, possibly during the original build the entrance to number one was altered to the side wing. Any original ceilings and coving in that area have now been lost, so a definitive answer cannot be proved.

two existing examples [of original fireplaces survive] in the site, a marble roundel marble fireplace on the ground floor and a timber version on the first floor.

The current buildings have wet laid scantle Cornish slate roofs and this is part of the architectural character of the listed building and positively contributes to the character of Penzance Conservation Area.

[It is proposed] to relocate the fairly high status, staircase serving number 1, from its present location to adjacent to the existing historic entrance door.

Some of the existing windows are poorly detailed late twentieth century replacements with horn detail and curved corned glazing bars.

There are only a couple ceilings with the original reeded mouldings and the fan vaulted section.

The design and Access Statement by CAD Heritage Ltd states that:

1-2 Penrose Terrace is an edge of town-centre freehold former hotel (with cafe shop and manager's accommodation) within two attached and interlinked former dwellings standing at the end of residential terrace between the junctions of Penrose Terrace and Lannoweth Road with Chyandour Cliff – a main easterly route into Penzance.

The site comprises a number of defined building 'ranges' of one and two stories, with basements to some areas, previously used and later repurposed for various uses - reflecting a history of extension and absorption of neighbouring properties. Open space around the site consists of a large expanse of car parking, surfaced in tarmac, to the east and south and small courtyard areas to the north squeezed between buildings and concealed from public view behind boundary walls.

The site's proximity to a main road, and that road's cliff-edge position, make certain elevations highly prominent for those entering and leaving Penzance via this route (Clarke, 2019).

The site lies at the edge of the north eastern corner of the Penzance Conservation Area. The site receives a specific mention within the Conservation Appraisal, as follows;

Penrose Terrace is awash with listed buildings – rendered, polite, hipped shallow slate roofs and tall stacks, 12 pane sashes, set back in well-screened and mature gardens. Trees are important here as are the views of St Michael's Mount. The back lane is a wonderful array of one and two storey outbuildings on its west side, evidently the coach houses and servants' quarters to these large pretentious houses. The one bad bit is the setting to the Cliff Hotel at the bottom, which has been badly extended and had its grounds destroyed for parking (Cornwall Council, 2010).

The property is currently in a poor state of repair and its fabric is at great risk of accelerating decay. Rainwater is entering the building in several locations via leaks in the roof covering and active dry and wet rots are evident in a number of areas.

It appears that only limited maintenance has been carried out over the past five decades, focussing on cosmetic cover-ups of unresolved issues and numerous ad-hoc, and often architecturally unsympathetic, alterations carried out in an economic fashion to support the hotel's evolving commercial needs (Clarke, 2019).

3. Objectives

This WSI sets out a program of works to ensure that the Archaeological Building Recording Level 3 will meet the standard required by The Chartered Institute for Archaeologist's *Standard and Guidance for Archaeological Building Investigation and Recording* (2014) and according to Historic England's *Understanding Historic Buildings: A Guide to Good Recording Practice* (2016).

The primary objective of the Building Recording will be to describe and record, by means of high-resolution digital photography and measured drawings, all of the key

internal and external components of the affected buildings so that a permanent record survives prior to demolition or renovation. This will be completed by means of an Historic England (2016) Level 3 Building survey.

Level 3 is an analytical record and will comprise an introductory description followed by a systematic account of the building's origins, development and use. The record will include an account of the evidence on which the analysis has been based, allowing the validity of the record to be re-examined in detail.

It will also include all drawn and photographic records that may be required to illustrate the building's appearance and structure and to support an historical analysis.

Other recent structures existing on the site will be recorded by means of digital photography.

The work will result in a report, which will provide a comprehensive record of all the work undertaken.

4. Timetable of works

4.1. Fieldwork

The programme of Archaeological Building Recording Level 3 will be undertaken in Late Summer/Early Autumn 2020. CAD Heritage will update HEP (Arch) with the exact date.

4.2. CAD Heritage will notify the LPA in writing of the completion of fieldwork. Demolition/development in accordance with the approved planning documents shall commence at the Applicant's convenience once receipt of notification of completion of fieldwork has been acknowledged.

4.3. Report delivery

The report will be submitted to the client and to the LPA via CAD Heritage, within three months of the completion of the fieldwork. A copy of the report, once formally approved by the Local Planning Authority, will be provided to Cornwall and Isles of Scilly Historic Environment Record via upload to OASIS.

5. Fieldwork

5.1. Desktop research phase

Readily available material will be consulted. The research will consider the buildings to be investigated and their relationship to other archaeological and historical sites within their setting. Available primary sources may include:

1. Designated sites and landscapes (Historic Landscapes, Conservation Areas, Scheduled Ancient Monuments, Registered Parks & Gardens, Registered Battlefields)
2. Non-designated sites and listed buildings.
3. Excavation reports and archives affecting the site and its setting.

4. Relevant extant aerial photographic (AP) evidence.
5. Map regression analysis using all relevant cartographic sources e.g. All editions of the Ordnance Survey County Series, Tithe and early estate maps (as available).
6. Place name evidence
7. Internet sourced satellite imagery
8. Historic documents (e.g. Charters, registers, estate papers).

5.2. Building Investigation

The Level 3 Archaeological Building Recording will be undertaken by a suitably experienced Building Recording Archaeologist who will be able to 'read' the structure and record the important details. The photographic and drawn record will be a comprehensive record to archive standard of the existing buildings and structures, both externally and internally. The following will be considered:

- Site layout and organisation
- Function
- Materials, method of construction
- Fenestration
- Internal arrangements
- Original fixtures and fittings
- Subsequent fixtures and fittings
- Evidence of use and status
- Date/period of initial build and subsequent alterations

It is not anticipated that there will be any significant constraint to the ability to record the exterior or interior of the structures. The final report will include, as an appendix, copies of photographs and drawings produced to discharge conditions attached to planning or listed building consent approvals associated with the development where these record areas of interest that were not visible or accessible during the initial archaeological fieldwork phase.

The work will be completed in accordance with ClfA Standard and *Guidance for the archaeological investigation and recording of standing buildings or structures* (2014) and to a standard equivalent to Historic England Level 3 (Historic England (formerly English Heritage) *'Understanding Historic Buildings: A Guide to Good Recording Practice'* (2016).

All photographs will be taken in a high-resolution digital format. For both general and specific photographs, a photographic scale shall be included. The photographic record shall be accompanied by a photographic register detailing as a minimum, feature number, location and direction of shot. All digital photography will be undertaken in accordance with Historic England's guidelines for Digital Image Capture and File Storage (2015).

A site plan and measured plans of the buildings will be included. Wherever possible, existing plans and elevations will be used to supplement the report and further

measured plans and elevations may also be provided to illustrate features not more readily obtained by photography. Plans will be used to highlight photographic locations within the final report.

5.3. Recording

Recording will be carried out using AE recording systems (pro-forma context sheets etc).

Plans and sections will be drawn to a scale as required and related to Ordnance Survey datum and published boundaries where appropriate.

All features identified will be tied into the OS survey grid and fixed to local topographical boundaries.

Photographs will be taken in digital format with an appropriate scale, using a 12MP camera with photographs stored in Tiff format.

6. Monitoring

CAD Heritage will notify the LPA in writing of the intended commencement of archaeological site recording works with a minimum of 5 working days' notice.

Any changes to the WSI that AE or CAD Heritage may wish to make after approval will be communicated to the LPA.

In the interests of safety (including COVID-19) and project programming, any representatives of the LPA wishing to have access to the site to monitor the recording process should advise CAD Heritage in advance.

The LPA will be advised of the completion of site recording works as per Section 4.

CAD Heritage will make available to the LPA upon request copies of photographs and drawings gathered during the site recording process ahead of the submission of the final report.

7. Post-fieldwork programme

7.1. Archive assessment

7.1.1. Site archive

An ordered and integrated site archive will be prepared in accordance with: Management of Research Projects in the Historic Environment (MoRPHE) (Historic England 2006) upon completion of the project.

The site archive will be prepared in accordance with the National Monuments Record agreed structure and deposited with an appropriate receiving organisation, in compliance with ClfA Guidelines (*Standard and guidance for the creation, compilation, transfer and deposition of archaeological archives*, 2014).

7.1.2. Analysis

Following a rapid review of the potential of the site archive, a programme of analysis and reporting will be undertaken. This will result in the following inclusions in the final report:

- Non-technical summary
- Location plan showing the building/s assessed by the building recording, with all structures and features investigated
- Plan and elevation drawings with ground level, ordnance datum and vertical and horizontal scales.
- Written description and interpretation of all structural features identified, including their character, function, potential dating and relationship to adjacent features.
- Conclusion(s) as appropriate of all the structural remains investigated.
- A discussion of the local, regional and national context of the building by means of reviewing published reports, unpublished reports, historical maps, documents from local archives and the regional HER as appropriate.
- Appendices as appropriate including maps, drawings and photographs taken.

7.2. Reports and archive deposition

7.2.1. Report to client

A pdf Copy of all reports associated with the Archaeological Building Recording Level 3 together with inclusion of supporting evidence in appendices as appropriate, including photographs, photographic index, photo location plan and illustrations, will be submitted to the client who will then submit it to the LPA for formal approval upon completion. The OASIS number will be included in the final report and once approved. This written scheme of Investigation will be included in the final report as an appendix.

7.2.2. Additional reports

After an appropriate period has elapsed, copies of all reports will be deposited with the relevant county Historical Environment Record, the National Monuments Record and, if appropriate, Historic England.

7.2.3. Summary reports for publication

Short archaeological reports will be submitted for publication in relevant journals; as a minimum, a report will be submitted to the annual publication of the regional CBA group or equivalent journal.

7.2.4. Notification of important remains

Where it is considered that remains have been revealed that may satisfy the criteria for statutory protection, AE will submit preliminary notification of the remains to Historic England.

7.2.5. Archive deposition

The final archive (site and research) will, whenever appropriate, be deposited with a suitable receiving institution, in this case, Kresen Kernow (Cornwall Studies Archive). Arrangements will be made with Kresen Kernow before work starts. Digital photographs will be uploaded to ADS or similar digital archive service if Kresen Kernow are not able to receive them.

Although there may be a period during which client confidentiality will need to be maintained, copies of all reports and the final archive will be deposited no later than six months after completion of the work.

Wherever the archive is deposited, this information will be relayed to the HER. A summary of the contents of the archive will be supplied to HEP (Arch).

An OASIS project reporting form will be completed when the project is completed.

8. Staff

The project will be managed, and the fieldwork undertaken by John Davey PhD MCIFA MIScT (RSci), Archaeology England Project Manager and experienced Historic Buildings Archaeologist. Recent Projects include recording of the grade II listed Slipways 1 and 2 at Pembroke Dock (Davey & Bond, 2020); Level 2 Building Recording at the Market Arcade, Newport (Davey, 2020); Level 3 Building Recording at Mulberry House, Abergavenny (Stratton & Davey, 2019); Level 2 Building Recording at The Victoria Arms, Cwm (Davey 2019); Level 2 building Recording at Glandovan Mansion, Kilgerran (Davey & Bond, 2020).

Any alteration to staffing before or during the work will be brought to the attention of HEP (Arch) and the client.

Additional Considerations

9. Health and Safety

9.1. Risk assessment

Prior to the commencement of work AE will carry out and produce a formal Health and Safety Risk Assessment in accordance with *The Management of Health and Safety Regulations* 1992. A copy of the risk assessment will be kept on site and be available for inspection on request. A copy will be sent to the client (or their agent as necessary) for their information. All members of AE staff will adhere to the content of this document.

9.2. Other guidelines

AE will adhere to best practice with regard to Health and Safety in Archaeology as set out in the FAME (Federation of Archaeological Managers and Employers) health Health and Safety In Field Archaeology (2002).

9.3. Covid-19 specific Health and Safety Considerations

- If an AE Staff member believes they are at an increased risk from the virus they are to contact management.
- If anyone is showing symptoms of Covid-19 they are to go home immediately and notify the appropriate people.
- Staff will drive to site in a private vehicle alone or with someone from their household only. If sites require multiple staff members to attend, they will travel separately and will try to avoid the use of public transport (walking, cycling etc)
- Staff will stay at least 2m away from any person, who does not live within their own household, AT ALL TIMES. This includes on site, within office space, in the canteen and all other parts of the compound.
- Staff will wash hands regularly and thoroughly, especially on arriving to site, leaving site and before eating.
- The staff members should take their own food and drink to site.
- Once returning home, appropriate care should be taken to ensure that contamination does not spread (change clothes, shower etc)
- Staff will avoid touching surfaces if possible. If they have to touch a surface, such as a door handle or toilet seat, staff must either wear gloves or wash their hands/ relevant body part with sterilising hand wash immediately afterwards. DO NOT touch your face after touching any surface. Staff should also disinfect surfaces before and after touching. Staff must bring their own sterilising handwash, wipes and gloves and dispose of them safely after use.
- All staff will read, sign and adhere to the separate AE Covid – 19 risk assessment AND Site Operating Procedures for full details and work in accordance with them.
- If any AE staff, contractor or any other persons on site are not abiding by these rules, the staff member will remove themselves from the risk and contact the Project Manager immediately.

10. Community Engagement and Outreach

Wherever possible, AE will ensure suitable measures are in place to inform the local community and any interested parties of the results of the site investigation work. This may occur during the site investigation work or following completion of the work. The form of any potential outreach activities may include lectures and talks to local groups, interested parties and persons, information boards, flyers and other

forms of communication (social media and websites), and press releases to local and national media.

The form of any outreach will respect client confidentiality or contractual agreements. As a rule, outreach will be proportional to the size of the project.

Where outreach activities have a cost implication these will need to be negotiated in advance and in accordance with the nature of the desired response and learning outcomes.

11. Insurance

AE is fully insured for this type of work and holds Insurance with Aviva Insurance Ltd and Hiscox Insurance Company Limited through Towergate Insurance. Full details of these and other relevant policies can be supplied on request.

12. Quality Control

12.1. Professional standards

AE works to the standards and guidance provided by the *Chartered Institute for Archaeologists*. AE fully recognise and endorse the Chartered Institute for Archaeologists' *Code of Conduct*, *Code of Approved Practice for the Regulation of Contractual Arrangements in Field Archaeology* and the *Standard and Guidance for archaeological watching briefs* currently in force. All employees of AE whether corporate members of the Chartered Institute for Archaeologists or not, are expected to adhere to these Codes and Standards during their employment.

12.2. Project tracking

The designated AE manager will monitor all projects in order to ensure that agreed targets are met without reduction in quality of service.

13. Arbitration

Disputes or differences arising in relation to this work shall be referred for a decision in accordance with the Rules of the Chartered Institute of Arbitrators' *Arbitration Scheme for the Institute for Archaeologists* applying at the date of the agreement.

-

14. References

Chartered Institute for Archaeologists, 2014. *Standards and Guidance for an Archaeological Desk Based Assessment*, (updated January 2017).

Chartered Institute for Archaeologists, 2014. *Standard and guidance for the archaeological investigation and recording of standing buildings or structures*, (updated June 2019).

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Davey J. & Bond J.B. 2020. *Glandovan Mansion, Cilgerran, Cardigan; Archaeological Watching Brief and Level 2 (Equivalent) Building Recording*. Unpublished Archaeology Wales Client Report no. 1885.

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Historic England, 2006. *Management of Research Projects in the Historic Environment: The MoRPHE Project Managers Guide* (re issue 2015).

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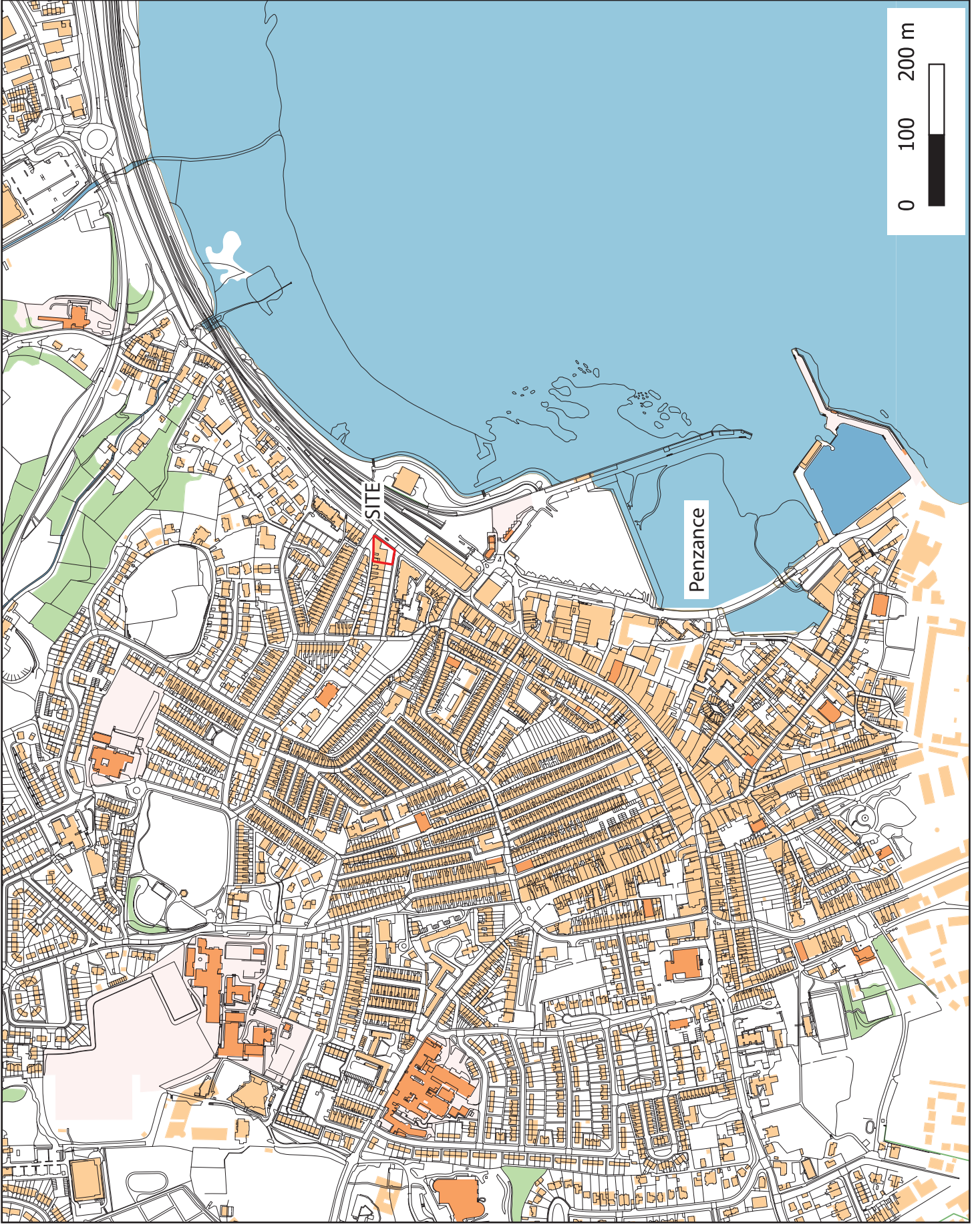
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Historic England, 2015. *Historic Environment Good Practice Advice in Planning 3: The Setting of Heritage Assets*

Historic England 2016. *Understanding Historic Buildings; A Guide to Good Recording Practice*

Stratton S. & Davey J. 2019. *Mulberry House, Pen Y Pound, Abergavenny; Archaeological Level 3 Building Recording*. Unpublished Archaeology Wales Client Report no. 1846




 Site location

Figure 1: Location plan,

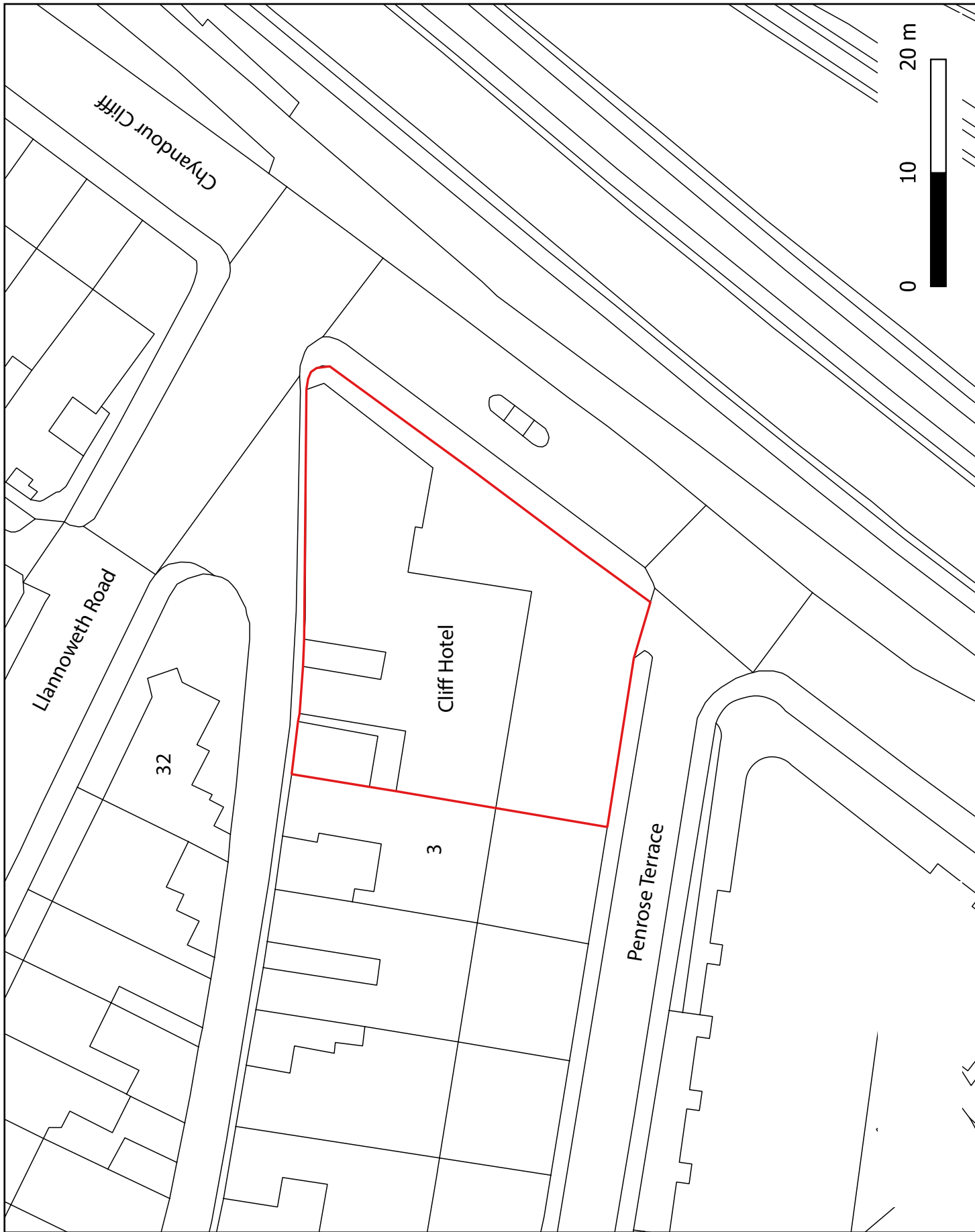
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ARCHAEOLOGY ENGLAND



Figure 2: Site Area

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