

THE SYNAGOGUE NEW STREET PENZANCE CORNWALL

Updated - Historic Building Assessment



South West Archaeology Ltd. report no. 190402



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The Synagogue, New Street, Penzance, Cornwall

Updated - Historic Building Assessment

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Report Version: **FINAL**

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Work undertaken by SWARCH on behalf of a Private Client

SUMMARY

South West Archaeology Ltd. was commissioned to undertake a historic building assessment for 1 New Street and the synagogue, Penzance, Cornwall. This work was undertaken in order to determine the significance of the buildings prior to a planning submission. The report has been updated in light of comments issued following this planning submission.

The former synagogue and 1 New Street are part of a Grade II listing with the Star Hotel, although until recently (2015) the listing text was vague about which properties were included in the designation. The buildings lie within the conservation area in Penzance, in an area which is crowded with buildings from a range of dates, status and functions. The buildings are sandwiched between the relatively well kept frontages of a small side street and the delivery yard and car park of a supermarket, in a small area which is currently derelict and untidy.

The building assessment noted that multiple phases of alteration and changes of use have stripped the buildings of their identities and much of their historic fabric. The floor levels have been significantly raised in places, doorways blocked or forced, with most of the windows altered or replaced and the roof levels raised.

*The proposals are expected to make little changes to the exterior of the building, other than repairing and restoring existing features, or replacing (particularly the windows and rainwater goods) where not salvageable. Due to this being in the heart of the conservation area and one of the most historically rich districts of the town significant change to character or visuals of the streetscape would be acceptable. The loss of fittings and historic features on the interior has already been so extensive as to make discernment of the functions of the buildings difficult. On balance, the negative effect (harm) of the proposals must be set against the benefit of returning a structure currently in a declining condition to good use; in those terms the impact of the proposals is adjudged to be **neutral** overall.*



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ACKNOWLEDGEMENTS

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1.0 INTRODUCTION

Location:	The Synagogue
Parish:	Penzance
County:	Cornwall
NGR:	SW 47319 30285
Planning App:	PA18/03206/PREAPP
SWARCH Ref:	PSN18

1.1 PROJECT BACKGROUND

South West Archaeology Ltd. (SWARCH) was commissioned by a private client (the Client) to conduct a historic building assessment for a former synagogue and 1 New Street, Penzance, Cornwall. This work was undertaken in order to assess the significance of the buildings prior to a planning submission. The initial report has been updated in light of comments issued following comments made upon the planning submission.

1.2 TOPOGRAPHICAL AND GEOLOGICAL BACKGROUND

The site is located towards the southern end of Penzance, less than 100m north-west of the mud and sand of the harbour. The site lies on a sloped street leading up from the harbour at an altitude of approximately 15m AOD. The soils of the site are undetermined, recorded as Urban (SSEW 1983), overlying the hornfelsed slate and hornfelsed siltstone of the Mylor Slate Formation (BGS 2018).

1.3 HISTORICAL & ARCHAEOLOGICAL BACKGROUND

The synagogue and 1 New Street form part of a group listing with the Star Hotel (List entry 1143981). The listing was amended in 2015 to include detail about the synagogue and 1 New Street. The Historic Landscape Characterisation (HLC) records this as an area of Settlement Older Core: pre-1907. There is no record of any archaeological work having been undertaken in the immediate vicinity of the site on the Cornwall and Scilly Historic Environment Record, but there are a number of other post medieval listed buildings and documentary evidence relating to historic structures.

1.4 METHODOLOGY

The building appraisal was conducted by Emily Wapshott in December 2018. The work was undertaken in line with best practice and follows the guidance outlined in: ClfA's *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures* (2014) and Historic England's *Understanding Historic Buildings: A Guide to Good Recording Processes* (2016). The desk-based assessment follows the guidance as outlined in: *Standard and Guidance for Archaeological Desk-Based Assessment* (ClfA 2014, Revised 2017) and *Understanding Place: historic area assessments in a planning and development context* (English Heritage 2012). The discussion of setting buildings on the approaches outlined in the appropriate guidance (DoT guidance and Historic England 2015).



FIGURE 1: LOCATION MAP.

2.0 DESK-BASED ASSESSMENT

2.1 DOCUMENTARY SOURCES

Desk-based research was carried out by Susan Soyinka in 2014 in support of an application for the revision of the listing of the Star Hotel, Penzance in order to include details of the buildings to its rear, namely Number 1 New Street and the former synagogue. The application was successful and the listing was revised in July 2015. The following text is a summary of that study.

There are records of Jews living in Penzance from the 18th century, with the first purpose-built synagogue constructed on land in New Street owned by a member of the Branwell family in 1768. The Branwell's were also involved in the construction of the second synagogue on the same site in 1807-8. The entrance through a narrow alleyway was consistent with other synagogues of this period, in order to help maintain a low profile and steer clear of unwanted attention. The building was austere for similar reasons, much like nonconformist chapels. In addition, the building needed to be orientated to face the east and the location behind New Street allowed for entry in the correct orientation.

In 1837 the synagogue was extended following the purchase of two houses, thought to be numbers 1 and 2 New Street. The consecration of the enlarged synagogue took place in September 1840.

A number of records through the 19th century document how the Jewish and Cornish communities of Penzance supported each other and celebrated together, but gradually the Jewish community declined in size towards the end of the 19th century and in 1906 the synagogue was sold to the Plymouth Brethren, a group of evangelical Christians, to be used as their prayer house. The sale appears to have included 1 New Street, but the Brethren must have returned this to a dwelling and sold it at some point in the first half of the 20th century. A legal dispute over right of way took place in 1957 between the occupants of 1 New Street and the Brethren, finding in favour of the occupants. The Brethren sold their Gospel Hall to another Christian group, the Upper Room Fellowship.

Photographs and building plans from throughout the 20th century indicate that the location of access to the building may have changed, but otherwise, much of the interior of the synagogue remained fairly unchanged until as late as 1984, when the Upper Room Fellowship sold the building. It passed through several hands during the next couple of years, as (separately) did 1 New Street, before both being sold to Devenish Breweries in 1986 and incorporated into the Star Inn. During this period of exchanging hands rapidly, the interior fittings were stripped out of the synagogue and 1 New Street was heavily altered. Multiple planning applications were made from the mid 1980s until 2014, most without recognition of the listing as it wasn't clear which buildings were included. These allowed the unsympathetic conversion of the buildings and the loss of a great deal of historic fabric as well as virtually all fittings, some of which have found homes in other synagogues, the Jewish Museum and in private collections.

2.1.1 TIMELINE FOR THE BUILDINGS

- 1768** First synagogue built in New Street.
- 1807-8** Second synagogue built on same site.
- 1837** 1 New Street acquired and synagogue extended.
- 1906** Synagogue and 1 New Street sold to Plymouth Brethren.
- 1906-57** 1 New Street sold and returned to dwelling.
- 1970s** Synagogue sold to Upper Room Fellowship
- 1974** Star Hotel listed, no specific mention of 1 New Street or synagogue.
- 1984-86** Property exchange hands multiple times; interior of synagogue was stripped.
- 1986** 1 New Street and synagogue sold to Devenish Breweries; amalgamated with Star Inn.
- 2015** Listing amended to detail 1 New Street and synagogue.

3.0 HISTORIC BUILDING APPRAISAL

3.1 SITE DESCRIPTION

The site occupies the rear portion of two combined town plots along Market Jew Street and New Street. Market Jew Street is the main thoroughfare in Penzance, wide and generous, dominated by the pedimented Ionic tetrastyle frontage of the early 19th century Grade I listed market hall with its skyline defining cupola. New Street is a narrow off-shoot of undulating cobbles with small granite sets and larger granite paving slabs, running down to the Quay. This route was probably cut into the town plan in the post-medieval or early 18th century, hence its name. Today it is of mixed historic character with Victorian shop fronts near the main street, then rubble back blocks used as cottage-style tea rooms, two 18th century double fronted houses, now a restaurant/gallery and an elegant early 20th century telephone exchange of Art Deco-Dutch revivalist style. At the junction with Princes Street, a massive modern building, a gallery and exhibition space, replaces a whole block, with visually dominant glass cantilevered cafe projecting over the street, directly opposite the proposed site. It is of note that as New Street continues down to the quay, beyond Princes Street, the buildings become more crowded and smaller in size, the social status dropping as one nears the working quay.

Princes Street runs parallel to Market Jew Street, accessed via narrow New Street and Greenmarket/Chapel Street. It is much wider and is lined on its south side by a cohesive group of high status Regency townhouses, all of which are Listed. These are of really good quality and somewhat surprising to find on a side street, indicative of Penzance's wealth in the early 19th century but also the aggrandisement, at least for a short while of this immediate area. The largest, central property, of tall three storeys height and three window range, with Ionic detailing and entablature is a purpose-built Masonic Lodge, of 1813. A further end terrace has been demolished, forming a car park, but would have narrowed this junction and even more clearly projected this wealthy mercantile character in the setting of the Site. It is of note that whilst these are very grand buildings, the presence of a powerful but somewhat esoteric social club premises and a synagogue in the immediate vicinity suggests a complex mixed society in Penzance and seemingly far wider acceptance of disparate minority groups than may be expected in such a period.

Immediately next to the Site there is a historic alleyway which wraps along the south side of the site and then dog-legs around other historic stone rubble warehouse-style buildings to link with Jennings Street, now cut off. The buildings in the back yards or accessed off this alleyway are all of lower class and working character, difficult to date as all are rendered or generic granite rubble. It is clear that this area of the town underwent significant changes in status and even when prosperous, there remained a cheek-by-jowl pattern of living, between classes, and between residential, business and working buildings until probably the later 19th century with the growth of the suburbs, such as Chyandour, Tredarvah and Alverton.

The site sits to the rear of a long double-width town plot. These long, narrow and slightly curvilinear plots run back from the main thoroughfare and represent the original late medieval layout of the town. They have been bought and combined, possibly in the early 1800s, with the new front block, a purpose-built shop and accommodation above built across two plots, retaining a strong Regency character. Within the site the delineated layout still survives, despite party walls being removed. The long, narrow back blocks with steep gabled roofs highlight the original layout as two plots.

The two buildings on the proposed site both sit within these two former plots, however this rear area was clearly in split ownership at a fairly early stage, as No.1 New Street was obviously built pre-1800, already addressing this street rather than the buildings to the north. The site comprises

a long range parallel to the street and a blocky irregular building behind, a former synagogue, built within a rear yard. These two historic structures are loosely linked by concrete block and brick infill. The site was in separate ownership from the Star Inn for all of the 19th and much of the 20th century, bought by the brewery in the 1980s. Somewhat confusingly, the Star Inn, No.1 New Street and the former Synagogue are all included under the same Grade II listing, which did not formerly distinguish or clarify that these are separate buildings. The lack of clarity has probably contributed to not preventing the unfortunate conversion, alteration and damage to both historic buildings in this back plot, which would otherwise not have been allowed under Listed Building Consent.

3.2 BUILDING DESCRIPTIONS

3.2.1 OVERVIEW

The site is formed from two historic buildings connected by modern brick and concrete block linking structures. Along New Street, Building 1 is a three storey house of rubble stone refaced with fine granite ashlar; to the rear built in the yard, Building 2 is a low two storey brick and slate hung former synagogue.

3.2.2 BUILDING 1

No.1 New Street is a three storey building (two storeys and occupied attic), built of loose granite rubble, pebbles and local killas, in a brownish clay and lime bond, lime mortared. The stonework is of functional quality, of mixed large and small stones, with crudely dressed quoins to the north-east and south-east. The north gable and east wall, where it survives, are also slightly thicker to the base. Externally, the building has been repointed in cement mortars and patched in cement where damaged or altered.

The roof is of graduated slates with terracotta ridge tiles, sark boarded to the interior. There are two styles of roof truss; to the north, three pegged trusses with high collars, raised to allow for accommodation; to the south, four trusses with spiked and nailed joints, also with high collars. The older three trusses to the north incorporate lots of reused timbers, with at least one tapered blade which may be 17th century, several collars exhibiting notching and cut sockets. The trusses to the south are of neat, chunky, planed beams, regularised, but unusually mixed with poor quality embarked round purlins and rafters, possibly a later phase of repair.

The north gable elevation is steeply pitched, the roofline has been raised, having been even sharper before, patched with brick and rendered at the eaves. There is a large, brick, box stack, in lime mortar, rising from the apex, with lead flashings. The long, rear, east wall has been largely replaced with concrete block for much of the ground floor, surviving best to the north-east, but appears intact to the first floor. It presents as blind on the ground floor but has a blocked loading door set high into the eaves on the first floor. Several later access points have been forced into this wall at the south end on both ground and first floors, linking it to Building 2, the former synagogue. The south end of the building has been truncated and then extended; internal stubs of rubble walling survive on the ground floor, indicating the former gable. The current south gable of the extension has been built up and over a former town plot boundary wall and is of regularised build, built up with studwork and brick noggin, over a low section of earlier granite, pebble and killas rubble. The west wall, which fronts onto the street, has been re-faced with granite ashlar. This presentation facade can clearly be seen to cut into the earlier wall and, whilst it looks correct on the exterior, it is clear on the interior face that the windows sit in partially blocked openings, and that the doorway has been forced in the earlier stonework, to create a sense of symmetry. The current windows are Victorian in style, but relatively recent copies, and due to the dereliction of the building are in poor condition.



FIGURE 2: THE WEST, ASHLAR FRONTAGE OF 1 NEW STREET; FROM THE WEST-SOUTH-WEST.

The ground floor of the building has been stripped right back to the stonework, even historic plaster layers removed, and the modern, poured concrete floor half excavated, exposing pale brown soils. The space now presents as one long, rectangular open room. The stubs of the south gable define the original proportions of the building. The stack on the north gable is built up against, and crudely tied into, the earlier wall at this ground floor level, mostly stone rubble with some brick, extended to the west side by brick, to ensure enough room for a later forced fireplace on the first floor. The ground floor hearth is a large box hearth with stone flat lintel, which has been reduced to either side with brick at a later date to take a narrow grate. This main flue is tapered and heavily smoke blackened. The first floor is relatively recent in date, with no historic fabric surviving, built on a mix of timber joists and steel girders. Interestingly, the modern carpenter who built this floor used historic methods; the joists have crude nailed x-brace noggins between them.

The first floor rooms have also been stripped out, but more historical details have survived. The space presents as two 'rooms', part of a modern MDF and framework partition surviving next to the staircase to the east. Plaster survives to the north end of the space and on the stack are two early layers of paint directly on the lime plaster, one a duck-egg blue, one a sage green. These historic layers are covered by a modern layer of pink cement-based plaster and cream and bright blue paint dating from the pub and children's play area phases. To the north-west corner, a section of Victorian ogee-moulded picture rail survives, the scar from this removed feature surviving along the north wall. The stack here contains much more brickwork, the stone rubble being phased out as it rises higher. The hearth is a simple box hearth, although narrower than on the ground floor, again reduced by brickwork on either side to take a grate. To the south, on the west wall, there is a clear ragged build line, indicating the extension of the building and half way along the east wall there is an inserted staircase rising to the lived-in attic space. This stair has chunky plank treads and risers, with nailed joints and plain stair plate, stick balusters and plain rounded handrail. Its plain newels are ever so slightly tapered. The ceiling has been totally replaced in recent times; it is a poorly constructed mix of recycled sections of timber, nailed to the

base of some low tie beams, but some areas are not structurally sound, with no lengths spanning the building's width correctly.



FIGURE 3: ROOM 6, 1 NEW STREET, SHOWING TRUNCATED WALLS AND MODERN ALTERATIONS; FROM THE NORTH.

The second floor, the attic, is divided into two rooms, a large space to the north, with the single bay of the hipped end of the roof enclosed to the south. Modern plain glass or corrugated windows have been cut into the roof to light the space. Internally, the eaves are boarded out, forming storage down the east and west sides, the roof boarded over with plaster boarding and painted in bright colours. Underneath this, where it has been removed, the roof can be seen to be sark boarded, using Victorian fruit boxes and at least one Lyle's sugar box. The roof has been re-felted and re-slatted fairly recently. To the north gable end, the stone gable rises up, with the stack narrowing to a thin shaft, totally brick at this height. There are three more irregular and older trusses to this north end, which display vernacular pegged joints and almost all of the timbers have peg holes, sockets or cut marks indicating they have been reused from an unknown source. The trusses are simple A-frames, with collars which have been reset at a high level to allow for head-height in the attic space. To the south, there are four other trusses which are much heavier and of chunky timbers, with spiked ridges but nailed collars and low set tie beams, now enclosed within the modern floor structure.

Function

The first building represented by the north gable, east wall and slight remains of the former south gable was a functional working building, of simple rubble build. We know from documentary research by historian Susan Soynicka that in 1807 this building was being used as a slaughter house. The smoke-blackening on much of the granite rubble under any plaster would also suggest either the rendering of fat or semi-industrial or processing/manufacturing function. The ashlar re-facing of the building and character of the door and windows indicates this became a middle status townhouse with an extension over the yard access, which may have been partially converted for trap and horse/horses. The building was sold multiple times in the late 20th century and ended up in the hands of the brewery, being stripped out and converted to additional pub space and later a children's play area.

Evidence of Modification

- Re-facing in granite ashlar, blocked larger pair of openings in front.
- Door forced in centre of ground floor.
- Windows forced on the first floor.
- Building extended to south, former south gable demolished.
- Roof extended and several trusses from original roof also replaced, three older trusses survived.
- Stack added to north gable.
- Stair to attic installed and attic converted for accommodation.
- Stair blocked loading door/window in rear east wall.
- All layout to ground and first floor stripped out, leaving each floor an open space.
- Yards behind infilled with later concrete and brick structures.
- Openings forced in the south end of the east rear wall, accessing the concrete and brick linking structures behind.
- Carriage arch infilled to front elevation.
- Floor levels considerably raised to extension, as much as maybe 1.5m.
- Floor was dug out and filled with poured concrete to the main part of the building.

Relationships

Building 1 was detached, parallel with the street. It has been extended and abuts the earlier town plot wall to the south. It is in turn abutted by late 20th century (post 1980s) infill of brick and concrete block which now links its rear east elevation, which faced into an open yard, with the west elevation of Building 2.

3.2.3 BUILDING 2

Low, two storey, irregular, sub-square building, developed within the rear yard behind No.1 New Street. The south wall, which lines a narrow historic alleyway is of earlier granite, pebble and killas rubble, in a clay bond, at its base. Above this, there is a half storey of poor quality, loose rubble brickwork, of mixed styles of bonds, with some garden wall bond, some English bond and a patch akin to Flemish bond, but lots of repair and infill, in a lime mortar. Above this is an even later timber studwork phase, with slate hanging to the exterior, raising the wall by another half storey. The east wall is of granite rubble to the base, raised in brickwork of older alternate bond styles, as before, in a crude, lumpy, clay lime bond, of brownish-grey colour. This brickwork is a soft pinkish-brown colour, with a neater half storey extension of English bond build of red bricks in a whiter smoother lime mortar above. Above this, as to the south, is a further timber studwork raise of half a storey with crude, clay lime mortar sealing the slate cladding. This east wall is not very well tied in, if at all, to the south wall, at a marked oblique angle, clearly a building abutting an earlier angled alleyway wall; expanding upwards as there was no way outwards to grow.

The extant round arched window in the east wall, the only distinctive historic feature left in the building, is of two phases. The first, lower phase where narrower and set closer together. These have been cut, their steeper arches of single, segmental brick cut and infilled by newer, wider, taller windows of the same design. The original hornless sashes look to have been heavily adapted to fit the new windows, with fixed infill panels and alteration to hopper casements. The window frames are chunky bead moulding, quite crude, contemporary with the raise of these windows which projects up into the slate clad half storey so must date to the last phase of enlargement.

The building has otherwise been completely stripped of features and fittings. Its west and most of its north walls have been demolished and replaced with concrete block, single width partitions, opening it up to the adjacent infill. A modern floor has been inserted at a high first floor level, a false ceiling encloses and screens clear views of the roof, which has been extended and adapted to take in a two storey extension, liking it to Building 1 to the west and a lower toilet block

extension to the north. The interior is plastered in modern cement based treatments, with a dark red very striking paint scheme showing through cracks, on remnants of lime plaster, or upstairs clad in plasterboard, or stripped out. The building is now accessed via Building 1 and the linking range of infill, no longer correctly read as a separate entity, except for outside, at roof height, where its original pitched roof can be seen above all the flat roofed linking ranges.



FIGURE 4: THE EAST WALL OF THE SYNAGOGUE, SHOWING THE PHASES OF BRICK AND STUDWORK; FROM THE WEST.

Function

The first synagogue was reputedly built on the site in the 1760s. However, the documentary research indicates that the present building was constructed in 1807, within an open yard to the rear of an existing building which was being used as a slaughterhouse. Certainly the building was built on top of the older heavier rubble walling of the alleyway, using the original yard or plot walls as its base. It is also clear that the building was constructed of poor quality rubble brick, using several different bonds and that the brickwork topped extant walls to the south and east but were wholly brick to the north and west, again supporting the idea of a structure being formed in a corner of an existing open space.

The synagogue remained in use, enlarged and developed by the Jewish congregation throughout the 19th century. It was then sold to another group, the Plymouth Brethren in the early 1900s. The upper part of the east wall, facing Jerusalem and containing the two flanking windows, has been raised in neater brick, in cleaner, finer lime mortar and then raised again in slate cladding over timber studwork and the raising/enlarging of the windows. The work likely dates to one of the phases of enlargement in either the 1890s or early 1900s, retaining the same design.

The building retained a community/prayer house function well into the 20th century, when it was sold multiple times, stripped of all of its religious fittings and ended up in the hands of the brewery, converted to additional pub space, beer storage and later a children's play area.

Whilst the round arched, non-conformist chapel-style windows do instantly identify this as a religious building, of the 18th/19th century, there are no other features surviving which would indicate its former function.

Evidence of Modification

- The west wall has been demolished, replaced with modern concrete and brick.
- The north wall has been forced to the north on the ground floor and all but removed on the first floor, to access an extension.
- The building has been extended to the north, incorporating former outhouses in the open yard.
- The building was initially built over an earlier rubble town plot wall.
- It has at least three phases of brickwork, showing it was raised from tall single storey, to one and a half storeys, with its south wall altered.
- The building was then raised in studwork, externally slate hung, to bring it up to two storeys.
- The roof has been extended and altered, recycling timbers from earlier roofs.
- The current windows have been adapted from the original sashes, lower narrow round-arched openings visible in the east wall, blocked and cut by the extant windows.
- The structure has been totally stripped out, no fittings survive.

Relationships

Building 2 was built as a standalone structure within a yard behind Building 1, abutting and built over the rear plot wall. It has had its west wall demolished and its north wall breached on both ground and first floor, linking it to a series of concrete block extensions, which infill the remains of a former open yard, in which the building was built. These modern structures in turn link Building 2 back to Building 1, to the west.

3.2.4 INFILL

A concrete block single storey extension was built on the back of Building 1, within the yard, a large opening forced in the south-east corner of the building. This was then extended at first floor in concrete and modern brick and a modern brick toilet block built up against Building 1 was added to the east, totally infilling the remains of the yard. These buildings have been developed in a haphazard and disorderly series of events, with little consideration given to structural integrity.

The walls of these structures are plastered and openings have been continually forced to provide access to the next adapted or extended space. The main central area is divided into toilet compartments. Any partitions are studwork and plasterboard. To the south end, against the plot wall, a set of granite steps has been significantly extended upwards, due to a massive raise in floor levels (infilled by poured concrete) and the original door to the yard which was used to access the synagogue survives with good dressed granite quoins. Any historic door has been lost, replaced by a modern fire door.

Function

These purpose-built toilets and stores are evidence of the later pub and children's play area use of this range of buildings, after the late 1980s sale to the brewery.

Evidence of Modification

- Openings between these haphazardly linked extensions are forced and patched with concrete.
- The original door from the alleyway and first few steps document the original yard levels, altered by as much as 1m.

Relationships

These represent infill, from the late 1980s and 1990s between Buildings 1 and 2, linking them as one adapted range.

Significant Features

Despite considerable alteration, the buildings retain some historic features (see Table 1, below).

TABLE 1: SIGNIFICANT FEATURES.

Floor	Room Number	Historic Features
Ground	1	Basket arched carriage entrance, with keystone and voussoirs, now blocked with a recessed doorway and a small sash window inserted into the former opening, which is blocked with rubble and concrete, with a granite block and cement pier. Massive granite stone pier to rear wall, leading into Room 2, now carrying iron girders. Heavy granite rubble wall in a clay/mud bond to alleyway to south.
	2	Massive granite stone pier to rear wall, leading into Room 1. Exposed granite block walling of rear of Building 1, No.1 New Street.
	3A	Doorway into rear alleyway with dressed granite block quoins. Set of stone steps extended and remodelled in concrete, formerly accessed yard now infill buildings.
	3B	N/A
	4	The base of two double-height round arched windows can be seen here, set high in the wall. Chunky beaded frames, thin ogee moulded glazing bars. Painted an ochre yellow colour on the interior. The east wall is of good brickwork, a mixture of English and Flemish bonds, plastered. The south wall is of shoddy brickwork, garden wall bond, very thin, plastered. Both walls exhibit historic paint layers beneath the modern white colour scheme. There is a rich cream colour and beneath that a deep oxblood red colour, which appears to be directly over the lime plaster, so the oldest.
	5	Mid 20 th century red lino tiles are buried here under 0.3m of concrete. Beneath this under the wall are round river pebbles possibly from a cobbled yard. Floor level here have been continually raised now lowered so may seal historic surfaces and urban town plot deposits. This room is 1m above the floor of room 4, next door.
First	6	Exposed granite rubble walling, clay bond, lime and clay mixed mortar. Truncated south gable end, now open to room 1. Two windows in west wall face onto street, set within larger partially blocked openings. Round-arched central doorway clearly forced into the walling, patched and very crudely repaired sides. The windows and doors can easily be seen to be a later phase of adaption of the building, associated with the ashlar re-facing. Stone and brick rubble stack built onto the north gable, built up against earlier wall. Fireplace, open hearth, narrowed by later brick infill for grate. Stack extended to west side in brick, to allow for another flue above.
	7	Exposed granite rubble walling. Truncated south gable end, rebuilt in timber framework and brick noggin. Stack a mix of brick, some stone, to north gable, built up against earlier wall. Fireplace, open hearth, narrowed by later brick infill for grate. Stack extended to west side in brick to allow for this fireplace above earlier ground floor hearth. Four windows in west wall facing onto street, to north and centre south, inset in larger partially blocked openings, infilled by re-faced ashlar frontage. Victorian staircase to attic rooms, to east side, with chunky stick balusters, plain handrail, slightly tapered plain newel posts, thick plank treads and risers. Blocked loading door in centre east (rear) wall set high at eaves, obscured by stairs to attic, blocked in 19 th century.
	8	Exposed stone of the rear side of room 7, Building No.1 New Street is visible here, showing granite rubble.

	9	<p>Brickwork wall to east with timber studwork above carrying slate hung external layer, in lime mortar on battens. English and Flemish bond mix, brickwork patched and altered at least twice.</p> <p>Round-arched window which rises up into the timber studwork raise block and cut earlier lower narrower round arched windows. Indicating phasing but same architectural form,</p> <p>Brickwork wall to south, crude rubble build, garden wall bond and no bond, mixed character. More recent studwork above, more recent slate hanging, on felted insulation. Tall pair of round-arched windows, in chunky beaded wooden frame, with narrow ogee moulded glazing bars. 6X6 sashes have been adapted to form a fixed 6 pane below and 3 pane hopper above, with arched fanlight above.</p> <p>Remains of complex composite roof with heavy central truss with overlap at ridge, pegged and spiked and half lapped very heavy collar. Spiked, bolted and nailed additional braces of planed or embarked character from purlins and rafters off this linking the flat and pitched roofs. Lots of modern and recycled timbers, inserted modern false ceiling.</p>
Second	10	<p>Three A-frame trusses, with reset high collars, pegged. Pegged at ridge. Visible reuse of older notched timbers. Use of thick cut and shaped planks as collars. Sockets for trenched purlins, current purlins too narrow.</p> <p>Offset ridge sits high on top of trusses, but is correct for later trusses.</p> <p>Lightly smoke-blackened/darkened in places, fire or an industrial use of space before conversion to house? Evidence of lathe and plaster partitions over trusses.</p> <p>Reuse of some tapered heavy blades, trenched purlins.</p> <p>Later trusses, three A-frames, very similar style but spiked joints, surface mounted collars. Squarer chunkier, neater shaped blades. Chunky collars.</p> <p>Mix of lightweight square and rounded semi-embarked purlins.</p> <p>Thin rafters, split. Narrow battens. Mix of reused floorboards, some very wide and fruit and sugar boxes to form sark boarding over rafters.</p>
	11	<p>Hipped end to south of roof. Crudely shaped timbers nailed to purlins and cross braces for hip. End truss same as those to Room 10, later 19th century, spiked, chunky planed timbers, no obvious reused of earlier timbers.</p>

3.3 WINDOWS

TABLE 2: WINDOW DESCRIPTIONS.

Room Number	Window Number	Details
1	W1	<p>Small, square window opening, with single light sash window. 2x2 panes, horned chunky sash in beaded sash frame. Inserted into the cement mortared rubble which infills the 19th century carriage arch, within this extension to the earlier building. Internal plank plain sill, opening can be seen to have been longer, probably contained a longer sash, infilled with rendered blocks below. May once have even been a set of in and out doors, set into the carriage arch. The window is reset and likely quite late, presenting to the exterior as blue painted, with brown showing beneath, with plain unshaped horns. This is probably a later 19th or even an early 20th century window, intended to copy the others in the building. The window glass is frosted, modern.</p>
4 & 9	W4 & 5	<p>A pair of round-headed classical windows to a former synagogue, in the east wall. These are set within chunky beaded frames, which have been crudely but effectively elongated to fit higher openings. The windows have thin ogee moulded glazing bars. Painted an ochre yellow colour on the interior, with a dark red and cream showing through, painted with a black tar style mixture on the upper floor. The upper part of the windows have been left as a fixed row of three panes and an arched three pane fanlight above. An upper row of three panes has then been inserted forming a hopper casement and a bottom sash of 6 panes survives.</p> <p>These larger round arched windows rise up into an upper layer of timber studwork and</p>

		block and cut earlier lower round arched windows, which were set slightly closer together. The windows are probably the originals, adapted in the later 19 th century. There is potentially some original glass but much is broken or reset. Externally they are painted brown with a grey paint showing through, very weather worn.
6	W2	The southern of two windows in the west wall, the street frontage, set within a larger partially blocked opening, with beaded plank panelling below the window, screening the external ashlar infill. The window itself is a wide single light sash, 1x3 panes, the upper sash being a 20 th century replacement, the lower 19 th century, with fine moulded shallow ogee moulded glazing bars, in a chunky beaded frame. The side infill to the window opening is cement rendered and looks fairly recent, so whilst this window may be 19 th century, it may have been reset here from elsewhere in the building, the original window better matching window 3, as there is awkward secondary ashlar infill on the exterior and the voussoirs and keystone clearly overshoot the current opening.
	W3	The northern of two windows in the west wall, the street frontage. The opening has been infilled below, a rough plank sill left but evidence of this having once likely been boarded out, as window 2. The window itself is a wide central sash, 1x2 panes, the upper pane may be reset, or this could be a much later intentional style, dating the window to later 19 th or 20 th century. There are narrow 1x1 side lights, all in a chunky beaded frame, with chunky plain mullions flanking the sash and side lights. The window has a beaded plank above it, sitting between it and the long thin timber lintel, with small wooden chocks bracing it; suggestive of this being a later insert. In character this feels more Edwardian than Victorian, but the moulding on the glazing bars and overall style does match the other windows.
7	W6	The northern of four windows in the first floor west wall facing onto the street. Set within a partially blocked opening, infilled to the north and below, this is a wide single light 3x3 pane, horned sash. The glazing bars are shallow ogee moulded and the sash sits in a chunky beaded frame. It is likely this window is 19 th century and relates to the ashlar re-fronting of the building.
	W7	The north of two central windows, in a narrow loading door style opening. A narrow single light horned sash, 2x2 panes, in a chunky beaded frame, with shallow ogee glazing bars. Narrow plain plank shelf below, where the external ashlar blocks what was a full height opening.
	W8	The south of two central windows, in the first floor west wall facing onto the street. This is very similar to window 6. It is a wide single light horned sash, 3x3 panes. It sits within a partially reduced opening, blocked to the south and below the window, by the exterior ashlar. The window sits above a plain plank sill. The glazing bars are shallow ogee moulded and the sash sits in a chunky beaded frame. It is likely this window is 19 th century and relates to the ashlar re-fronting of the building.
	W9	The southern of four windows in the first floor, west wall facing onto street. This sits in a large correct opening, within a full height recess. This is a composite window, using two narrow single light sashes, both 2x2 panes, horned, with narrow shallow ogee moulded glazing bars. The much wider outer frame has a narrower bead, as does the central mullion between the two sashes. It is likely 19 th century and dates to the ashlar re-fronting of the building.
8	W10	N/A – modern timber window with upper hopper and large single pane below, later 20 th or 21 st century.
9	W11	N/A – modern timber window with upper hopper and large single pane below, later 20 th or 21 st century. Frosted panes.
	W12	N/A – modern timber window with upper hopper and large single pane below, later 20 th or 21 st century. Frosted panes.

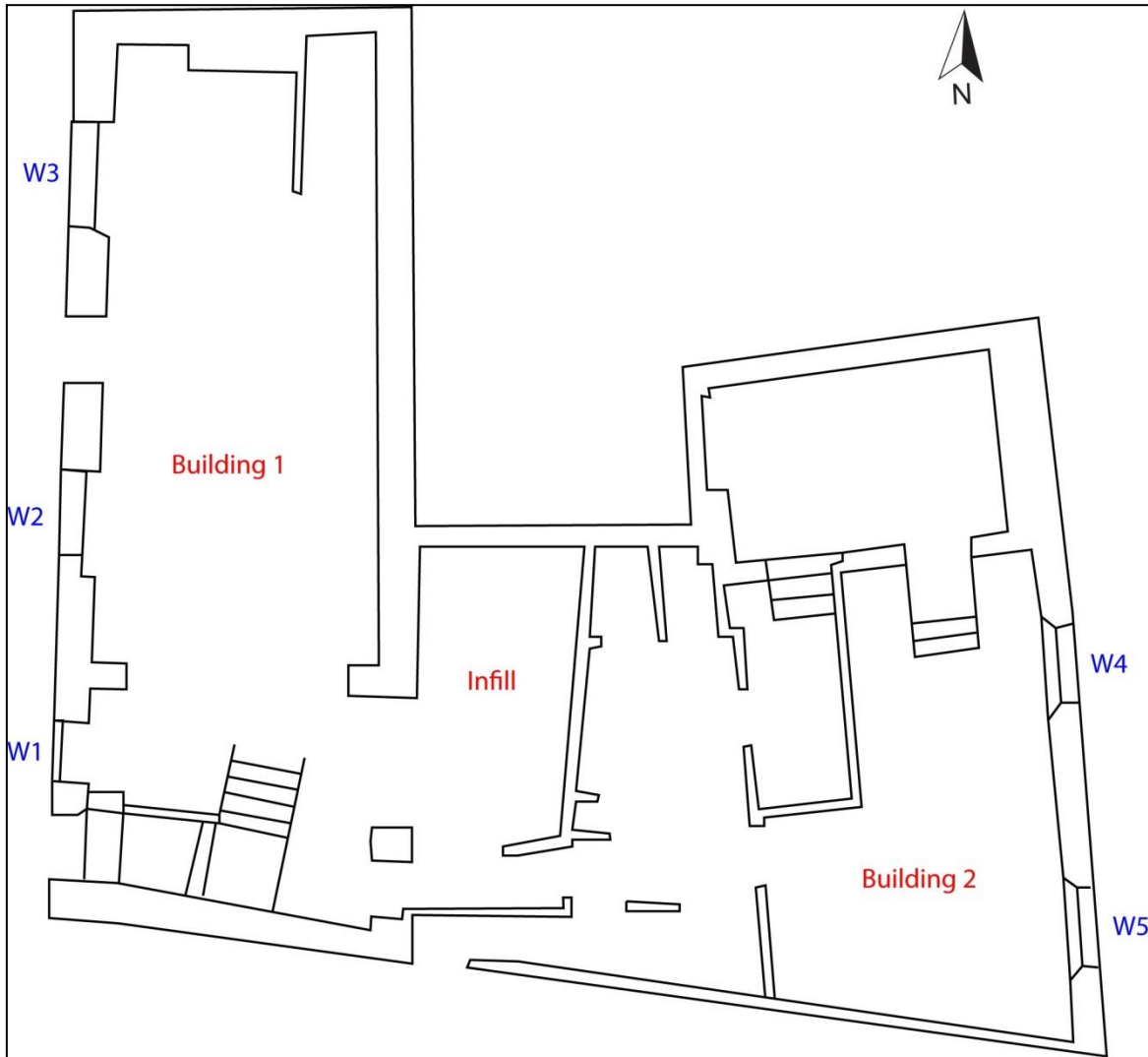


FIGURE 5: PLAN OF WINDOWS ON THE GROUND FLOOR.



FIGURE 6: PLAN OF WINDOWS ON THE FIRST FLOOR.

3.4 PHASING

Building 1, facing onto New Street, has clearly undergone significant alteration to structure and changes of use. The north gable, east wall and ground floor remains of the south gable represent an earlier building, sitting within a back plot behind Market Jew Street. We have little dateable detail from this earlier building, but for a documentary reference to this building being a slaughter house in 1807. The four trusses to the north end, incorporating vernacular pegging to joints and heavy tapered blades would appear to confirm an 18th century date. It is important to flag that the proportions of this narrow building, had it been correct, being long and narrow with tall, pointed gables, may have looked more 17th century in date.

The working building was adapted in the early 19th century and documentary evidence confirms the building survey results in this being converted to a dwelling. This phase is represented primarily by the ashlar re-fronting of the building, respecting the styles of the grander townhouses along Princes Street and it is tempting to suggest the whole area was aggrandised and remodelled at this time. We can see that the windows of the facade infill larger openings, the central doorway has been forced in the wall, the south gable truncated and the building extended. The dwelling formed was of middle status, very different to the grand residences on the next street; a measure of its status is that it did have a carriage arch (more likely used by a small trap) respecting an opening into its much reduced yard area.

Building 2, the synagogue has undergone significant phases of transformation and arguably damage in the last 30 years. The current building has its origins in the 1807 structure built in the rear yard behind No.1 New Street. This may have adapted a brick service building, stables or sheds. The first building adopted the popular restrained classical style used in non-conformist chapels, intended to distract from the function as a synagogue, Jewish minority communities under constant threat of discrimination.

We can then see the confidence of the community grew and the building was extended, although its design remained the same, merely enlarged, probably when the freehold was gained. This can be clearest seen in the blocked and enlarged round-arched windows.

A later 19th or early 1900s phase of studwork repaired and further raised the building in the last years of synagogue usage or when the Plymouth Brethren took over in 1907. This non-conformist evangelical group continued to use the building as a prayer house, but we have no defined evidence of their impact on the building and 1908 photographs of the interior show much of the synagogue furniture and layout remained until the building was stripped and converted.



FIGURE 7: PROVISIONAL PHASE DIAGRAM (GROUND FLOOR).

3.5 SETTING

The buildings lie within the conservation area in Penzance, in an area which is crowded with buildings from a range of dates, status and functions. The buildings are sandwiched between the relatively well kept frontages of a small side street and the delivery yard and car park of a supermarket, in a small area which is derelict and untidy.

3.6 SIGNIFICANCE

Both buildings are derelict, historic back-plot structures. They no longer represent any of their historic phases of use. Their integrity has been catastrophically affected by inappropriate development and alterations they have undergone in the last thirty years which took no notice of their Listed status. Taken as a whole, and based on the categories defined in *Conservation Values* (English Heritage 2008) and ICOMOS (2015), the value of this building has been clearly underestimated with inappropriate modifications taking place as a result:

3.6.1 EVIDENTIAL VALUE

Buildings 1 and 2 will have more evidence to provide during their renovation and conversion on their construction and phases of alteration. Beneath the floor of the extension to Building 1, probably Building 2 and definitely the infill buildings, there could be sealed archaeological deposits and historic floor surfaces as it appears floor levels have been continually raised, as evidenced by a deeply buried mid 20th century lino floor within room 5.

3.6.2 HISTORICAL VALUE

Buildings 1 and 2 are of historical importance for their association with the Branwell family, a Jewish family of some social importance in Penzance and potentially related to a Methodist Branch of Branwell's who were related to the famous Brontë sisters. Building 2 is individually of historical importance as the synagogue for Penzance, evidence of a small but influential religious group.

3.6.3 AESTHETIC VALUE

Building 1's later 19th century symmetrical facade is pleasing and of fine quality ashlar, although its later re-pointing in cement-based mortars is detrimental to the intended aesthetics. Building 2 was intended to be simple and pleasing, but is too irregular and clearly fitted to the space available, not representing correct classical proportions. The build is also of relatively poor quality. It is quirky and historical in character, although its bad condition affects its visuals. It clearly presents as a non-conformist religious space.

3.6.4 COMMUNAL VALUE

Building 2 (and to some minor extent Building 1 for its association) is of importance to the story of British Jews and of communal value to the ongoing small but vibrant community Kelliat Kernow. An early surviving synagogue, although altered beyond repair, this link to a minority religious group, much persecuted and whose religious buildings were often temporary or adapted spaces and little often purpose-built makes this building of regional and national significance.

3.6.5 INTEGRITY

The buildings have been subject to a number of phases of alteration and conversion of use, more recent works stripping out historic fabric and indications of the functions of the buildings.

3.6.6 AUTHENTICITY

The buildings have been thoroughly modernised and stripped of historic features, therefore they do not retain much authenticity.

3.7 IMPACT ASSESSMENT

The proposals are expected to make little to no changes to the exterior of the building, other than repairing and restoring existing features, or replacing like for like where not salvageable. Due to this being in the heart of the conservation area and obviously one of the most historically rich districts of the town no change to character or visuals of the streetscape would be acceptable.

If anything, the renovation of a derelict building and return to one of its historic phases as a dwelling would restore the early 19th century residential nature of this immediate setting, which is its most represented architectural time period.

The intrusion of pub activity into this quieter back street setting was never desirable, with more enclosed spaces harder for the town authorities to manage any anti-social behaviour. The building's appearance being improved and its future assured could only be considered an indirect benefit to the setting of the other Listed buildings.

3.7.1 SUMMARY

TABLE 3: IMPACT SUMMARY (SEE APPENDIX 2).

Value of the group	Medium-High GII Listed plus uplift for historical associations and communal value
Magnitude of impact	Minor to Moderate Change somewhere between slightly different and significantly modified
Significance of effect	Moderate/Slight to Moderate/Large
Overall impact assessment	Neutral <i>Negative</i> changes to the structure offset by the <i>positive</i> benefit of the development and mitigation (see below)

3.7.2 MITIGATION

It is recommended that an action plan is drawn up for all of the significant elements identified in this report, with an agreed strategy for what and how works will be undertaken. A full record of historic fabric should be made in areas where it will be lost ahead of works commencing. Intermittent monitoring of the works should also take place whenever historic fabric may be revealed, to inform and update interpretation of the structure and its development. Sympathetic conversion should take account of the appearance of the structure within the conservation area, and seek to undo or mitigate some of the works undertaken on the property in the last decades of the 20th century.

3.8 CONSIDERATION OF THE PROPOSALS

With respect to the exterior windows of the building, along the New Street frontage the first floor sashes are likely all 19th century survivals. Their larger panes and horned form would make it unlikely that they are particularly early, largely conforming to a style adopted after c.1850. They may well date to the ashlar re-fronting of the building in the 1830s. The sashes on the ground floor have been modified and altered in the 20th century, but survive from the 19th century. Considering the stripped out character of the rest of the building complex, which has lost so much historic fabric, the windows become of increased significance as a consequence. On the ground floor, more flexibility may have been built in by previous alterations and poor condition may excuse a like-for-like replacement, but on the first floor, the windows should ideally be retained.

The former synagogue windows were heavily altered in the 19th century, poorly repaired in the 20th century and are in very poor condition; however, these windows should be retained and conserved, as they are a vital indicator of this being an 18th/19th century nonconformist religious building. A specific design element to consider is how the floor levels within the synagogue meet

these windows. This could minimise the visual effect from the exterior, so the impression of a double height space can be maintained.

The design of the units within the linked complex of buildings should consider the individual character and distinct function of these buildings. The design needs to reflect the somewhat idiosyncratic development of the complex, how and why it has grown and adjoined, as well as the specific character of Buildings 1 and 2. This is particularly important when considering the new spaces which may be created within the complex, the location of newly inserted partition walls and more substantial property divisions.

3.8.1 BUILDING 1 – NEW STREET– UNITS 1 & 2

Positive aspects of the design of Unit 1 include the retention and restoration of fireplaces in the stack on the north gable. Unit 1 is well arranged, with partitions respecting openings and making the most rational use of the space with minimal impacts.

The design of Unit 2 included the retention of the wall stubs of the former south gable of Building 1, where it was extended in the 19th century. These wall stubs represent an important key to unlocking the complex phasing of this structure and therefore aid future 'reading' of the building, despite its proposed conversion.

3.8.2 BUILDING 2 AND INFILL – THE SYNAGOGUE – UNITS 3 & 4

Pleasingly, Units 3 and 4 will use the former side door to the synagogue, which accessed the yard within which the building was constructed in the later 18th century. This doorway has good dressed reveals. Real attempts have been made to imaginatively adapt these awkward historic spaces into two small flats. The layout broadly represents the former outline of the synagogue with the infill being cleverly brought into the layout.

Unit 3 is on the ground floor, the only natural light coming from the base of the two former synagogue windows in the east wall. The creation of a small bedroom in the corner of the former synagogue space makes sense, as it is the only configuration which could provide natural light to a bedroom and living area. The division of this space should retain the main open space, and it is recommended that a section of floor is removed against the windows to allow them to flood the space with light it would help recreate the scale and openness of the historic space.

4.0 CONCLUSIONS AND RECOMMENDATIONS

4.1 CONCLUSIONS

The former synagogue and 1 New Street are part of a Grade II listing with the Star Hotel, although initially the listing was vague about which properties were included in the designation and a clarification was made in 2015. The buildings lie within the conservation area in the historic core of Penzance, in an area which is crowded with buildings from a range of dates, status and functions. The buildings are sandwiched between the relatively well kept frontages of a small side street and the delivery yard and car park of a supermarket, in a small area which is derelict and untidy.

The building assessment noted that multiple phases of alteration and changes of use have stripped the buildings of their identities and much of their historic fabric. The floor levels have been significantly raised in places, doorways blocked or forced, windows altered or replaced and roof levels raised.

The proposals are expected to make little to no changes to the exterior of the building, other than repairing and restoring existing features, or replacing like for like where not salvageable. Due to this being in the heart of the conservation area and one of the most historically rich districts of the town no change to character or visuals of the streetscape would be acceptable. The loss of fittings and historic features on the interior has already been so extensive as to make discernment of the functions of the buildings difficult. On balance, the negative effect (harm) of the proposals must be set against the benefit of returning a structure in declining condition to good use; in those terms the impact of the proposals is adjudged to be **neutral** overall.

4.2 RECOMMENDATIONS

- Monitoring work could be required, in order to record any historic fabric that might be revealed, especially if any significant demolition works are sanctioned; given how stripped out the structures are, this appears to be unnecessary. Recording works within the buildings may help our understanding of how they developed.
- Works should retain and repair any historic fittings and fitments that have survived;
- The external appearance, particularly of the Eastern elevation of Building 2 (the former Synagogue) should be retained and restored where possible.
- The external appearance of the west, north and south elevations of Building 1 (1 New Street), should be retained and repaired where possible.

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APPENDIX 1: PROPOSED PLANS

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Proposed Conversion of Building
 To the rear of The Star Inn
 Penzance

Proposed Elevations


1664/08



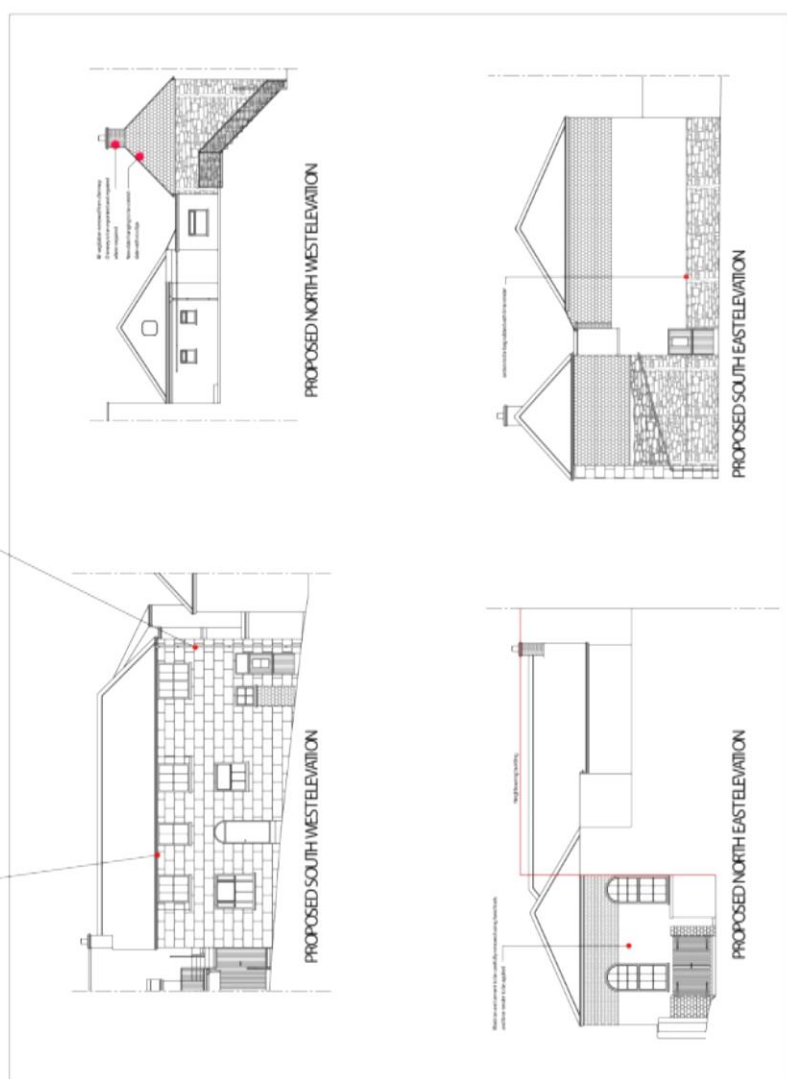
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Proposed Elevations

1664/08



CIAT | mCabe | COMPASS



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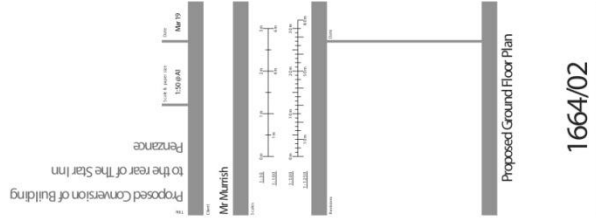
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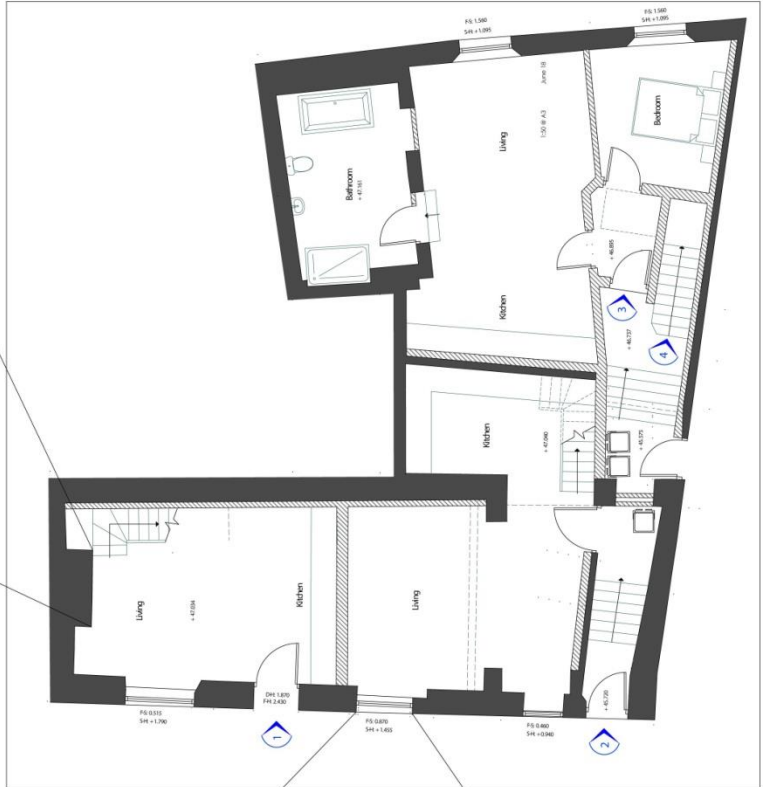
Proposed Conversion of Building
 to the rear of The Star Inn
 Penzance

M. Marsh

Proposed Ground Floor Plan

1664/02





THE SYNAGOGUE, NEW STREET, PENZANCE, CORNWALL

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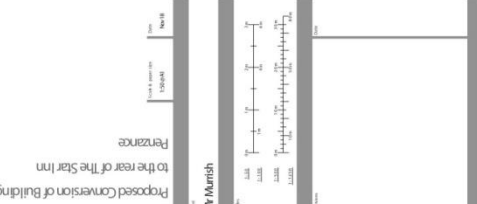


CHARLES CONSTRUCTIONAL TECHNOLOGIST

Notes:
 1. This plan is for the proposed conversion of the building.
 2. All dimensions are given in millimetres unless otherwise stated.
 3. The proposed conversion is subject to the approval of the local planning authority.
 4. The proposed conversion is subject to the approval of the local planning authority.
 5. The proposed conversion is subject to the approval of the local planning authority.

Proposed Conversion of Building
 to the rear of the Star Inn
 Penzance

Mr Marsh



Proposed First Floor Plan

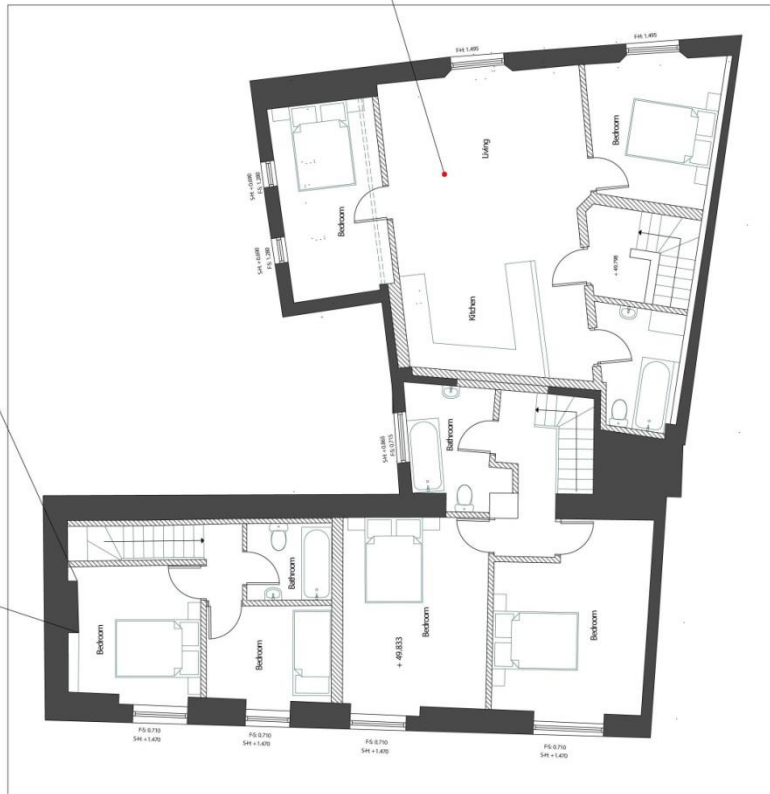
1664/03




Existing timber and stone floor to be exposed and retained for the new building.



Roof structure to be removed to allow for new roof structure.



Proposed First Floor
 1:50

APPENDIX 2: IMPACT METHODOLOGY

The effect of development and associated infrastructure on the historic environment can include positive as well as negative outcomes. However, all development changes the character of a local environment, and alters the character of a building, or the setting within which it is experienced. Change is invariably viewed as negative, particularly within respect to larger developments; thus while there can be beneficial outcomes (e.g. positive/moderate), there is a presumption here that, as large and inescapably modern intrusive visual actors in the historic landscape, the impact of a development will almost always be **neutral** (i.e. no impact) or **negative** i.e. it will have a **detrimental impact** on the setting of ancient monuments and protected historic buildings. This assessment incorporates the systematic approach outlined in the ICOMOS and DoT guidance (see Tables 2-4), used to complement and support the more narrative but subjective approach advocated by Historic England. This provides a useful balance between rigid logic and nebulous subjectivity (e.g. the significance of effect on a Grade II Listed building can never be greater than moderate/large; an impact of negative/substantial is almost never achieved). This is in adherence with GPA3 (2015, 7).

Table 4: Magnitude of Impact (based on DMRB vol.11 tables 5.3, 6.3 and 7.3).

Factors in the Assessment of Magnitude of Impact – Buildings and Archaeology	
Major	Change to key historic building elements, such that the resource is totally altered; Change to most or all key archaeological materials, so that the resource is totally altered; Comprehensive changes to the setting.
Moderate	Change to many key historic building elements, the resource is significantly modified; Changes to many key archaeological materials, so that the resource is clearly modified; Changes to the setting of an historic building or asset, such that it is significantly modified.
Minor	Change to key historic building elements, such that the asset is slightly different; Changes to key archaeological materials, such that the asset is slightly altered; Change to setting of an historic building, such that it is noticeably changed.
Negligible	Slight changes to elements of a heritage asset or setting that hardly affects it.
No Change	No change to fabric or setting.
Factors in the Assessment of Magnitude of Impact – Historic Landscapes	
Major	Change to most or all key historic landscape elements, parcels or components; extreme visual effects; gross change of noise or change to sound quality; fundamental changes to use or access; resulting in total change to historic landscape character unit.
Moderate	Changes to many key historic landscape elements or components, visual change to many key aspects of the historic landscape, noticeable differences in noise quality, considerable changes to use or access; resulting in moderate changes to historic landscape character.
Minor	Changes to few key historic landscape elements, or components, slight visual changes to few key aspects of historic landscape, limited changes to noise levels or sound quality; slight changes to use or access: resulting in minor changes to historic landscape character.
Negligible	Very minor changes to key historic landscape elements, parcels or components, virtually unchanged visual effects, very slight changes in noise levels or sound quality; very slight changes to use or access; resulting in a very small change to historic landscape character.
No Change	No change to elements, parcels or components; no visual or audible changes; no changes arising from in amenity or community factors.

Table 5: Significance of effects matrix (based on DRMB vol.11 tables 5.4, 6.4 and 7.4; ICOMOS 2011, 9-10).

Value of Assets	Magnitude of Impact (positive or negative)				
	No Change	Negligible	Minor	Moderate	Major
Very High	Neutral	Slight	Moderate/Large	Large/Very Large	Very Large
High	Neutral	Slight	Moderate/Slight	Moderate/Large	Large/Very Large
Medium	Neutral	Neutral/Slight	Slight	Moderate	Moderate/Large
Low	Neutral	Neutral/Slight	Neutral/Slight	Slight	Slight/Moderate
Negligible	Neutral	Neutral	Neutral/Slight	Neutral/Slight	Slight

Table 6: Scale of Impact.

Scale of Impact	
Neutral	No impact on the heritage asset.
Negligible	Where the developments may be visible or audible, but would not affect the heritage asset or its setting, due to the nature of the asset, distance, topography, or local blocking.
Negative/minor	Where the development would have an effect on the heritage asset or its setting, but that effect is restricted due to the nature of the asset, distance, or screening from other buildings or vegetation.
Negative/moderate	Where the development would have a pronounced impact on the heritage asset or its setting, due to the sensitivity of the asset and/or proximity. The effect may be ameliorated by screening or mitigation.
Negative/substantial	Where the development would have a severe and unavoidable effect on the heritage asset or its setting, due to the particular sensitivity of the asset and/or close physical proximity. Screening or mitigation could not ameliorate the effect of the development in these instances.

APPENDIX 3: PHOTOGRAPHIC ARCHIVE



THE MARKET HALL, ON MARKET JEW STREET, A GRADE I LISTED 19TH CENTURY, OPPOSITE THE STAR INN; FROM THE EAST, SOUTH-EAST.



THE SOUTH SIDE OF MARKET JEW STREET, SHOWING THE FRONTAGES ALONGSIDE THE STAR INN; FROM THE WEST, NORTH-WEST.

THE SYNAGOGUE, NEW STREET, PENZANCE, CORNWALL



LEFT: THE STAR INN FRONTAGE, A FINE REGENCY REMODEL OF AN EARLIER POST-MEDIEVAL BUILDING; FROM THE NORTH.
RIGHT: VIEW DOWN NEW STREET TOWARDS THE SITE, SHOWING SURVIVING COBBLES AND HISTORIC BUILDINGS; FROM THE NORTH.



VIEW OF NEW STREET SHOWING HOW IMPORTANT NO.1 IS TO THE STREETScape WITH ITS ASHLAR FACADE; FROM THE NORTH.



THE BACK OF THE STAR INN, WITH TWO REAR WINGS RESPECTING THE ORIGINAL TOWN PLOTS; FROM THE WEST, SOUTH-WEST.



LEFT: THE NORTH GABLE END WALL OF NO.1, A HEAVY GRANITE RUBBLE WALL, WITH ADDED LATER BRICK STACK; FROM THE NORTH-WEST.
RIGHT: THE WEST ELEVATION WITH GRANITE ASHLAR RE-FACING, MOST EVIDENT ON THE NORTH-WEST CORNER; FROM THE NORTH-WEST.

THE SYNAGOGUE, NEW STREET, PENZANCE, CORNWALL



NO.1 NEW STREET, WITH SYMMETRICAL DOOR AND WINDOW TO THE NORTH AND WINDOW AND BLOCKED CARRIAGE ARCH TO THE SOUTH END; FROM THE WEST, SOUTH-WEST.



VIEW DOWN NEW STREET TOWARDS THE QUAY; FROM THE NORTH.



VIEW OF THE EXCEPTIONALLY FINE REGENCY TOWNHOUSES ALONG PRINCES STREET, OPPOSITE THE SITE; FROM THE EAST.



VIEW OF NO.1 NEW STREET FROM THE JUNCTION WITH PRINCES STREET; FROM THE SOUTH-WEST.

THE SYNAGOGUE, NEW STREET, PENZANCE, CORNWALL



LEFT: VIEW UP NEW STREET FROM THE SOUTH.

RIGHT: THE TRUNCATED SOUTH GABLE END OF NO.1 NEW STREET, HEAVY GRANITE RUBBLE WALLING AT THE BASE, STUDWORK AND SLATE HANGING ABOVE; FROM THE SOUTH, SOUTH-WEST.



LEFT: VIEW OF NO.1 AND THE FORMER SYNAGOGUE BEHIND, WITH THE NARROW ALLEYWAY; FROM THE WEST.

RIGHT: THE NARROW DOORWAY WITH GRANITE LINTELS WHICH WAS USED TO ACCESS THE FORMER SYNAGOGUE; FROM THE WEST.

THE SYNAGOGUE, NEW STREET, PENZANCE, CORNWALL



THE SOUTH GABLE END OF THE FORMER SYNAGOGUE, ADJACENT WALL AND BLOCKED WINDOW; FROM THE SOUTH-EAST.



THE FORMER SYNAGOGUE IN ITS BACK PLOT SETTING, SURROUNDED BY HISTORIC AND MODERN BUILDINGS; FROM THE SOUTH-EAST.

THE SYNAGOGUE, NEW STREET, PENZANCE, CORNWALL



VIEW ALONG THE HISTORIC ALLEYWAY, WHICH PROVIDED ACCESS TO THE FORMER SYNAGOGUE; FROM THE EAST.



THE EAST ELEVATION OF THE FORMER SYNAGOGUE WITH THE LARGE, ALTERED, ROUND-ARCHED WINDOWS; FROM THE EAST.

THE SYNAGOGUE, NEW STREET, PENZANCE, CORNWALL



THE NORTH GABLE END OF NO.1 NEW STREET; FROM THE EAST, NORTH-EAST.



THE EAST WALL OF NO.1 NEW STREET, WITH BLOCKED LOADING DOOR; FROM THE NORTH-EAST.

THE SYNAGOGUE, NEW STREET, PENZANCE, CORNWALL



THE FLAT ROOF OVER THE INFILLED COURTYARD BEHIND THE STAR INN, WHICH ABUTS NO.1 NEW STREET AND THE FORMER SYNAGOGUE; FROM THE NORTH.



THE HISTORIC COMPOSITE PITCHED ROOF OVER THE SYNAGOGUE, SLATED WITH TERRACOTTA RIDGE TILES; FROM THE NORTH.



ROOM 1 IN NO.1 NEW STREET, THE BLOCKED CARRIAGE ARCH, WITH INSET DOORWAY ACCESS TO THE DEVELOPMENT SITE AND WINDOW, SHOWING SIGNIFICANT INFILLING BY CONCRETE, TOTALLY ALTERING THE FLOOR LEVELS BY AS MUCH AS 1.5M; FROM THE EAST.



THE ALTERED OPENINGS IN THE REAR WALL OF ROOM 1, NO.1 NEW STREET, THE FORMER ACCESS INTO THE REAR YARD; FROM THE WEST (2M SCALE).



THE COURSED MASSIVE GRANITE SLAB STONEWORK OF THE EXTENSION TO THE SOUTH END OF NO.1 NEW STREET, SEEN IN ROOM 2, INFILL BEHIND THE HISTORIC BUILDING, A FORMER OPEN YARD; FROM THE NORTH-EAST (2M SCALE).



ROOM 2, BEHIND NO.1 NEW STREET, INFILL OF A FORMER OPEN YARD, BUILT OF CONCRETE BLOCK AND BRICK; FROM THE NORTH.

THE SYNAGOGUE, NEW STREET, PENZANCE, CORNWALL



LEFT: VIEW THROUGH VARIOUS FORCED OPENINGS FROM ROOM 2, THROUGH ROOM 3 TO ROOM 4; FROM THE WEST.
RIGHT: THE STEEP CONCRETE STEPS LEADING DOWN TO THE DOORWAY TO THE ALLEYWAY, EVIDENCE OF SIGNIFICANT CHANGES IN LEVELS;
FROM THE EAST.



ROOM 3A, A MODERN CONCRETE TOILET BLOCK BUILT IN THE REAR YARD BEHIND NO.1 NEW STREET; FROM THE SOUTH.

THE SYNAGOGUE, NEW STREET, PENZANCE, CORNWALL



LEFT: ROOM 3B, A MODERN CONCRETE DISABLED TOILET WITHIN THE WEST SIDE OF THE FORMER SYNAGOGUE; FROM THE SOUTH-WEST.
RIGHT: FORCED OPENINGS, LOOKING FROM ROOM 4, THROUGH ROOM 3 TO ROOM 2; FROM THE EAST.



THE CONCRETE INSERTION OF ROOM 3B WITHIN THE FORMER SYNAGOGUE; FROM THE SOUTH-EAST.



THE FORMER SYNAGOGUE; MODERN STRUCTURES BUILT WITHIN IT, WALLS REMOVED, OPENINGS FORCED AND ALL FITTINGS STRIPPED OUT; FROM THE SOUTH-EAST.



THE CONCRETE BLOCK EXTENSION ON THE NORTH OF ROOM 5, WITH RAISED CONCRETE FLOOR SHOWING DEEP MODERN LAYERS, WITH A MID 20TH CENTURY LINO SURFACE BURIED BEHIND MORE RECENT CONCRETE; FROM THE SOUTH-EAST.



THE IMPORTANT 'EAST' WALL OF THE SYNAGOGUE, WITH TWO WINDOWS, INTENDED TO FACE JERUSALEM; FROM THE WEST, SOUTH-WEST.



THE EAST AND SOUTH PLASTERED BRICKWORK WALLS OF THE SYNAGOGUE, THE ONLY ELEMENTS WHICH SURVIVE; FROM THE NORTH (2M SCALE).



THE EAST AND SOUTH PLASTERED BRICKWORK WALLS OF THE SYNAGOGUE, WITH FLASH; FROM THE NORTH (2M SCALE).



DETAIL OF ONE OF THE WINDOW EMBRASURES, WHERE THE MODERN PLASTER AND PAINT HAVE FALLEN OFF AND EXPOSED AN EARLIER LIME PLASTERED LAYER PAINTED A DARK RED COLOUR.

THE SYNAGOGUE, NEW STREET, PENZANCE, CORNWALL



VIEW FROM ROOM 1, INTO ROOM 6; FROM THE SOUTH-EAST.

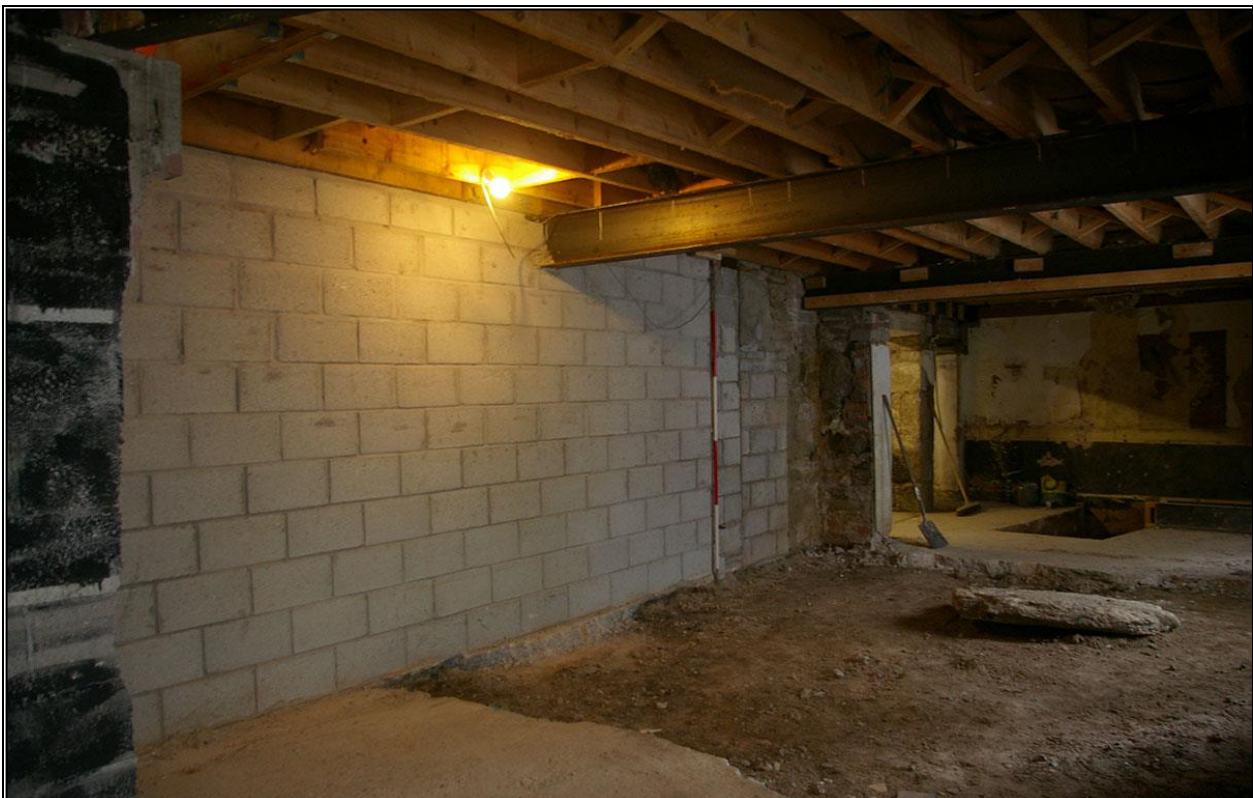


VIEW FROM THE TRUNCATED SOUTH END OF ROOM 6, BACK INTO ROOM 1; FROM THE EAST (2M SCALE).



LEFT: THE SOUTH-WEST CORNER OF THE EARLIER BUILDING WITHIN NO.1 NEW STREET, SHOWING THE STUB OF THE ORIGINAL GABLE END WALL; FROM THE NORTH-EAST (2M SCALE).

RIGHT: THE SOUTH-EAST CORNER OF THE EARLIER BUILDING WITHIN NO.1 NEW STREET, SHOWING THE STUB OF THE ORIGINAL GABLE END WALL; FROM THE NORTH-WEST (2M SCALE).



THE REAR, EAST WALL OF ROOM 6, NO.1 NEW STREET, SHOWING THE MAJORITY OF THE WALL HAS BEEN REPLACED WITH CONCRETE BLOCK; FROM THE NORTH-WEST (2M SCALE).



ROOM 6, SHOWING WALLS STRIPPED BACK INDICATING PHASING AND SHOWING TRUNCATED SOUTH GABLE AND CONCRETE FLOOR EXCAVATED; FROM THE NORTH (2M SCALE).



THE WEST WALL OF NO.1 NEW STREET, ROOM 6, WITH TWO WINDOWS AND A CENTRAL DOOR; FROM THE NORTH, NORTH-EAST (2M SCALE).

THE SYNAGOGUE, NEW STREET, PENZANCE, CORNWALL

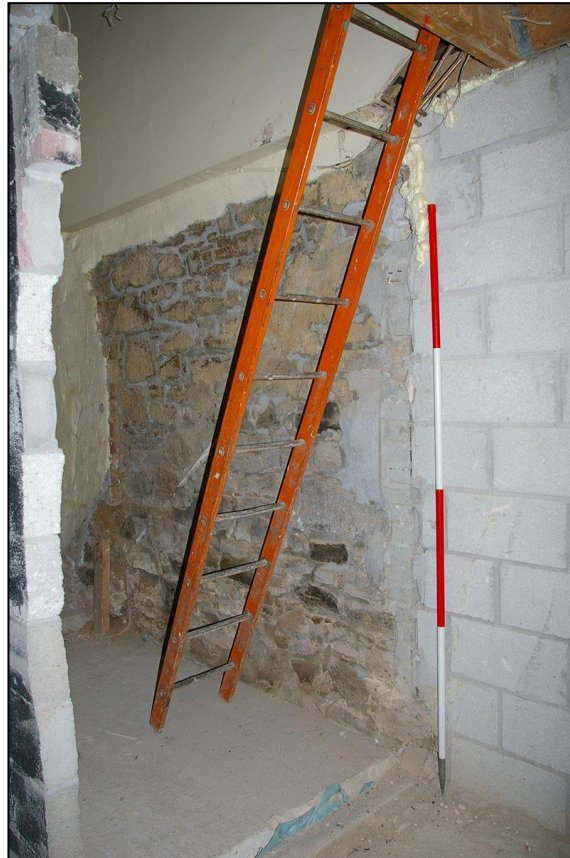


LEFT: THE WINDOW TO THE SOUTH, SET WITHIN A PARTIALLY BLOCKED OPENING, THIS PHASING NOT VISIBLE ON THE ASHLAR FRONTAGE;
FROM THE EAST.

RIGHT: THE WINDOW TO THE NORTH, SET WITHIN A PARTIALLY BLOCKED OPENING, THIS PHASING NOT VISIBLE ON THE ASHLAR FRONTAGE;
FROM THE EAST.



THE NORTH GABLE OF ROOM 1, WITH STONE RUBBLE AND BRICK STACK; FROM THE SOUTH (2M SCALE).



THE SHORT SECTION OF SURVIVING GRANITE RUBBLE IN THE NORTH-EAST CORNER OF ROOM 6, WITH LADDER ACCESS TO THE FIRST FLOOR; FROM THE SOUTH-WEST (2M SCALE).



THE NORTH GABLE OF ROOM 7, WITH STONE RUBBLE AND BRICK STACK, PLASTERED HERE, WITH AT LEAST TWO PHASES OF HISTORIC PAINT, GREEN AND BLUE, WITH PARTIALLY BLOCKED FIREPLACE, ALTERED TO FIT A GRATE; FROM THE SOUTH.



VIEW UP THE SMOKE-BLACKENED, TAPERED STACK; FROM BELOW.



ROOM 7, SHOWING IT HAS BEEN STRIPPED OUT, THE FLOOR AND CEILING REPLACED; FROM THE NORTH-WEST.



ROOM 7; FROM THE NORTH-WEST.



ROOM 7, THE WEST WALL; FROM THE NORTH, NORTH-EAST.

THE SYNAGOGUE, NEW STREET, PENZANCE, CORNWALL



LEFT: ROOM 7, THE WINDOW TO THE NORTH, SET WITHIN A PARTIALLY BLOCKED OPENING, THIS PHASING NOT VISIBLE ON THE ASHLAR FRONTAGE; FROM THE EAST.

RIGHT: ROOM 7, THE WEST WALL, THE SYMMETRICALLY PLACED NARROW WINDOW OVER THE DOORWAY; FROM THE EAST.



ROOM 7, THE WINDOW TO THE SOUTH, SET WITHIN A PARTIALLY BLOCKED OPENING, THIS PHASING NOT VISIBLE ON THE ASHLAR FRONTAGE; FROM THE EAST.



THE DEEP WINDOW ABOVE THE CARRIAGE ARCH IN THE EXTENSION OF NO.1 NEW STREET; FROM THE EAST.



THE WEST WALL OF ROOM 7, SHOWING THE WIDE SECTION OF STONEMWORK ON THE WEST WALL WITH RAGGED BUILD LINE SHOWING WHERE THE BUILDING HAS BEEN EXTENDED; FROM THE SOUTH-EAST (2M SCALE).



THE FIRST FLOOR OF NO.1 NEW STREET, ROOM 7, TOTALLY STRIPPED OUT, WITH NO CLEAR LAYOUT SURVIVING; FROM THE SOUTH-EAST.



THE STUDWORK SOUTH GABLE END WITH OUTER LAYER OF FELT AND WATERPROOFING AND SMALL SECTION OF BRICK NOGGIN; FROM THE NORTH.



THE FORCED OPENING IN THE EAST WALL LEADING TO THE CONCRETE LINKING STRUCTURE; FROM THE SOUTH-WEST.



VIEW THROUGH THE OPENING IN THE EAST WALL OF ROOM 7, THROUGH ROOM 8 TO ROOM 9, THE FORMER SYNAGOGUE; FROM THE WEST.



THE WEST WALL OF THE FORMER SYNAGOGUE, ON THE FIRST FLOOR, ROOM 9, SHOWING SIGNIFICANT SECTION TRUNCATED AND REPLACED WITH PLASTERED CONCRETE BLOCK; FROM THE EAST (2M SCALE).



THE SOUTH-WEST CORNER OF THE FORMER SYNAGOGUE, WHERE THE STEPS ONCE ROSE TO THE WOMEN'S GALLERY; FROM THE EAST, NORTH-EAST (2M SCALE).



THE ANGLED SOUTH WALL OF THE FORMER SYNAGOGUE, SHOWING THE RAISE IN STUDWORK ABOVE THE BRICKWORK; FROM THE NORTH (2M SCALE).



THE SOUTH-EAST CORNER OF THE FORMER SYNAGOGUE, ON THE FIRST FLOOR, ROOM 9, WHERE THE PLASTER HAS BEEN REMOVED, SHOWING DIFFERENT PHASING, THE SOUTH WALL SEEMINGLY ABUTTING THE EAST WALL; FROM THE NORTH (1M SCALE).

THE SYNAGOGUE, NEW STREET, PENZANCE, CORNWALL



THE SOUTH AND EAST WALL OF THE SYNAGOGUE; FROM THE NORTH-WEST.



THE TOP OF THE EAST WALL OF THE SYNAGOGUE, ROOM 9, SHOWING THE TOP OF THE ROUND ARCHED PAIR OF WINDOWS AND THE RAISE IN STUDWORK ABOVE; FROM THE WEST (2M SCALE).



DETAILED VIEW SHOWING THE EARLIER, LOWER AND NARROWER ROUND ARCHED WINDOWS, FROM THE FIRST SYNAGOGUE, RAISED BY THE STUDWORK AND ENLARGED IN THE 19TH CENTURY; FROM THE WEST (2M SCALE).



THE EAST WALL OF THE SYNAGOGUE, SHOWING DIFFERENT COLOURS AND BONDS OF BRICKWORK, EVIDENCE OF MUCH ALTERATION IN THE SMALL STRUCTURE; FROM THE WEST (2M SCALE).



LONG VIEW DOWN THE EAST WALL OF THE SYNAGOGUE, SHOWING THE CLEAR STUDWORK RAISE TO THE BUILDING; FROM THE NORTH-WEST (2M SCALE).



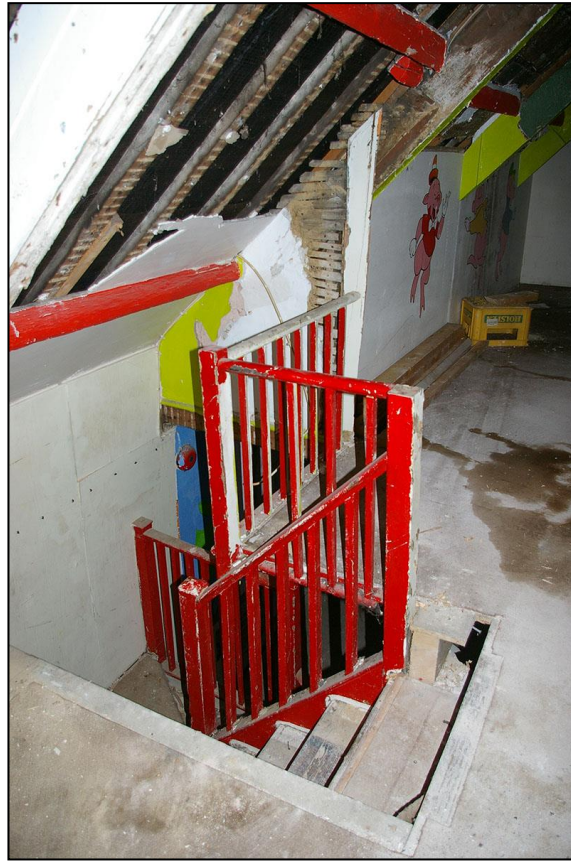
THE CONCRETE BLOCK EXTENSION ON THE NORTH END OF THE FORMER SYNAGOGUE AND THE TRUNCATED WALL; FROM THE SOUTH.



THE COMPOSITE TIMBER ROOF STRUCTURE ABOVE THE SYNAGOGUE.



THE COMPOSITE TIMBER ROOF STRUCTURE ABOVE THE SYNAGOGUE.



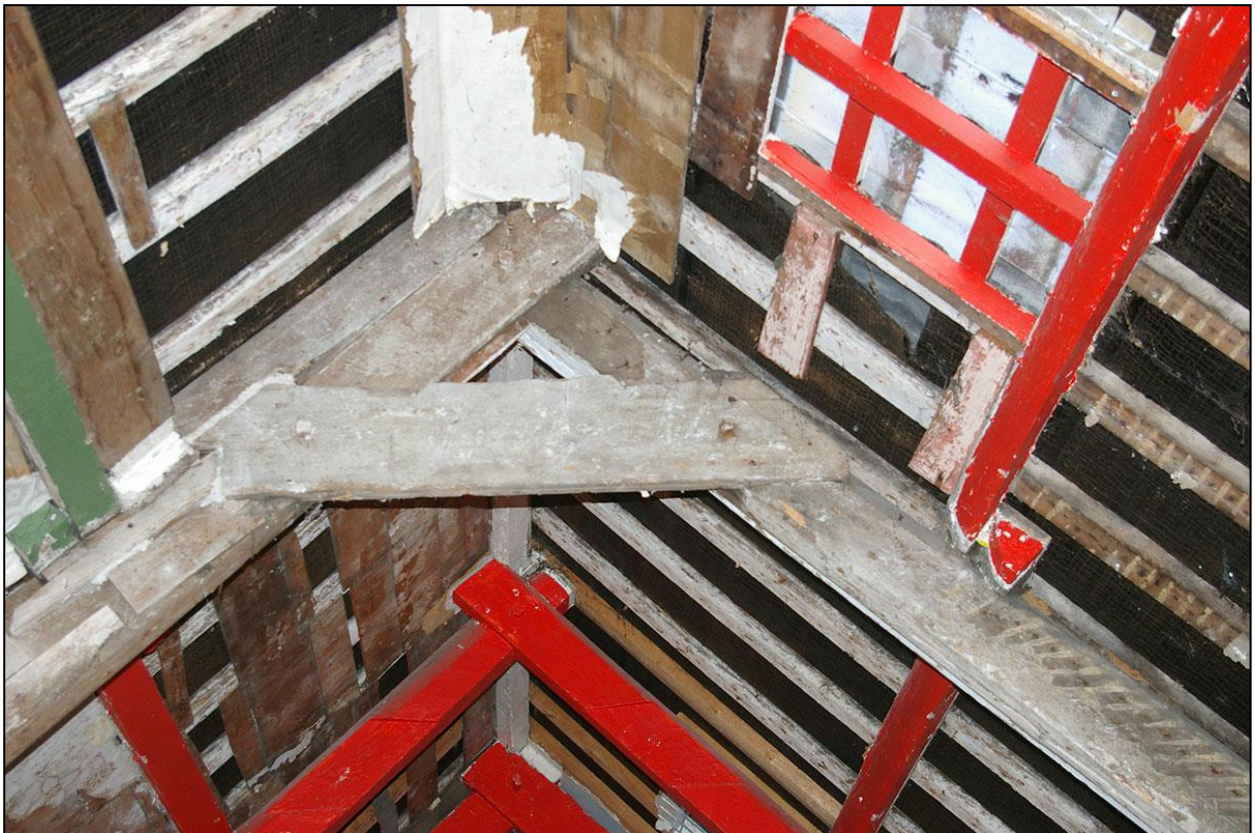
THE STAIRCASE TO THE ATTIC; FROM ROOM 7.



ROOM 10, THE ATTIC, WITH ROOF TRUSSES OF TWO DIFFERENT PHASES; FROM THE NORTH.



19TH CENTURY LYLES SUGAR BOX, NAILED TO THE ROOF TIMBERS, FORMING SARK BOARDING; FROM THE EAST.



PEGGED COLLAR AND RIDGE, AS WELL AS PEGGED RIDGES BEYOND TO THE EARLIER TRUSSES TO THE NORTH END OF NO.1 NEW STREET; FROM THE SOUTH.



DETAIL OF ONE OF THE PEGGED RIDGES ON THE OLDER 18TH CENTURY TRUSSES; FROM THE SOUTH.



DETAIL OF THE SHALLOW HALF-LAPPING OF THE TRUSS BLADES ON THE PEGGED 18TH CENTURY TRUSSES TO THE NORTH END OF NO.1 NEW STREET; FROM BELOW.



THE THREE HISTORIC PEGGED TRUSSES TO THE NORTH OF NO.1 NEW STREET, IN ROOM 10; FROM THE SOUTH.



THE UPPER SHALLOW BRICK STACK BUILT ONTO THE NORTH GABLE OF NO.1 NEW STREET; FROM THE SOUTH.



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