

# the former KITTS CORNER

## 51 CHAPEL STREET

### PENZANCE

### CORNWALL

## *Archaeological Monitoring and Recording*

Work undertaken by SWARCH for a private client  
NGR: SW 47391 30131  
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Principal Author: B. Morris  
Acknowledgements: the client for access

### *SUMMARY*

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*This report presents the results of a limited archaeological monitoring and historic building recording at no.51 Chapel Street, Penzance, Cornwall. Archaeological monitoring of groundworks in the yard revealed nothing of interest. The additional historic building recording has revealed a rather complex structure cobbled together between existing buildings. It was probably built in c.1700-1710 as a merchant's house, with an office or shop to the ground floor, a saloon to the first-floor, and servant's quarters in the attic. There is clearly an early 19<sup>th</sup> century (i.e. Regency) phase of investment, as indicated by the panelling in R7, the reset sash window in R9, and the wallpaper in R10. During the later 19<sup>th</sup> century the roof was raised, a passage forced to the rear, and the house subdivided, indicating a drop in status.*

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## 1.0 INTRODUCTION

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### 1.1 PROJECT BACKGROUND

Planning permission to convert the former shop into a living area, build an extension to form a new shop space, and repair and refurbish windows, doors, and the interior, was granted subject to an archaeological Condition (no.3). Following on from a heritage impact assessment with limited building recording carried out by CAU (2020), further monitoring and recording took place in March 2021 by South West Archaeology Ltd. (SWARCH) at the request of a private client. This was carried out by B. Morris on the 22<sup>nd</sup> of March 2021, with a further visit by J. Bampton on 25<sup>th</sup> of March 2021. The work was carried out in accordance with a Written Scheme of Investigation (WSI; Balmond 2022) agreed with Cornwall Council Historic Environment Planning (HEP).

### 1.2 TOPOGRAPHICAL AND GEOLOGICAL BACKGROUND

No.51 Chapel Street is located within the town centre on the low promontory that projects out into Mounts Bay. The house stands close to the top of that promontory at a height of c.20m AOD; the ground slopes away to the north-east side of the property. The soils of this area are recorded as urban (SSEW 1983), overlying the hornfelsed slates of the Mylor Slate Formation (BGS 2023).

### 1.3 HISTORICAL & ARCHAEOLOGICAL BACKGROUND

No.51 Chapel Street (*Our Lady Street* in 1549) stands within the pre-1809 core of the town, which was identified as an urban settlement from at least 1322, when a survey of Alverton Manor documented 29 burgesses, eight boats, and a number of 'lodges' (fish cellars) for 'foreign' fishermen. By the later 16<sup>th</sup> century Penzance had eclipsed the other nascent small towns on Mounts Bay, having the deepest and most sheltered harbour. Chapel Street has been interpreted as a planned medieval extension to the earlier harbourside, with traces of regular narrow burgage plots extending back from the street. In 1404 the number of fairs held in the town rose from one to four. The town was raided by five Spanish galleons in 1595 and partly destroyed. A Charter of Incorporation was granted in 1614, it acquired the August fair from the declining Mousehole, and it became the coinage town of Penwith and Kerrier in 1663. Defoe (1794) described it as '...a place of good business, well built and prosperous... Here are also a great many good families of gentlemen...' (in Chope 1967, 165). The prosperity of the town grew throughout the 17<sup>th</sup> and 18<sup>th</sup> centuries, and it became the social and cultural hub of west Cornwall. Numerous high-status residential buildings were built in Chapel Street during the 18<sup>th</sup> century. Hals (1730) noted '...the whole town of Penzance was burnt to ashes [in 1595]... since which time... the old town comparatively all new built of brick and stone, and augmented with a greater number of houses than before' (in Davies 1838, 82). The town reached the height of its prosperity in the later 19<sup>th</sup> century, and while tourism remained important, many of the numerous smaller industries supporting the town declined quickly in the early 20<sup>th</sup> century. (This account largely from the CSUS for Penzance, CAU 2003; also Pool 1974.)

The listing text (Historic England 2021) states:

*Early C19. Roughcast. Slate roof with gable ends. 3 storeys. 2 wide apamd windows, sashes, no glazing bars, left ground floor and 1st floor sashes with margin lights. Central reeded doorcase, to right carriageway with same reeded casing and continuous cornice over bath. Included for group value. As with many Listings, the description is superficial and erroneous.*

The CAU report on the house (2020) states:

*No. 51 along with its adjoining neighbour to the south-east, No. 51A originally formed a single, three-storey, 17<sup>th</sup> century building, possibly the town house of a wealthy merchant. It is surrounded by other Listed buildings of 17<sup>th</sup>, 18<sup>th</sup> and 19<sup>th</sup> century dates, all portraying that this part of Chapel Street was clearly built for the elite of Penzance. However, the stripping out that accompanied the renovation has revealed this is not quite the case (see below).*

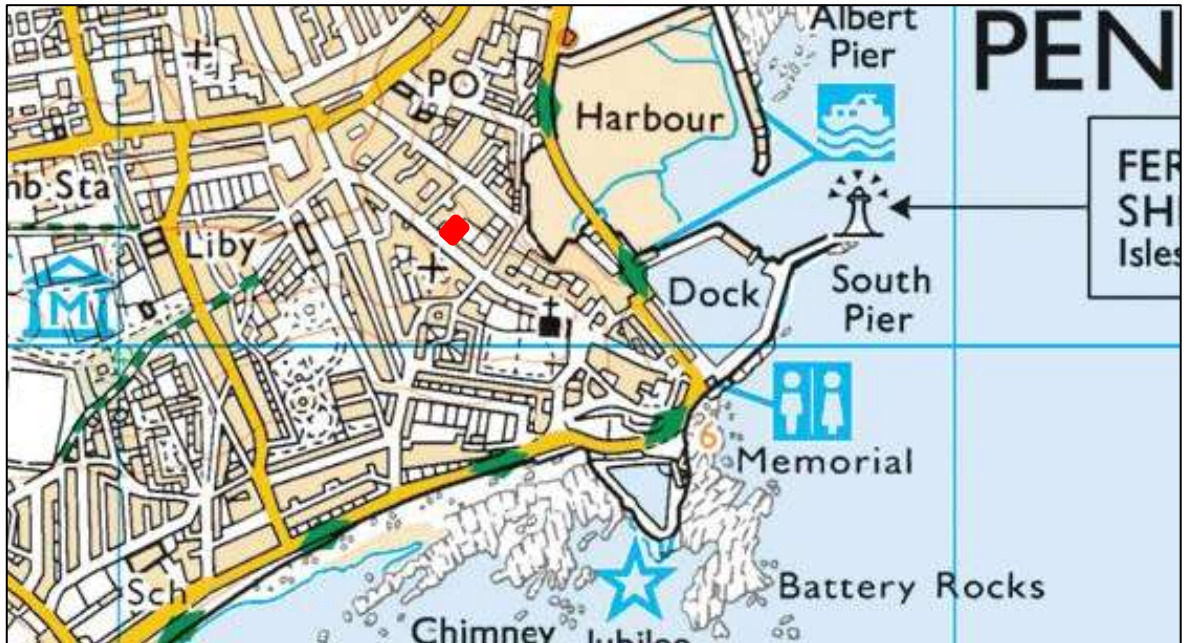


FIGURE 1: SITE LOCATION (©PROMAP).

The building is not shown on the Penzance tithe map (non-titheable), so the earliest depiction is the 1:500 scale 1878 Ordnance Survey (OS) town plan of Penzance (Figure 2).



FIGURE 2: EXTRACT FROM THE 1878 1:500 OS TOWN PLAN OF PENZANCE (CORNWALL SHEET LXXIV.2.23, SURVEYED 1875).

## 2.0 RESULTS

### 2.1 ARCHAEOLOGICAL MONITORING

Monitoring took place in the small patio garden in the angle between no.51 Chapel Street, its single-storey 20<sup>th</sup> century kitchen extension, and the street. Removal of the concrete surfaces (100) determined that the raised patio area, which was at the same level as the street, consisted of a relatively recent deposit of loose brownish-grey gritty sandy-silt loam with rubble (101). This material contained frequent brick and slate fragments. The ground was reduced to the level of the lower concrete slab. No features were revealed, and no diagnostic finds were recovered. (See Figures 6-9.)

### 2.2 ADDITIONAL HISTORIC BUILDING RECORDING

It is important to note that the additional building recording undertaken had the advantage of

seeing the structure during and after a soft strip of previously boarded-out walls and ceilings. This is why the interpretation offered here differs markedly from that of the Listing and the HIA. Firstly, it is not a building where all the exterior walls belong to the same phase. The ground- and first-floor wall to the street is very thick (c.0.85m), of stone rubble, and is likely to be medieval in origin. The three-storey west wall is of brick, and belonged to a structure located to the west that was lost prior to 1875; the fireplaces are broken into the *back* of its shallow stack. The east and part of the north wall of the stair turret are of brick; the other walls are of timber studwork. The building was originally of two storeys with an attic, and the attic was raised to full height in the later 19<sup>th</sup> century; the original roofline would have been the same as the adjacent no.50 Chapel Street. All these factors into account, no.51 Chapel Street was built into a space between existing structures and incorporating earlier elements in c.1700-1710, if the staircase can be seen as a reliable guide. In the descriptions that follow, the cardinal directions have been simplified (e.g. the south elevation is actually the south-south-west elevation).

#### *External Elevations*

The south wall faces onto the street, three storeys, with central windows at each floor and an off-centre door (now with a flying freehold above). The ground-floor window is a modern eight-pane fixed window with narrow glazing bars, with a faux Graeco-Roman marble exterior surround with the words 'Kitt's Corner' set into a medallion at the top. The first-floor window is a later 19<sup>th</sup> century tripartite two-over-two sash with narrow fixed one-over-one lights to each side. The second-floor window is a narrow later 19<sup>th</sup> century two-over-two hornless sash. The ground-floor door is covered by a shallow weather porch with reeded pilasters; this is modern as the timbers are butted together rather than mitred. The door is a later 19<sup>th</sup> or even 20<sup>th</sup> century four-panel door where the upper two panels have been replaced with glass. Brass door fittings. To the right of the door is a cast-iron boot-scraper built into the wall. Beyond this is the passage through into Kitts Court; there are three guard stones along the base of the walls to protect against carriage wheels, suggesting the passage is of some antiquity. The west elevation is almost blind, with a shallow projecting stack with a modern short brick chimney, and a forced ground-floor door to the left set with a modern timber and glass door. The north elevation contains a projecting stair turret and is abutted by the low two-storey buildings of Kitts Court. On the first floor there is a modern awning window crammed into a space above the roof of the modern extension. Above this at second-floor level is a reset early 19<sup>th</sup> century six-over-six hornless sash with thin glazing bars. The turret has a later 19<sup>th</sup> century small two-over-two horned sash that overlooks the roof of Kitts Court. No.51 abuts the adjacent structure to the east; the east elevation of the stair turret has a modern timber awning window. All the external surfaces are rendered and painted.

#### *Internal Descriptions (stairs described separately)*

All surface treatments, fixtures, and fittings are modern/late 20<sup>th</sup> century unless otherwise noted. See Figures 3-5 for plans and phasing; Figures 10-39 for photographs.

The ground floor is divided into four spaces: the former shop (R1), stairwell (R2), corridor (R3), and kitchen in the modern extension (R4). Access to R1 is via the front door, dropping down two worn granite steps to a modern weather lobby and a polychromatic geometric tiled floor in the former passage. This has been opened out to the rest of R1 and an RSJ inserted above. At the back of the passage is a blocked doorway that opened onto the court. In the west wall is a forced blocked fireplace, no surviving detail. The window in the south wall sits in a full-height opening. R3 is a modern corridor created with a partition. There is an understairs alcove, with several cast concrete steps that drop down to a blocked doorway in the north wall that once gave access to the building to the north. Solid floors throughout.

The first floor is divided into three rooms: the landing (R5), bathroom (R6), and bedroom (R7). R5 and R6 feature even-width pine floorboards; the floor of R7 was concealed beneath painted fibre board. The large tripartite sash window in R6 sits in a full-height opening with early 19<sup>th</sup> century

moulded panelling to each side, and a later and more awkward set of panelling below, perhaps replacing a window seat. Removal of the panelling revealed some nicely-dressed, if somewhat irregular, granite quoins. In the west wall there is an alcove down the side of the stack (perhaps a blocked doorway?) with an opening for a vent pipe, set down low.

The second floor is divided into three rooms: the landing (R8), a small back bedroom (R9), and a larger front bedroom (R10). R9 is separated from R10 by a thin wall of later 19<sup>th</sup> century tongue-and-groove pine boards. The roof has been raised by 0.94m to create a full-height second storey. In the south wall the roof trusses sit on thin brick pillars, the spaces to each side of the slightly off-centre window are boarded (and now externally rendered) and set with three shelves, themselves later covered over. The sash window has been raised, suggesting the original (and wider) window was lower and featured a dormer. The early 19<sup>th</sup> century sash window in the north wall is located within the raise, so must be reset from elsewhere. The line of the former roof is clearly marked in the rendered west wall, and also in the party wall to the east. This is a stud wall with lath-and-plaster to the east, and early 19<sup>th</sup> century vertical planks to the west. There are the remains of Regency-era monochromatic wallpaper adhering to the planks, indicating a date of c.1800-1820. There is a narrow doorway in this wall that is blocked with concrete blocks. A narrow (and therefore 19<sup>th</sup> century) grate was forced into the west wall, of which only the cast of a foliate design in the mortar around the opening remains.

The roof of regular sawn pine rafters is carried on two simple pine A-frames, half-lapped at the apex; a tie-beam at wallplate height with vertical queen struts, all nailed. These have been reinforced in the 20<sup>th</sup> century by high collars, additional struts, and a completely new truss set up against the west gable wall, which is of (or concealed by) concrete blocks above wallplate height.

### *The Stairs*

The most interesting, indeed, the outstanding and unexpected, feature of this building is the closed-string winder stair that rises from ground floor to second floor around its well. There are six short flights of four and five steps separated by four half-landings and the first-floor full landing (R5). At each turn there are tall square-section newel posts, topped with later (perhaps Arts & Crafts era) dome-shaped finials on an iron pintle. The finial on the newel to the ground-floor is a more recent replacement, the upper corners of the newel are slightly chamfered, and something was affixed to it (a dog gate?) suggesting something slightly different here. The uppermost newel post lacks the dome-shaped finials, and instead features a plain curving chamfer, which is likely to be original. The underside of the newel posts, where exposed, featured moulded pendants, of which one survives; the others are modern replacements. To first-floor level the newel posts have rectangular recessed panels with ogee moulding; above this they are plain. The frog's back handrail is heavily moulded, as is the string capping to the stair well, but the skirting boards are entirely plain and without mouldings. The balusters are fairly chunky, of turned vase form with unturned tops and base. Each north-south flight has five steps; each east-west flight has four steps. This is mirrored by the turned balusters, with five balusters plus two half-balusters to each north-south flight, and three balusters plus two half-balusters to each east-west flight. The stairs are thickly painted with white gloss paint; where this has been stripped off, it is shown to be pine. The pine treads, some of which are replacements or reinforced with fibreboard, are supported to the first flight by rough carriage braces nailed together with blacksmiths nails; elsewhere the stairs are post and frame, suggesting either repairs or a transitional design; for the second flight rising from the first half-landing, thin braces sit on the floorboards of the landing below. Overall, the stairs are not square, and reflect the lack of right-angle corners throughout the building. In terms of dating, the character and form of the stair would suggest a date c.1690, but the detailing (e.g. the overall preference for ogee over bolection moulding) would indicate a date of 1700-1710 is more probable.



### 3.0 CONCLUSION

Archaeological monitoring of groundworks in the yard revealed nothing of interest. The additional historic building recording has revealed a rather complex structure cobbled together between existing buildings. It was probably created in c.1700-1710 as a merchant's house, with an office or shop to the ground floor, a saloon to the first-floor, and servant's quarters in the attic. There is clearly an early 19<sup>th</sup> century (i.e. Regency) phase of investment, as indicated by the panelling in R7, the reset sash window in R9, and the wallpaper in R10. During the later 19<sup>th</sup> century the roof was raised, a passage forced to the rear, and the house subdivided, indicating a drop in status.

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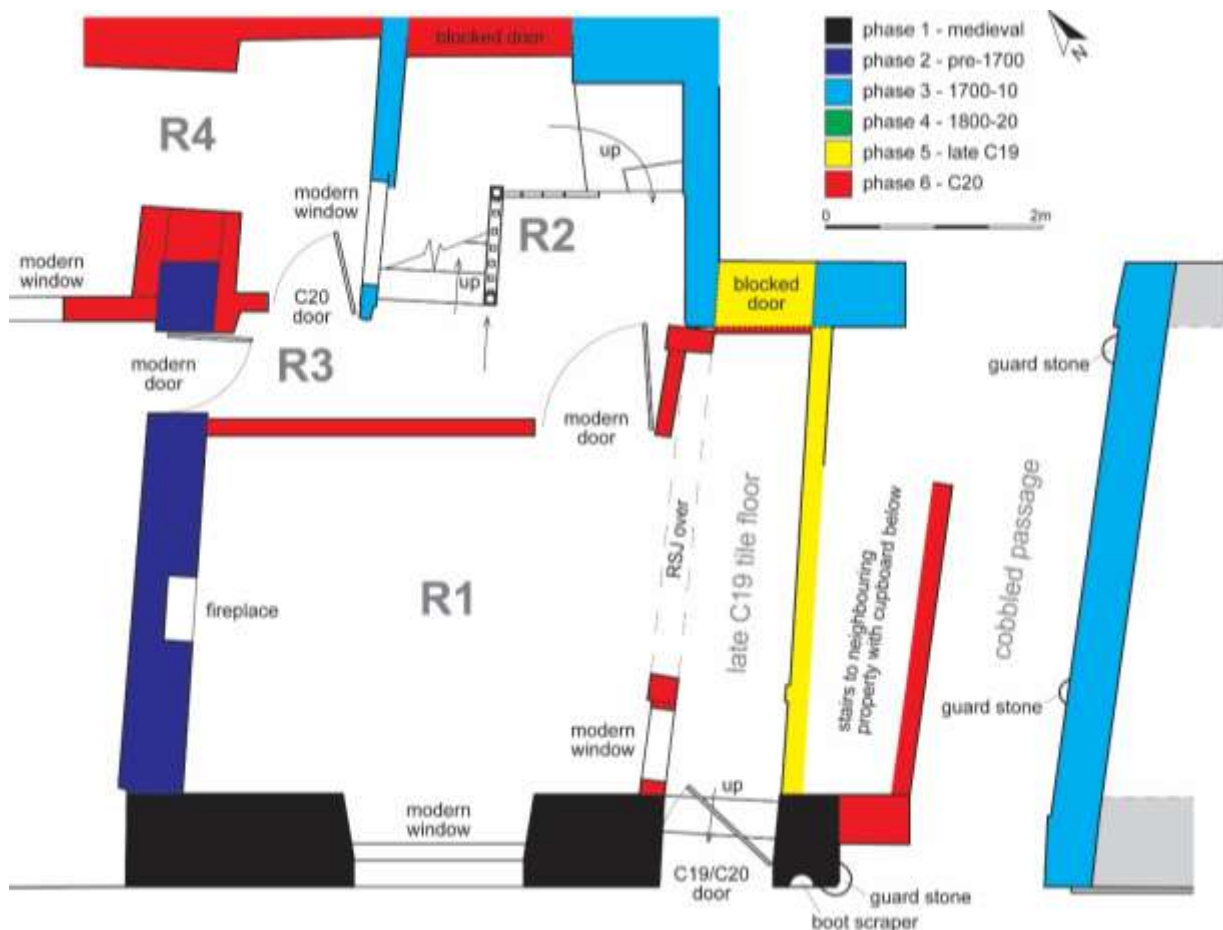


FIGURE 3: GROUND-FLOOR PHASED PLANS OF THE BUILDING (BASED ON A MEASURED SURVEY).

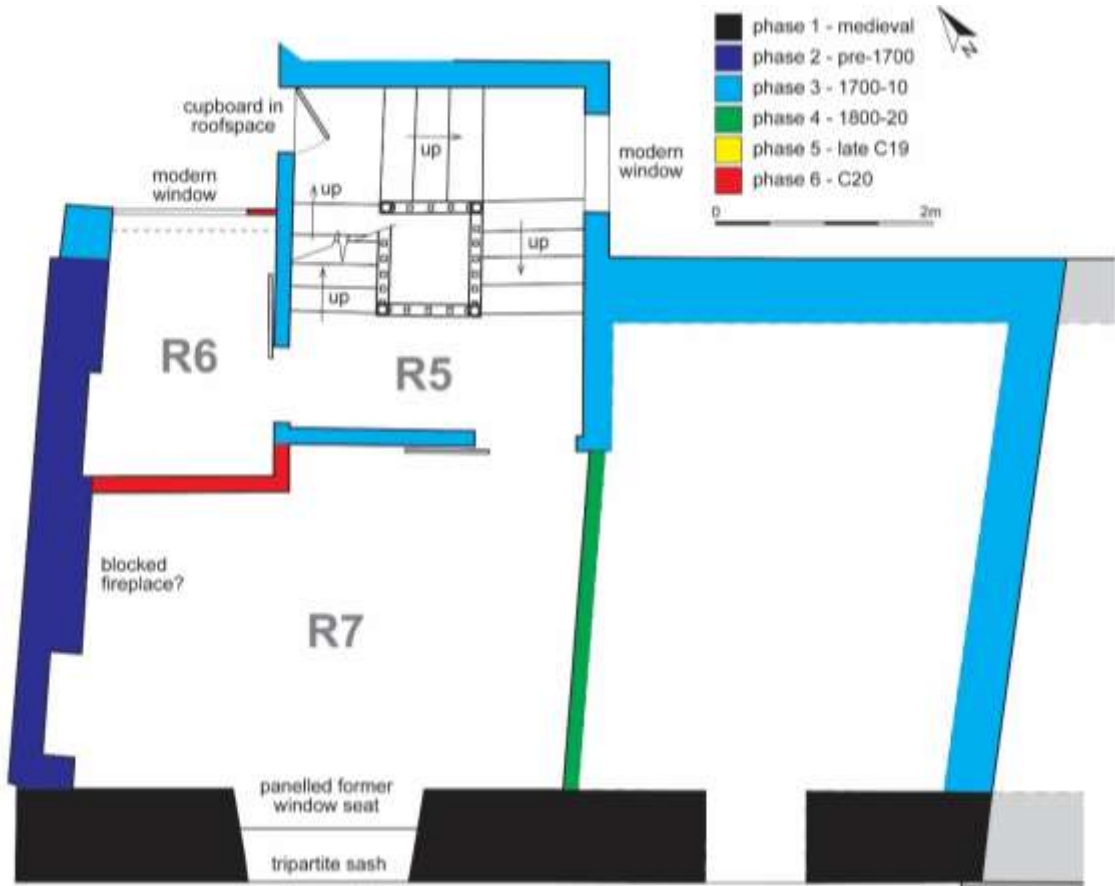


FIGURE 4: FIRST-FLOOR PHASED PLANS OF THE BUILDING.

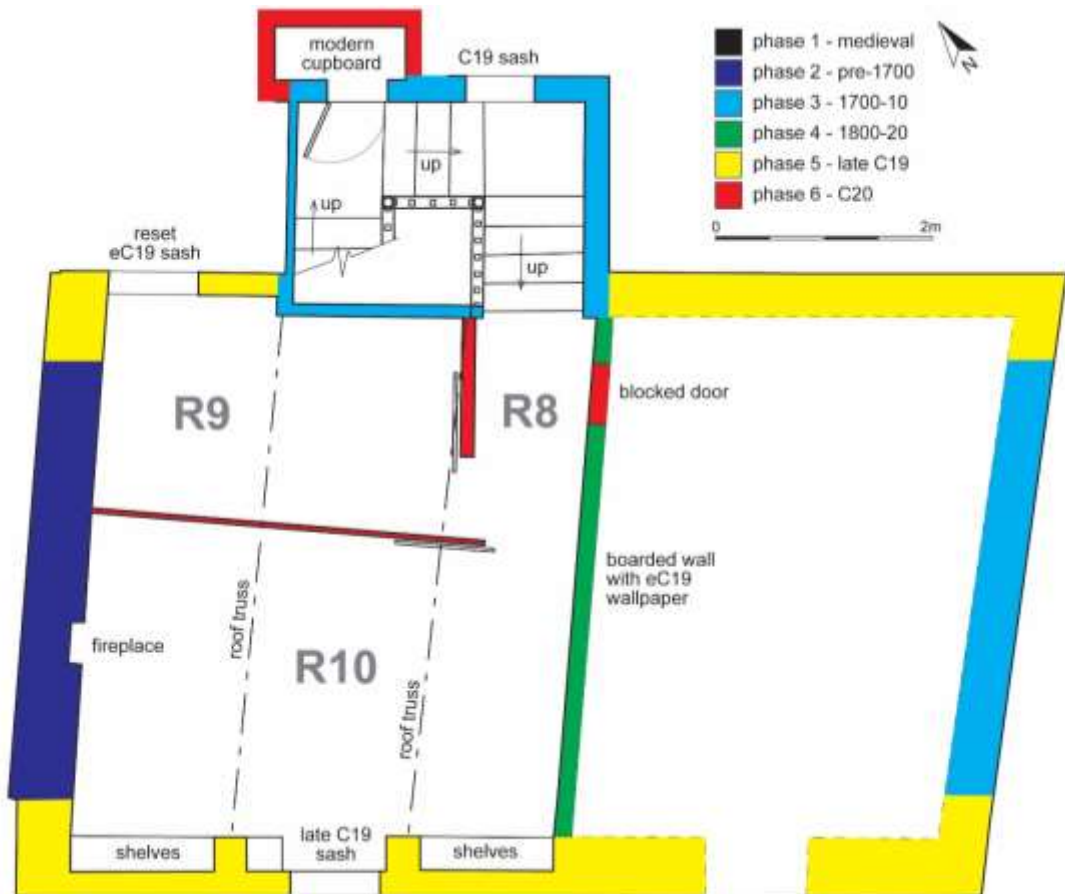


FIGURE 5: SECOND-FLOOR PHASED PLANS OF THE BUILDING.





FIGURE 6: THE PATIO AREA UNDER EXCAVATION; VIEWED FROM THE EAST (SCALE 2M).



FIGURE 7: AS ABOVE (SCALE 2M).





FIGURE 8: THE PATIO AREA FOLLOWING GROUND REDUCTION, VIEWED FROM THE NORTH-EAST (NO SCALE),



FIGURE 9: AS ABOVE, VIEWED FROM THE EAST (NO SCALE).



LEFT FIGURE 10: THE SOUTH AND WEST ELEVATIONS; VIEWED FROM THE SOUTH-WEST.

RIGHT FIGURE 11: THE SOUTH ELEVATION; VIEWED FROM THE SSE.



FIGURE 12: THE FRONT DOOR AND FORCED (GATED AND LOCKED) PASSAGE THROUGH TO KITTS COURT; VIEWED FROM THE SOUTH.





FIGURE 13: THE POLYCHROMATIC GEOMETRIC TILED FLOOR IN THE LATE C19 PASSAGE; VIEWED FROM THE SOUTH.



FIGURE 14: R1, VIEWED FROM THE NORTH-EAST.



FIGURE 15: R7, THE EARLY C19 PANELLED SURROUND TO THE LATER C19 TRIPARTITE SASH; VIEWED FROM THE NORTH-WEST.



FIGURE 16: R7, AS ABOVE; VIEWED FROM THE NORTH.



FIGURE 17: R7, VIEWED FROM THE NORTH-EAST.



FIGURE 18: R7, THE WINDOW FOLLOWING THE REMOVAL OF THE PANELS; VIEWED FROM THE NORTH-WEST (SCALE 2M).





FIGURE 19: R9/R10 DURING THE STRIP, SHOWING THE RAISE TO THE SOUTH WALL AND THE INSERTED SHELVES; VIEWED FROM THE NORTH.



FIGURE 20: R9/R10, THE WEST GABLE WALL SHOWING THE FORCED FIREPLACE AND THE LINE OF THE ORIGINAL ROOF; VIEWED FROM THE EAST.



LEFT FIGURE 21: R9, THE RESET EARLY C19 SASH WINDOW; VIEWED FROM THE SOUTH-EAST.

RIGHT FIGURE 22: R9, THE STUD WALL WITH LATH AND PLASTER AROUND THE STAIRWELL; VIEWED FROM THE SOUTH-WEST.



FIGURE 23: R8/R10, THE EAST PARTY WALL SHOWING THE VERTICAL PLANK BOARDING AND EVIDENT OF THE RAISE (LEFT); VIEWED FROM THE WEST.





FIGURE 24: R10, DETAIL OF THE VERTICAL PLANK BOARDING; VIEWED FROM THE NORTH.



FIGURE 25: R10, DETAIL OF THE REGENCY WALLPAPER ADHERING TO THE PLANKS, AND THE VERTICAL LATH AND PLASTER ON THE REVERSE OF THE WALL; VIEWED FROM THE WEST.



FIGURE 26: R9/R10, DETAIL OF THE ROOF STRUCTURE; VIEWED FROM THE NORTH-EAST.



LEFT FIGURE 27: R2, THE BASE OF THE STAIRWELL; VIEWED FROM THE SOUTH.



RIGHT FIGURE 28: R2, LOOKING UP THE STAIRWELL FROM BELOW.





FIGURE 29: R2, BENEATH THE FIRST FLIGHT OF STEPS, SHOWING THE ?INSERTED CARRIAGE BRACES; VIEWED FROM THE NORTH.



FIGURE 30: R2, BENEATH THE SECOND FLIGHT OF STEPS, SHOWING THEM BRACED AGAINST THE FLOORBOARDS OF THE FIRST HALF-LANDING; VIEWED FROM THE WEST.



FIGURE 31: R2, THE STAIRS, SHOWING THE NEWEL AND BALUSTERS AT THE SECOND HALF LANDING; VIEWED FROM THE WEST.



LEFT FIGURE 32: R5, THE STAIRS FROM THE FIRST-FLOOR LANDING; VIEWED FROM THE WEST.



RIGHT FIGURE 33: R5, DETAIL OF THE NEWEL AND BALUSTERS ON THE FIRST-FLOOR LANDING; VIEWED FROM THE SOUTH-WEST.





LEFT FIGURE 34: R5, LOOKING UP TO THE NEXT TWO FLIGHTS OF STAIRS; VIEWED FROM THE SOUTH-WEST.

RIGHT FIGURE 35: R5, LOOKING ACROSS TO THE STAIRS, DETAIL OF THE MOULDING BELOW THE STRING STEP; VIEWED FROM THE SOUTH-EAST.



FIGURE 36: R5, LOOKING DOWN TO THE LANDING; VIEWED FROM THE NORTH.



LEFT FIGURE 37: R8, DETAIL OF THE UPPER NEWELS (UNDECORATED) AND BALUSTERS; VIEWED FROM THE NORTH-EAST.

RIGHT FIGURE 38: R8, THE LATER C19 SASH WINDOW OVERLOOKING THE ADJACENT KITTS COURT; VIEWED FROM THE SOUTH.



FIGURE 39: THE VIEW DOWN THE STAIRWELL FROM THE TOP; VIEWED FROM THE EAST.

**FORMER KITTS CORNER**

**51 CHAPEL STREET**

**PENZANCE**

**CORNWALL**

*Written Scheme of Investigation*



South West Archaeology Ltd. WSI no. PCHS21WSiv1



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# 51 Chapel Street, Penzance, Cornwall

## Written Scheme of Investigation for Archaeological Monitoring & Recording

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By Natalie Boyd  
Checked by Dr. Samuel Walls MCIFA  
First draft Issued: 10<sup>th</sup> March 2021

Produced by SWARCH for a Private Client

### NON-TECHNICAL SUMMARY

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*This Written Scheme of Investigation (WSI) has been prepared by South West Archaeology Ltd. for a private client (the Client). It has been drawn up in consultation with the LPA and details the archaeological mitigation strategy and methodology to be employed for building recording and watching brief at 51 Chapel Street, Penzance, Cornwall.*

*A Heritage Impact Assessment for 51 Chapel Street was conducted by Cornwall Archaeological Unit in 2020. 51 Chapel Street is a Grade II listed building (1220698) and the listing text reads as follows:*

*Early C19. Roughcast. Slate roof with gable ends. 3 storeys. 2 wide apamd windows, sashes, no glazing bars, left ground floor and 1st floor sashes with margin lights. Central needed doorcase, to right carriageway with same reeded casing and continuous cornice over bath. Included for group value.*

*The HIA concludes that the building is much earlier than suggested by the listing text, forming the north-western part of a heavily altered town house of 17<sup>th</sup> century date, with the 17<sup>th</sup> century stair tower and staircase surviving to the rear of the property.*

*The HIA also notes that Chapel Street was one of the main medieval streets in Penzance, once leading from the quay to the south-east, past St. Mary's Chapel, and on to the former market place and Market Jew Street. Either side of the upper half of the street are the remains of medieval burgage plots, suggesting that the street was lined on both sides with medieval dwellings. In the post-medieval period, an attack by the Spanish in 1595 resulted in the destruction of many of the properties on Chapel Street (and elsewhere) and the rebuilding of much of Penzance. It would appear that there was another phase of rebuilding on Chapel Street in the 18<sup>th</sup> century.*

*The buildings in the surrounding area of 51 Chapel Street are almost all Grade II Listed, with the Methodist Grade II\*. Similar to 51, number 18 (opposite) appears to be an 18<sup>th</sup> century façade on an earlier building. The site lies within the Penzance Conservation Area.*

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## FIGURES

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COVERPLATE: *THE FRONT (SOUTH) ELEVATION; FROM THE HIA (CORNWALL ARCHAEOLOGICAL UNIT).*

FIGURE 1: LOCATION MAP.	8
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## 1.0 INTRODUCTION

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SITE NAME:	51 CHAPEL STREET
PARISH:	PENZANCE
COUNTY:	CORNWALL
CENTROID NGR:	SW 47391 30131
PLANNING REFERENCE:	PA20/11357 & PA20/11358 (LBC)
OASIS NUMBER:	SOUTHWES1-417059

### 1.1. PROJECT SCOPE

This document is the Written Scheme of Investigation (WSI) for 51 Chapel Street, Penzance, Cornwall. It has been produced by South West Archaeology Ltd (SWARCH) for a private client (the Client). It sets out the methodology for archaeological monitoring and recording work to be undertaken during the proposed development and for related off-site analyses and reporting. The WSI and the schedule of work it proposes were drawn up in consultation with the LPA.

### 1.2. PLANNING CONTEXT

Works on this site are being undertaken as part of planning application PA20/11357 and listed building consent PA20/11358 for the conversion of the existing shop to form a living area; new extension to form shop and repair and refurbishment to windows, doors and interior.

### 1.3. PLANNING CONDITION(S)

In accordance with paragraph 199 of the *National Planning Policy Framework* (2019), and the Local Development Framework Policy on archaeology, Cornwall Local Plan Policy 24, consent may be granted, conditional upon a programme of archaeological work being undertaken. The recommended condition wording states:

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

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

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

*C) The archaeological recording condition will normally only be discharged when all elements of the Written Scheme of Investigation including on site works, analysis, report, publication (where applicable) and archive work has been completed.*



## 1.4. LPA COMMENTS

The comments from the LPA are as follows:

*'Thank you for consulting HEP Archaeology on this application for alterations to this Grade II Listed Building (NHLE 1220698) in the medieval core of Penzance. We have consulted the submitted Heritage Impact Assessment (HIA; Cornwall Archaeological Unit 2020R090) and note that the building dates to the 17th century. As the HIA outlines, the building was probably a townhouse associated with a wealthy merchant, associated with the rebuilding of Penzance following the destruction caused by the Spanish raid in the late 16th century.*

*We concur with the full mitigation strategy proposed in the HIA to monitor certain alterations to room spaces, the removal of the window in the stair tower and the ground disturbance required to in the courtyard to build the new extension and extend the shop frontage in order to record any early fabric and/or features revealed by the works.*

*We therefore consider it prudent that an archaeological watching brief should be carried out during the early stages of groundworks and alterations, undertaken by a suitably qualified organisation or individual.*

*HEP Archaeology would advise, for the above reasons, that any consent issued should carry the condition as worded below of sections A-D inclusive (please do not split into separate Conditions or treat separately), which includes words recommended by the Association of Local Government Archaeological Officers (ALGAO), as follows:*

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

*1. The programme and methodology of site investigation and recording*

*2. The programme for post investigation assessment*

*3. Provision to be made for analysis of the site investigation and recording*

*4. Provision to be made for publication and dissemination of the analysis and records of the site investigation*

*5. Provision to be made for archive deposition of the analysis and records of the site investigation*

*6. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation*

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

*C) The archaeological recording condition will normally only be discharged when all elements of the Written Scheme of Investigation including on site works, analysis, report, publication (where applicable) and archive work has been completed.*

*This is in accordance with the provisions of NPPF (2019) Chapter 16, paragraph 199 and Cornwall Local Plan policy 24.*

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

## 1.5. PUBLIC AND ECONOMIC BENEFIT<sup>1</sup>

1.5.1 Social benefit can arise through learning and development, and community strength and local identity can be enhanced through contact with the historic environment.

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<sup>1</sup> CfA 2015: *Professional Archaeology: a guide for clients.*

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

## 2.0 BACKGROUND INFORMATION

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### 2.1. ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

A Heritage Impact Assessment for 51 Chapel Street was conducted by Cornwall Archaeological Unit in 2020<sup>2</sup>. 51 Chapel Street is a Grade II listed building (1220698) and the listing text reads as follows: *Early C19. Roughcast. Slate roof with gable ends. 3 storeys. 2 wide apamd windows, sashes, no glazing bars, left ground floor and 1st floor sashes with margin lights. Central needed doorcase, to right carriageway with same reeded casing and continuous cornice over bath. Included for group value.*

The HIA concludes that the building is much earlier than suggested by the listing text, forming the north-western part of a heavily altered town house of 17<sup>th</sup> century date, with the 17<sup>th</sup> century stair tower and staircase surviving to the rear of the property.

The HIA also notes that Chapel Street was one of the main medieval streets in Penzance, once leading from the quay to the south-east, past St. Mary's Chapel, and on to the former market place and Market Jew Street. Either side of the upper half of the street are the remains of medieval burgage plots, suggesting that the street was lined on both sides with medieval dwellings. In the post-medieval period, an attack by the Spanish in 1595 resulted in the destruction of many of the properties on Chapel Street (and elsewhere) and the rebuilding of much of Penzance. It would appear that there was another phase of rebuilding on Chapel Street in the 18<sup>th</sup> century.

The buildings in the surrounding area of 51 Chapel Street are almost all Grade II Listed, with the Methodist Grade II\*. Similar to 51, number 18 (opposite) appears to be an 18<sup>th</sup> century façade on an earlier building.

The site lies within the Penzance Conservation Area.

### 2.2. TOPOGRAPHY AND LOCATION

The Listed building stands in the north-east side of Chapel Street, within the historic core of Penzance at an altitude of c.22m AOD. The soils of this area are recorded as Urban<sup>3</sup>, overlying the hornfelsed slate and hornfelsed siltstone of the Mylor Slate Formation<sup>4</sup>.

## 3.0 HEALTH & SAFETY AND ENVIRONMENTAL POLICIES

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### 3.1. SWARCH H&S POLICIES

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

<sup>2</sup> Dunwin, L. 2020: *51 Chapel Street, Penzance, Cornwall: Heritage Impact Assessment*; CAU Report No. 2020R090.

<sup>3</sup> Soil Survey of England and Wales 1983: *Legend for the 1:250,000 Soil Map of England and Wales (a brief explanation of the constituent soil associations)*.

<sup>4</sup> British Geological Survey 2021: <http://mapapps.bgs.ac.uk/geologyofbritain/home.html>.

## 3.2. SPECIFIC HEALTH & SAFETY MEASURES

- 3.2.1. The site archaeologist will undertake any site safety induction course provided by the Client.
- 3.2.2. The Client will provide details of all and any specific known hazards and guidance on how works should be undertaken around those services.
- 3.2.3. These health and safety requirements will be observed at all times by any archaeological staff working on site, particularly when working with powered tools etc.
- 3.2.4. Appropriate PPE will be employed at all times. As a minimum: high-visibility jackets, safety helmets and protective footwear. Additional PPE (gloves, glasses) will be worn as required.

## 3.3. ENVIRONMENTAL POLICIES

- 3.3.1. SWARCH is committed to the laws, regulations, and other policy mechanisms concerning environmental issues and sustainability. These issues include air and water pollution, solid waste management, biodiversity, ecosystem management, maintenance of biodiversity, the protection of natural resources, wildlife and endangered species, energy or regulation of toxic substances including pesticides and many types of industrial waste.
- 3.3.2. As a provider of archaeological services, SWARCH, its employees and subcontractors have a responsibility for the protection of archaeological heritage. In line with the Cifa *Environmental Protection Policy* para.1, SWARCH recognises that its responsibilities to the built heritage extend to the environment more generally, and that archaeological activities have the potential to affect the environment<sup>5</sup>.
- 3.3.3. SWARCH will adhere to the environmental policies of the Client, and, if applicable, will take steps to minimise environmental damage or pollution arising from archaeological fieldwork.

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<sup>5</sup> Cifa 2016: *Policy Statements*.

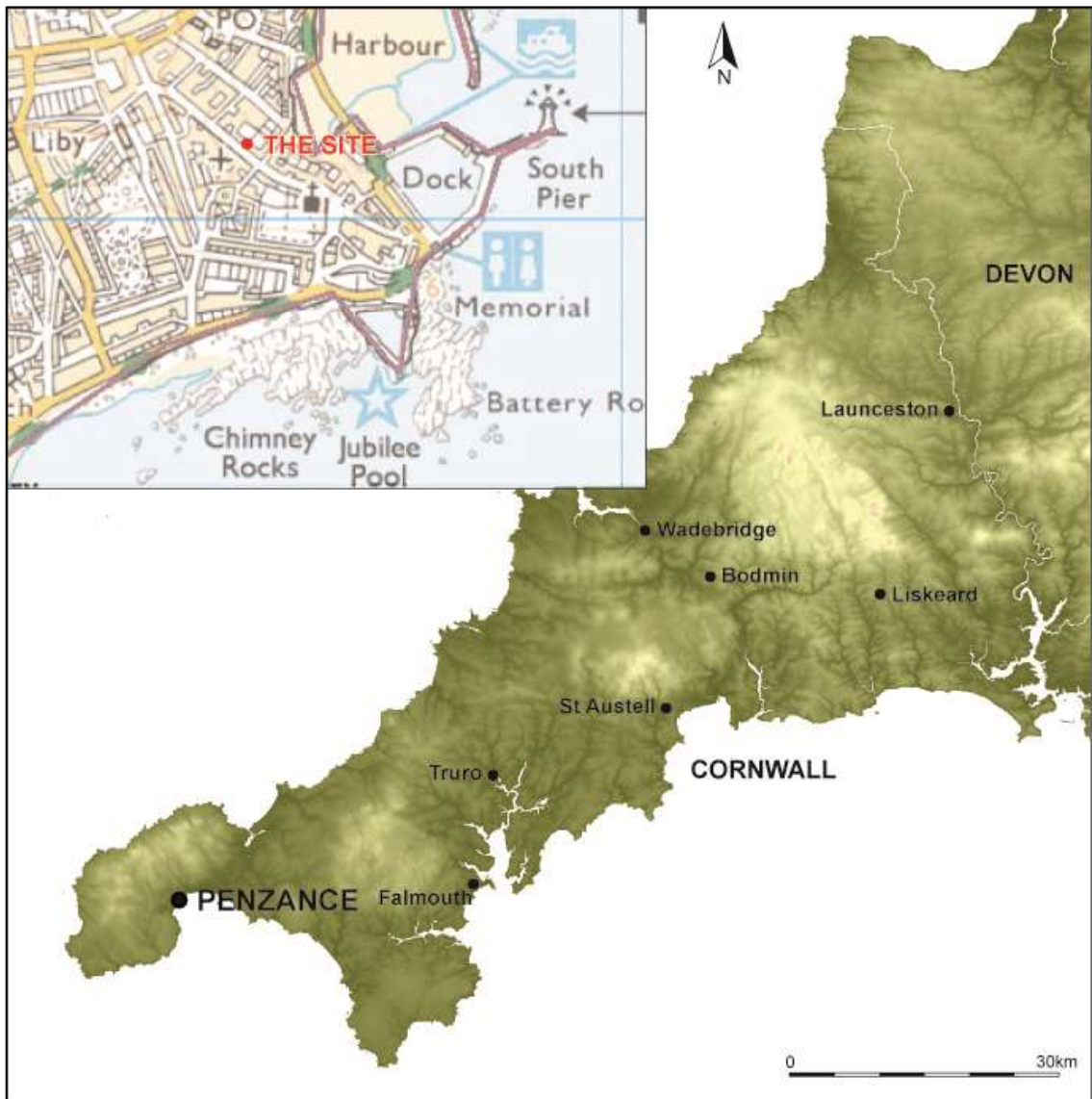


FIGURE 1: LOCATION MAP.

## 4.0 PROJECT AIMS AND TIMETABLE

### 4.1. PROGRAMME OF WORKS

- 4.1.1. Undertake historic building recording of the areas of the building affected by the works, in particular alterations to room spaces and the removal of the stair tower window.
- 4.1.2. Undertake archaeological monitoring of areas of the building affected by the proposed works; specifically the courtyard.
- 4.1.3. Analyse and report on the results of the project as appropriate.

### 4.2. TIMETABLE

- 4.2.1. No timetable has been agreed yet for the works to take place, but the works are expected to take place in spring 2021.

## 5.0 RESEARCH OBJECTIVES

---

### 5.1. RESEARCH OBJECTIVES

- 5.1.1. The monitoring of the works will feed into the following SWARF objectives<sup>6</sup>:
- 5.1.2. Research Aim 7: Increase and develop the recording of the built environment.
- 5.1.3. Research Aim 4: Encourage wide involvement in archaeological research and present modern accounts of the past to the public.

## 6.0 METHODOLOGY

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### 6.1. HISTORIC BUILDING RECORDING

During and following the proposed works, specific parts of the house will be targeted for recording by professional archaeologists. Written records will be accompanied by a comprehensive photographic record. The existing measured plans of the building will be annotated. This work will conform to Level 2/3 of the appropriate Historic England guidance<sup>7</sup>. In particular this work will include monitoring alterations to the room spaces and the removal of the window in the stair turret.

### 6.2. METHODOLOGY

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

### 6.3. RECORDING

- 6.3.1. Measured plans and elevations will be annotated to show the features identified within the building;
- 6.3.2. A room-by-room inventory (noting materials, walls, floors, ceilings, structural evidence, openings, other features, historic fixtures and fittings, graffiti etc.) will be compiled. Doors (Dx), windows (Wx), fireplaces (FPx), blocked openings (BOx) and significant features (Sx) will be individually numbered and described;
- 6.3.3. A comprehensive photographic record of the structure will be prepared. This will include photographs illustrating all external elevations, photographs of each room from opposing corners, and detail photographs of the principal/significant features observed. Where appropriate, photographs will feature an appropriate scale.
- 6.3.4. Any variation of the above shall be agreed in consultation with the LPA.

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

<sup>7</sup> Historic England 2016: *Understanding Historic Buildings: a guide to good recording practice*.

## 6.4. ARCHAEOLOGICAL MONITORING

- 6.4.1. All groundworks on site associated with the development will be monitored, in particular, the groundworks in the courtyard. This work will be carried out in compliance with the relevant guidance<sup>8</sup>.
- 6.4.2. Wherever practicable topsoil stripping and all groundworks across the site will be undertaken by a 360° tracked mechanical excavator fitted with a toothless grading bucket. Any archaeological features exposed will be investigated and recorded by the site archaeologist.

## 6.5. METHODOLOGY

- 6.5.1. The Client will provide SWARCH with details of the location of existing services, groundworks within the site area, and of the proposed construction programme.
- 6.5.2. All excavation of exposed archaeological features shall be carried out by stratigraphically by hand and recorded according to ClfA guidelines and best practice.
- 6.5.3. Where archaeological features are exposed, then as a minimum:
  - i) Small discrete features will be fully excavated;
  - ii) Larger discrete features will be half-sectioned (50% excavated);
  - iii) Long linear features will be sample excavated along their length, with investigative excavations distributed along the exposed length of any such feature, and to investigate terminals, junctions and relationships with other features.
- 6.5.4. Should the above proportions not yield sufficient information to allow the form and function of archaeological features/deposits to be determined, full excavation of such features/deposits may be required. Additional excavation may also be required for the taking of palaeo-environmental samples and recovery of artefacts. Any variation of the above will be undertaken in consultation with the LPA.
- 6.5.5. Spoil will be examined for the recovery of artefacts; a metal detector may be used to enhance the recovery of metal finds.
- 6.5.6. If articulated human remains are revealed, these will be left in-situ, covered and protected, and the Coroner notified. Removal will take place in line with the appropriate Ministry of Justice and environmental health regulations. A MoJ licence will be obtained prior to removal.
- 6.5.7. Any finds identified as treasure or potential treasure, including precious metals, groups of coins or Prehistoric metalwork, will be dealt with according to the Treasure Act 1996 Code of Practice (2<sup>nd</sup> Revision) (Dept for Culture Media and Sport). Where removal cannot be effected on the same working day as the discovery, suitable security measures will be taken to protect the finds from theft.

## 6.6. SAMPLING STRATEGY

- 6.6.1. Where suitable deposits are exposed then samples will be collected in preparation for scientific assessment/analysis/dating. Sampling will be undertaken in line with the relevant guidance<sup>9</sup>. It is envisaged that samples will either consist of bulk soil samples [sampling 100% or 40 litres, in labelled 5 litre plastic sample tubs] or vertical sediment columns [monolith tins].
- 6.6.2. Suitable deposits are taken to include contexts where sampling will recover material for dating or palaeo-economic evidence (e.g. sealed pits, basal deposits), or waterlogged/well-preserved sediments with potential for palaeo-environmental remains.
- 6.6.3. Bulk samples will be stored in sealed containers until off-site processing by SWARCH personnel. The flot will be separated and the residue examined for small artefacts/ecofacts/hammerscale. The residue will be disposed of appropriately, and the flot/remnant forwarded for specialist analysis.
- 6.6.4. Monolith samples will be stored under controlled conditions before delivery to the appropriate specialist.
- 6.6.5. The project will be organised so that specialist consultants, and the regional Historic England science advisor, can be called upon during the works as necessary.

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<sup>8</sup> ClfA 2014: *Standard and Guidance for an Archaeological Watching Brief*.

<sup>9</sup> English Heritage 2011: *Environmental Archaeology: a guide to the theory and practice of methods, from sampling and recovery to post-excavation*.



## 6.7. ARCHAEOLOGICAL RECORDING

- 6.7.1. Standardised single recording sheets will be employed.
- 6.7.2. Survey drawings in plan, section and profile at 1:10, 1:20, 1:50 and 1:100 will be prepared, as appropriate to the size and/or significance of archaeological features.
- 6.7.3. A photographic record of the excavation and will be prepared. This will include photographs illustrating the principal features and finds discovered, in detail and in context. The photographic record will also include working shots to illustrate more generally the nature of the archaeological operation mounted. All photographs of archaeological and architectural detail will feature an appropriately sized scale.
- 6.7.4. Survey and location of features (metal finds to sub-metre accuracy).
- 6.7.5. All stratified finds, except when clearly modern, will be retained, bagged and labelled on site. Unstratified post-1800 material may be discarded on site, but a representative sample will be retained.
- 6.7.6. Spoil will be examined for the recovery of artefacts; a metal detector may be used to enhance the recovery of metal finds.
- 6.7.7. All retained artefacts will be processed (washed, identified, weighed, counted) and assessed for their stratigraphic and research potential.
- 6.7.8. Any variation of the above shall be agreed in consultation with the LPA.

## 7.0 MONITORING

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

## 8.0 REPORTING

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### 8.1. REPORTING STRATEGY

- 8.1.1. Copies of the report(s) detailing the results of these investigations will be submitted to the OASIS (*Online Access to the Index of Archaeological Investigations*) database under reference southwes1-417059 within 3 months of completion of fieldwork, longer as dictated by specialist reporting, etc. The type of report produced will be agreed with the LPA in light of the results.

### 8.2. ARCHIVE REPORT

- 8.2.1. The full report will include the following elements:
- 8.2.2. A report number, date and the OASIS record number;
- 8.2.3. A non-technical summary of the results
- 8.2.4. An introduction to the project and the background to the project;
- 8.2.5. A description and illustration of the site location;
- 8.2.6. A methodology of the works undertaken, and an evaluation of that methodology;
- 8.2.7. Plans and reports of all documentary and other research undertaken;
- 8.2.8. A location plan and overall site plan;
- 8.2.9. Suitably detailed annotated plans of the structures;
- 8.2.10. Suitably detailed annotated elevations drawings of the structures;
- 8.2.11. A written summary of the structures, describing principal attributes and surviving significant features;
- 8.2.12. A phase plan of the structures, accompanied by a description of each phase and evidence in support of the proposed phasing;
- 8.2.13. A plan showing the location of areas subject to archaeological recording;

- 8.2.14. Detailed plans of areas of the site in which archaeological features are recognised along with adequate OD spot height information. These will be at an appropriate scale to allow the nature of the features exposed to be shown and understood. Plans will show the site and features/deposits in relation to north. Archaeologically sterile areas will not be illustrated unless this can provide information on the development of the site stratigraphy or show palaeo-environmental deposits that have influenced the site stratigraphy;
- 8.2.15. Section drawings of deposits and features, with OD heights, at scales appropriate to the stratigraphic detail to be shown and must show the orientation of the drawing in relation to north/south/east/west. Archaeologically sterile areas will not be illustrated unless they can provide information on the development of the site stratigraphy or show palaeo-environmental deposits that have influenced the site stratigraphy;
- 8.2.16. A description of any remains and deposits identified including an interpretation of their character and significance;
- 8.2.17. Analysis, as appropriate, of significant artefacts, environmental and scientific samples;
- 8.2.18. A summary table and descriptive text showing the features, classes and numbers of artefacts recovered and soil profiles with interpretation;
- 8.2.19. The photographic archive will be presented as an appendix to the main body of the report;
- 8.2.20. An interpretation of the results in the appropriate context;
- 8.2.21. A summary of the contents of the project archive and its location;
- 8.2.22. A bibliography;
- 8.2.23. The LPA will receive the report within three months of completion of fieldwork, dependant on the provision of any specialist reports etc, the production of which may exceed this period. If a substantial delay is anticipated then an interim report will be produced and a revised submission date for the final report agreed with the LPA.

### 8.3. PUBLICATION AND DISSEMINATION

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

### 8.4. PUBLIC PARTICIPATION

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

## 9.0 ARCHIVE

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- 9.1.1. On completion of the project an ordered and integrated site archive will be prepared in accordance with the appropriate guidelines<sup>10</sup>.
- 9.1.2. The archive will consist of two elements, the material archive and the digital archive.
- 9.1.3. SWARCH will, on behalf of the Royal Cornwall Museum (RCM) obtain a written agreement from the landowner to transfer title to all items in the material archive to the receiving museum.
- 9.1.4. If ownership of all or any of the finds is to remain with the landowner, provision and agreement must be made for the time-limited retention of the material and its full analysis and recording, by appropriate specialists.
- 9.1.5. The material archive, comprising the retained artefacts/samples and the hardcopy paper record (if requested) will be cleaned (or otherwise treated), ordered, recorded, packed and boxed in accordance with the deposition standards and selection strategies of the RCM, and in a timely fashion. Should SWARCH be unable to attain a selection strategy from the Museum, specialists will be consulted to achieve an appropriate strategy in line with best practice.

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<sup>10</sup> Historic England 2015: *Management of Research Projects in the Historic Environment: The MoRPHE Project Managers' Guide*.

- 9.1.6. If the RCM wishes to retain the hardcopy paper archive, it will be deposited with the rest of the material archive under the same accession number. Should the RCM decline the hardcopy paper archive, that archive will be offered to Kresen Kernow, other appropriate museum bodies or LPA. If a suitable third party cannot be found, the hardcopy paper archive will be retained by SWARCH for 3 years and then destroyed.
- 9.1.7. The digital archive, including copies of all relevant documentation relating to the project and digital copies of all photographs, will be deposited with the Archaeology Data Service (ADS) in compliance with their standards and requirements and according to Historic England guidance<sup>11</sup> for digital photography.
- 9.1.8. SWARCH will notify the LPA of the deposition of the material (finds) archive with the RCM, and the deposition of the digital archive with the ADS
- 9.1.9. The archive will be completed within 3 months of the completion of the final report.

## 10.0 PERSONNEL

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### 10.1. SWARCH PERSONNEL

- 10.1.1. The project will be managed by Samuel Walls BA MA PhD MCIfA (Director at SWARCH 2013-present with 15 years of experience in the commercial sector).
- 10.1.2. The building recording and monitoring will be undertaken by SWARCH personnel with appropriate expertise and experience, or supervised by SWARCH personnel with appropriate expertise and experience: Bryn Morris BA MA PhD ACIfA (Director at SWARCH 2013-present with 12 years commercial experience); Emily Wapshott BA MA (10 years commercial experience).
- 10.1.3. Where necessary, appropriate specialist advice will be obtained.

### 10.2. SPECIALISTS

Building Recording  
Conservation  
Curatorial

Richard Parker  
Laura Ratcliffe BSc  
Thomas Cadbury MA  
Alison Mills  
Fiona Pitt

### 10.3. TRAINING AND CPD

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

## 11.0 INSURANCES AND QUALITY CONTROL

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- 11.1.1. SWARCH carry Professional Indemnity Insurance cover up to £5 million, Public Liability up to £5 million and Employers Liability up to £10 million.
- 11.1.2. SWARCH is a Registered Organisation (RO) with the Chartered Institute for Archaeologists (CIfA).
- 11.1.3. SWARCH is committed to the highest standard of professional ethics and technical standards, and adheres to CIfA and Historic England guidelines in the conduct of our work.
- 11.1.4. The work undertaken will be carried out by professional archaeologists overseen by supervisors of ACIfA-level competence. The works and products will be overseen and checked by professional archaeologists with MCIfA-level competence.

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<sup>11</sup> Historic England 2015: *Digital Image capture and File Storage: guidelines for best practice*.



## 12.0 CONFLICT WITH OTHER CONDITIONS AND STATUTORY RESTRAINTS

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



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