

**11 BELGRAVIA STREET  
PENZANCE  
CORNWALL**

Heritage Impact Assessment – Proposed Window Replacement



South West Archaeology Ltd. report no. 220131



[www.swarch.net](http://www.swarch.net)

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# 11 Belgravia Street, Penzance, Cornwall

## Results of a heritage assessment on proposed window replacements

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By N. Boyd & E. Wapshott  
Report Version: Final

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Finalised: 2<sup>nd</sup> February 2022

Work undertaken by SWARCH on behalf of a Private Client

### SUMMARY

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*This report presents the results of a brief heritage assessment carried out by South West Archaeology Ltd. (SWARCH) for 11 Belgravia Street, Penzance, Cornwall, in advance of any proposed window replacement.*

*The site lies in the historic centre of Penzance. Belgravia Street lies within the Penzance Conservation Area, which broadly covers the whole historic urban core of the town. Penzance has a diverse makeup, with elements of the medieval town layout still visible, the harbour, elegant early 19<sup>th</sup> suburbs with polite stuccoes terraces and grand villas in broad leafy grounds, later 19<sup>th</sup> century middle class housing, a promenade and guest houses associated with the tourist trade and tight grids of late 19<sup>th</sup> century industrial housing. Belgravia Street, is one a series of wide streets of mostly granite rows of houses straddling the rising ground immediately adjacent to the town centre.*

*Some 60-70% of the houses along Belgravia Street retain sash windows, at least on the street facade, although many of these sashes have been replaced. The remaining 30-40% have non-sash style UPVC and even metal framed windows. What is noticeable is that many properties have been changed from the original two-over-two pane sash windows to larger single pane sash or mock sashes. The windows of number 11 like many properties on the Street have likely been replaced in the early 20<sup>th</sup> century, but they remain broadly in keeping with the character of the Street, being sash style windows.*

*The windows to the front of the No.11 facing into the street, need to be replaced in a style as was once intended for the wider planned development, and should retain the two-over-two sash style windows. Any changes to the rear windows of No.11 will have no affect upon the wider conservation area and are not of major concern in terms of their impact.*

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January 2022

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## ACKNOWLEDGMENTS

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CORNWALL COUNTY COUNCIL  
THE CLIENT (FOR PHOTOS AND INFORMATION)

## PROJECT CREDITS

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## 1.0 INTRODUCTION

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<b>LOCATION:</b>	11 BELGRAVIA STREET
<b>PARISH:</b>	PENZANCE
<b>COUNTY:</b>	CORNWALL
<b>NGR:</b>	SW 47245 30453
<b>PLANNING REF:</b>	PRE-PLANNING
<b>SWARCH REF:</b>	PZB22
<b>OASIS REF:</b>	southwes1-505600

### 1.1 PROJECT BACKGROUND

South West Archaeology Ltd. (SWARCH) was commissioned by a Private Client (the Client) to undertake an heritage impact assessment 11 Belgravia Street, Penzance, Cornwall, focussing on the proposed replacement windows. This work was undertaken in accordance with best practice and ClfA guidelines.

### 1.2 TOPOGRAPHY AND LOCATION

11 Belgravia Street lies in the middle of the street, in the centre of Penzance, within the Conservation Area (Figure 1). The site lies at a height of approximately 38m (AOD). The soils of the area are listed as Urban (SSEW 1983), which overlie the metamorphic metabasalt of the Mylor Slate Formation (BGS 2022).

### 1.3 HISTORICAL & ARCHAEOLOGICAL BACKGROUND

The site lies in the historic centre of Penzance, formerly called Burriton, a large market and corporation town (Lysons 1814). The town was originally incorporated in 1614, with the charter confirmed by Charles II. In 1595, Carew records that a small party of Spaniards set the town on fire and, after a failed attempt led by Sir Francis Godolphin, a group of Cornishmen were able to oust the Spaniards and recover Penzance. During the English Civil War, it is said that the people of Penzance were kind to the troops of Lord Goring and Lord Hopton, and Penzance was thus plundered by Sir Thomas Fairfax as punishment.

Belgravia Street lies within the Penzance Conservation Area, which broadly covers the whole historic urban area of the town. Penzance has a diverse makeup, with elements of the medieval town layout still visible, the harbour, elegant early 19<sup>th</sup> suburbs with polite stucco terraces and grand villas in broad leafy grounds, later 19<sup>th</sup> century middle class housing, a promenade and guest houses associated with the tourist trade and tight grids of late 19<sup>th</sup> century industrial housing. Belgravia Street, is a wide street of granite rows straddling the rising ground immediately adjacent to the town centre. The Conservation Area Appraisal (2010) describes the character of Belgravia Street (along with High Street and St. James Street) as follows:

*While sharing common characteristics of being wide streets with rows of granite houses, all with slate roofs, and mostly of the same scale, the piecemeal way in which these streets were developed is evident in the different details on the houses – e.g. some have tripartite sashes, some small front gardens, original railings and steps, others covered entrances to rear lanes with original granite cobbles – all these details are essential to the character of each street and to the group as a whole.*

The Cornwall HER records the three late 19<sup>th</sup>/early 20<sup>th</sup> century streets described above (MCO63724) and includes the site within the area of tightly packed 19<sup>th</sup> century streets known as ‘The Battlefields’

(MCO63524). These streets are related to old field patterns. The area is also described in Sheppard's *Historic Towns of Cornwall* (1980) and the CSUS for Penzance (Cahill & Russell, 2003).

No intrusive fieldwork appears to have been carried out in this part of Penzance.

#### 1.4 METHODOLOGY

This archaeological assessment was undertaken in accordance with best practice. The heritage impact assessment follows the guidance outlined in: Conservation Principles: policies and guidance for the sustainable management of the historic environment (English Heritage 2008), The Setting of Heritage Assets (Historic England 2015), Seeing History in the View (English Heritage 2011), Managing Change in the Historic Environment: Setting (Historic Scotland 2010), and with reference to Guidelines for Landscape and Visual Impact Assessment 3<sup>rd</sup> Edition (Landscape Institute 2013). The impact assessment also follows the guidance outlined in the Principles of Cultural Heritage Impact Assessment in the UK produced by ClFA, IHBC and IEMA in July 2021.

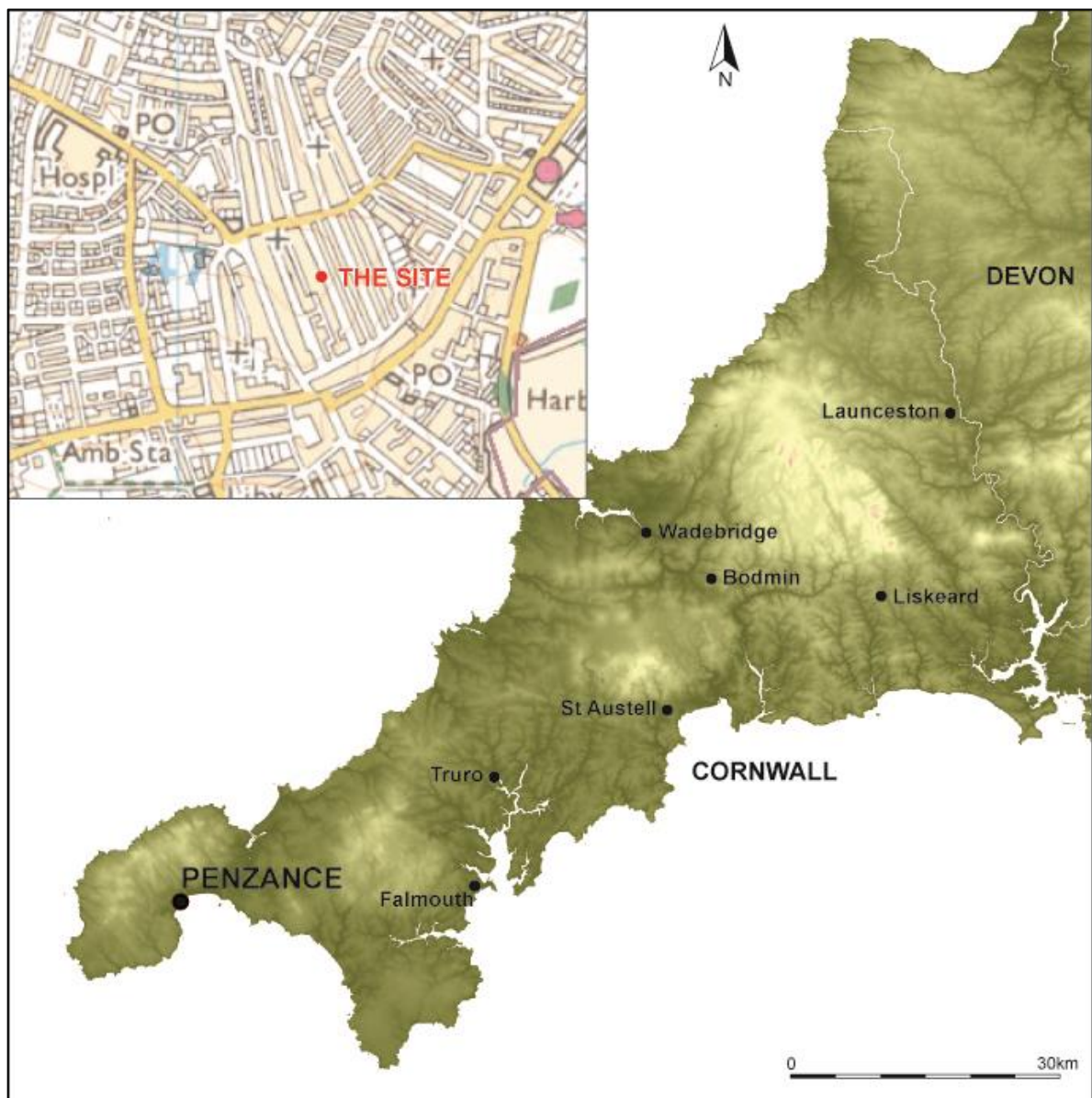


FIGURE 1: SITE LOCATION (THE SITE IS INDICATED).

## 2.0 CARTOGRAPHIC AND HISTORIC BACKGROUND

The Penzance Tithe Map of c.1840 shows the area north of Market Jew Street is still made up of fields, and the rows of houses, including Belgravia Street, have not yet been constructed. The Landowners of these plots are recorded on the apportionment as the Reverend Charles Moor (the western plots) and Reverend Uriah Tonkin (the eastern plots), with a number of occupiers. 11 Belgravia Terrace is likely located within plot 812, names South Parade Meadow, which was owned by the Reverend Charles Moor, occupied by Charles Vibert and was arable land.

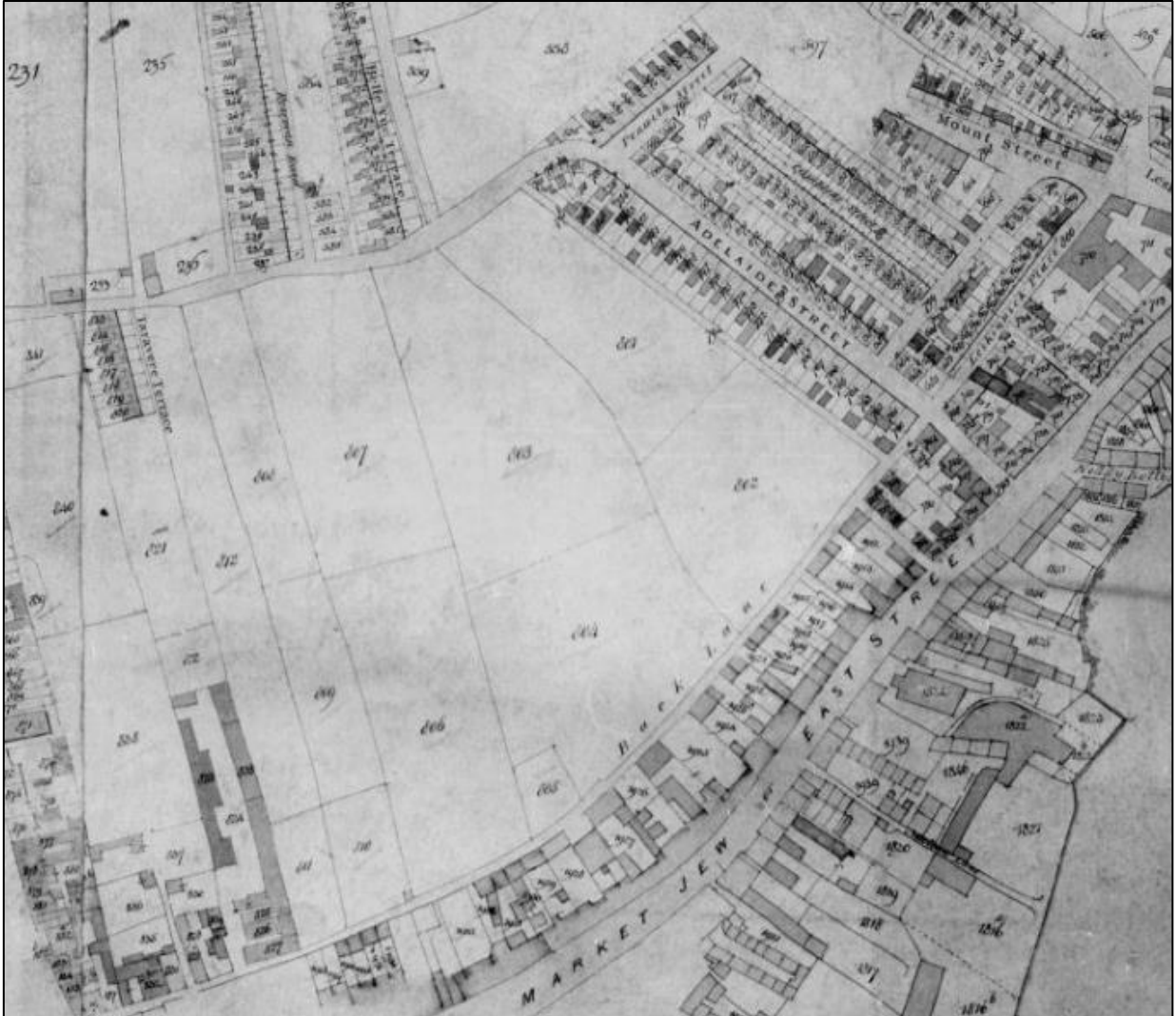


FIGURE 2: EXTRACT OF THE PENZANCE TITHE MAP, c.1840

By the time of the publication of the First Edition Ordnance Survey Map of 1882 (surveyed in 1877), the neat row of houses that makes up Belgravia Street is clearly depicted. St. James Street has not yet been constructed and is open ground to the east of Belgravia Street. The houses of the street are almost identical in plan, all uniform in size, and so likely matching in architectural features.



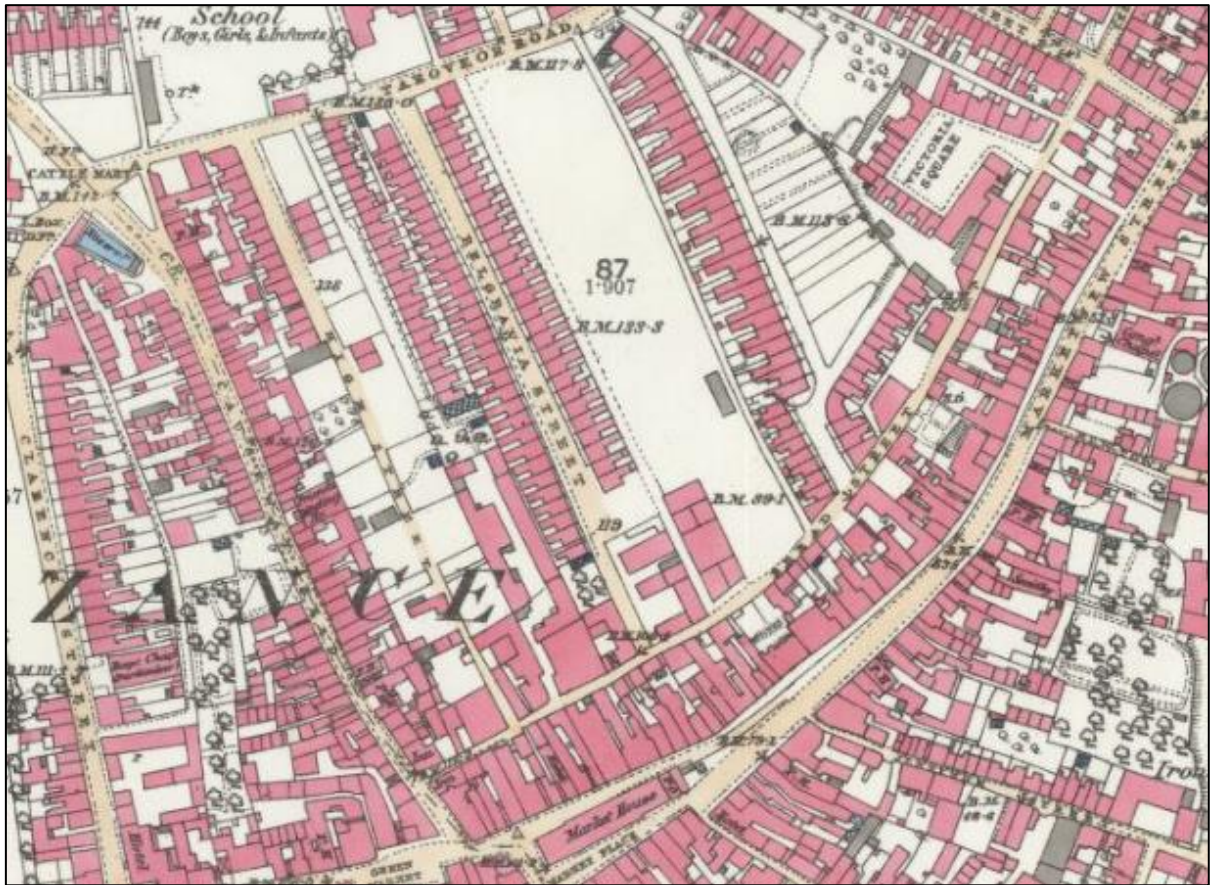


FIGURE 3: EXTRACT OF THE 1882 FIRST EDITION ORDNANCE SURVEY MAP; NLS.



## 3.0 HERITAGE IMPACT ASSESSMENT

### 3.1 DISCUSSION OF THE PROPOSALS

The proposals are to replace the wooden sash windows of the property with UPVC double-glazed sash windows on the front of the property and standard double glazed casement windows at the rear of the property. There are three windows at the front and three windows at the rear.



FIGURE 4 (LEFT): THE WINDOWS AT THE FRONT OF THE PROPERTY.

FIGURE 5 (RIGHT): THE WINDOWS AT THE REAR OF THE PROPERTY.

The street clearly changes in character from the ‘polite’ end, of residential function, framed by the historic Victorian school building on Taroveor Road to the more functional warehouses and merchants buildings/compounds which the street overlooks to the south, with some views out across the harbour.

The street is primarily dominated by small single window breadth late Georgian/early Victorian cottages, however, the houses on the west side of the street seem a little larger and a block of them have been rebuilt in the early 20<sup>th</sup> century to the south end of the street with canted bay windows. To the entrance it is notable that there are two larger double-fronted houses – suggesting this neighbourhood is part of Penzance’s 18<sup>th</sup> and 19<sup>th</sup> century renaissance and is rightly included within the conservation area. The street has not been visited recently but the Google maps images show that 60-70% of the houses retained their sash windows, at least on the street facade in 2018, however there are some UPVC and even metal framed windows seen – again mostly at the southern end of the street. What is noticeable is the change from the correct two-over-two pane sash windows, to larger single pane sash or mock sashes from the early-mid 20<sup>th</sup> century. The windows at the front of the house facing into the street, to retain its intended homogenous character as a planned development should retain the two-over-two character windows. Single pane or large two pane windows would introduce inappropriate character to the street on the visible front facade of the cottage. Any changes to the windows of the rear elevation will not have any measurable impact upon the wider conservation area.

## 4.0 CONCLUSIONS AND RECOMMENDATIONS

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The site lies in the historic centre of Penzance. Belgravia Street lies within the Penzance Conservation Area, which broadly covers the whole historic urban core of the town. Penzance has a diverse makeup, with elements of the medieval town layout still visible, the harbour, elegant early 19<sup>th</sup> suburbs with polite stuccoed terraces and grand villas in broad leafy grounds, later 19<sup>th</sup> century middle class housing, a promenade and guest houses associated with the tourist trade and tight grids of late 19<sup>th</sup> century industrial housing. Belgravia Street, is one a series of wide streets of mostly granite rows of houses straddling the rising ground immediately adjacent to the town centre.

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The windows to the front of the No.11 facing into the street, need to be replaced in a style as was once intended for the wider planned development, and should retain the two-over-two sash style windows. Any changes to the rear windows of No.11 will have no effect upon the wider conservation area and are not of major concern in terms of their impact.

## 5.0 BIBLIOGRAPHY & REFERENCES

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- The Genealogist** <https://www.thegenealogist.co.uk/>
- British Listed Buildings** <https://britishlistedbuildings.co.uk/>
- National Heritage List** <https://historicengland.org.uk/listing/the-list>
- National Library of Scotland** <https://maps.nls.uk>

APPENDIX 1: PHOTOGRAPHIC ARCHIVE (PHOTOS SUPPLIED BY THE CLIENT)









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