

YORK HOUSE, ST CLARE, PENZANCE, CORNWALL

SW 46630 30680

Results of historic building recording

Cornwall Council planning reference PA16/12038,
condition 3

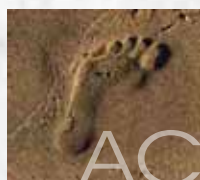
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On behalf of:
Galliford Try Partnerships South West

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AC archaeology

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SUMMARY

Historic building recording of York House, St Clare, Penzance, was carried out on behalf of Galliford Try Partnerships South West by AC archaeology between July 2017 and November 2018. The Grade II Listed building had previously been the subject of a detailed Statement of Significance in which the development of the building, and its local context, had been established. It was constructed as a rural villa in 1825, became the West Cornwall School for Girls in 1929, was the Penwith District Council offices from 1974 until 2009, and Cornwall Council offices until 2017. The aim of the investigation was to provide a thorough record of the building before redevelopment commenced; the scheme involved retention of the 19th-century elements of the building and conversion into apartments, and demolition of the later extensions.

An initial survey was undertaken in July 2017. In February 2018 before works commenced a fire broke out within part of the 19th-century villa. To inform clearance and rebuilding additional recording of this area was undertaken. Overall, a thorough record of the building was prepared, and the chronology of development set out in the Statement of Significance was refined.

1. INTRODUCTION (Fig. 1)

- 1.1** This document sets out the results of historic building recording carried out by AC archaeology between July 2017 and November 2018 prior to and during the redevelopment of York House, St Clare, Penzance, Cornwall (SW 46630 30680; Fig. 1). The recording was commissioned by Galliford Try Partnerships South West, and was required under condition 3 of the grant of Listed Building Consent (Cornwall Council reference PA16/12038) for "alteration and part demolition of York House and associated buildings". Guidance on the scope of works was provided by Cornwall Council's Senior Development Officer (Historic Environment).
- 1.2** An initial phase of recording was undertaken in July 2017 and an interim report produced (De-Villiers 2017). On 28 February 2018, prior to works commencing, the building was subject to a suspected arson attack that affected the original rear service wing of the 1830s villa. Additional assessment and recording were undertaken prior to and during clearance of fire-damaged debris and unsafe structural elements of the building. The initial assessment has been reported on (Passmore 2018a). This current document combines the results of the initial historic building recording with the additional recording undertaken after the fire, as well as other observations and recording of the historic villa and associated garden features.
- 1.3** St Clare is located on the northwest side of Penzance, with its entrances on the southern side of Nancealverne; Penzance Leisure Centre borders it immediately to the south. It occupies a south-facing slope which gently slopes down from 64m above Ordnance Datum in the north to 56m above Ordnance Datum in the south.
- 1.4** York House is located within a larger redevelopment area covering approximately 3.8ha of land that formed part of Cornwall Council's former St Clare Offices land holding, which included a One Stop Shop along with its grounds, the former (District) Council offices, nursery and greenhouses, and an all-weather sports pitch. Other development schemes within St Clare have also gained planning consent. These include a healthcare facility, which involves the demolition of a 1938 quadrangle extension to the building added when York House was used as a school (Cornwall Council planning reference PA16/08512), and demolition of the 1970s office range linking this extension to the rear of York House (Cornwall Council planning reference PA16/08514). The remainder of St Clare will be redeveloped for housing (Cornwall Council planning reference PA16/12037).

- 1.5** York House is a Grade II Listed building (National Heritage List for England no. 1210312) with the following description prepared in 1974:

Early C19. Coursed granite. Moulded cornice and embattled parapet. 2 storeys. 2 2-storey splayed bay windows of 3 sashes, ground floor with intersecting glazing bars. Between is open granite porch with Tuscan columns and entablature with battlemented parapet, semi-circular fanlight with tracery. String course. Extensive C20 additions at rear.

- 1.6** The scheme involves the retention of the original York House, its stable blocks and 19th-century extensions, and conversion of these buildings back into residential use. All 20th-century extensions were demolished either as part of the separate healthcare facility development or the current development where the western extensions to York House are being replaced with a new attached apartment block.

2. HISTORICAL BACKGROUND (Figs 2-5)

- 2.1** The history and architectural development of York House has been set out in a heritage assessment prepared by the Cornwall Archaeological Unit (Sturgess 2015) and a Statement of Significance prepared by AC archaeology (De-Villiers 2016). These documents, which included historical research and an historic building appraisal, have provided a baseline for the current investigation. A summary history and development of York House based on these documents is set out below.

York House as a dwelling

- 2.2** The construction of York House began in 1825 for Henry Pope. It was one of several large early 19th-century villas to be built on the outskirts of Penzance, which at that date was a small town located on the coast around the historic harbour. These villas, arranged in an arc around the western side of the town, have been considered to form an important part of the historic development of Penzance both in their own right and as part of a group representing a particular period of major expansion around Penzance. However, this topographical relationship has been diminished by the later 19th-century and, more particularly, the 20th-century, expansion of Penzance that has subsumed these villas and their grounds. The architect is unknown. It has been suggested that John Pope Vibert may have undertaken the original design for his uncle, Henry Pope, but this is not documented. Vibert was a local artist who designed other elements of Penzance's public infrastructure, but he is not known as a distinguished architect.
- 2.3** The Penzance tithe map of 1840 depicts York House within plot 16b (Fig. 2), and the tithe award of 1841 records the plot as York House, outbuildings and yard, the landowner as J Pope Vibert, and the occupier as Mrs Rogers. The grounds to York House are within plot 16a and are recorded as a plantation and pleasure ground. The tithe map shows York House with the principal rooms facing southeast, service rooms in a block to the rear, and with a detached stable block behind a rear yard to the north of the house. The main entrance drive at this date led from the northeast around the front of the house to the southwest side, whilst a service drive entered the site from the north along the lane that divided York House from St Clare Cottage.
- 2.4** It is not known whether John Pope Vibert ever lived at York House after its completion but it is clear from the tithe apportionment that by 1841 he was living in St Clare Cottage (also known as York Cottage and later as Chapel St Clare) on the site of the present fire station to the northeast of the current St Clare development area. York House itself was rented out to Mrs Rogers during the early-19th century until 1844 when it was occupied by Charles Hancock. During the late 19th century the house changed hands several times and various minor

extensions were added and alterations made. By 1858 Frederick Smith was living here, followed by Marianne Borlase in 1873 and Samuel Theophilus Downing in 1880.

- 2.5** The First Edition Ordnance Survey 25-inch map of 1882 records that the stable block to the rear of York House had been extended with two small buildings added to its southwest side and another on its south side; one probably provided further accommodation to the main house (Fig. 3). Another small building had been constructed to the west of the house and greenhouses were also built; one adjoining the west elevation of the house, one immediately northeast of the stable block and two within a walled garden to the north of the stable block. Three fields shown on the Tithe map to the south of the house had also had their boundaries removed creating a large open plot and a boundary dividing two large garden areas to the north of York House had also been removed.
- 2.6** The second edition Ordnance Survey 25-inch map of c. 1908 (Fig. 4) depicts changes to the grounds of York House. The stable block had been extended to the north with the addition of a separate, second yard. A rectangular terrace had been constructed in the entrance drive to the southeast of the house and the driveway alongside the southwest elevation appears to have been abandoned and turned into a garden. A new lower terrace or possible ha ha was created further to the south. The north service drive was also removed. The arrangement of the gardens and woodland to the north of the house was also altered.

York House as a school

- 2.7** York House and St Clare Cottage were bought by West Cornwall College in 1929, and became the West Cornwall School for Girls – a Methodist girls' school – that occupied the site until 1969. It was one of four Methodist schools within the county (two for boys and two for girls; Lake *et al.* 2001, 6). It was an extremely late foundation for a church school, but these Cornish Methodist Schools were being established at a time of educational provision by local school boards following the 1870 Education Act. Cornish Methodism was still strong during the early 20th century, and it may be that the schools were established in response to the act to provide religious rather than non-denominational education (Harwood 2012, 33).
- 2.8** Many of the buildings on the overall St Clare development site were added during this period, including kitchens and a new dining hall in c. 1932 attached to the west side of York House (Fig. 5). This was constructed in an architectural style that complemented the existing house (including exposed granite masonry and tall window openings), and in the Scottish Baronial style, which it is understood to be rare in Cornwall. The yard between the house and original stable block were partially built over. Further extensions and alterations included an assembly hall and new classrooms added in 1938 and opened in 1939. These included a quadrangle building (located within the healthcare facility application area), and a linking range between York House and the quadrangle building that has subsequently been demolished and replaced with a new connecting range and office block. The former was designed in the Art Deco style by GE Withers. Withers was not a well-known architect, but did practice nationally and in the contemporary Art Deco tradition. The building is relatively plain in execution perhaps reflecting the end of the Art Deco style.
- 2.9** In the 1950s a possible dormitory was added to the west side of York House, and in the late 1960s (after 1963 since it is not shown on the Ordnance Survey 1:2500 map of that date) a detached school swimming pool was added in the eastern part of the school (within the healthcare facility application area). By 1963 the linking range between York House and the quadrangle building had been demolished and replaced with a new L-shaped range attached to the northwest side of the former stable block.

York House as council offices

- 2.10** Penwith District Council acquisitioned the property in 1974 when it became their St Clare offices. The school's junior block and the former St Clare Cottage were demolished during this

time and the fire station erected. Also around this time a nursery was created in the northwest corner of the site, replacing the former fields and walled garden. A sports pitch was created in the southwest part of the site also on former fields, whilst immediately south of St Clare the leisure centre was constructed in the early 2000s on former parkland and fields associated with York House. The connecting range was extended with a new block linking York House with the quadrangle building. Within the basement of York House a reinforced bunker was built as a (Cold War) Sub-Regional Seat of Government to be used in the event of a nuclear attack. It was strongly built with blast doors, communication equipment, filtered air supply, emergency food supplies and sleep quarters. The remainder of York House was used as offices. Most of the windows of the existing building were replaced, mainly with sashes, although plainer windows were used in some of the rear elevations. Internally, the building was upgraded with new services, including power and IT infrastructure.

3. AIMS

- 3.1 The scheme included the demolition of 20th-century extensions to York House, and the conversion of the retained building into apartments. The latter had the potential to obscure fixtures and fittings and historic architectural features of interest, but will also include restoration of some missing or damaged fittings such as cornices. The aims of the investigation were therefore to prepare a full survey of York House (as within the application area, excluding the linking range and Quadrangle Building) prior to demolition and conversion commencing, and to undertake additional recording prior to and during the clearance of fire-damaged debris.
- 3.2 The investigation was identified as having the potential to contribute to the following research aim set out in the *South West Archaeological Research Framework* (Webster 2007):
- Research Aim 36: Improve our understanding of Medieval and later urbanism.

4. METHODOLOGY (Appendix 1)

- 4.1 The recording was undertaken in accordance with two Written Scheme of Investigations prepared in response to the grant of Listed Building Consent and the requirement for additional investigation following the fire (Passmore 2017; Passmore 2018b), the (then current) Chartered Institute for Archaeologists' *Standard and Guidance for the archaeological investigation and recording of standing buildings or structures* (revised 2014), and the AC archaeology *General Site Recording Manual, Version 2*. The historic building recording was carried out to levels 2 and 3 as set out in *Understanding Historic Buildings: A guide to good recording practice* (Historic England 2016), and where relevant to the building or element of the building, included all items set out in this guidance for the levels of survey. The level of survey related to the levels of significance of, and survival of historic fittings and fixtures within, each element of, York House, as follows:
- *Level 3*: The 19th- and early 20th-century elements of York House, including the principal rooms, the rear service block and the two stable blocks;
 - *Level 2*: The school extensions to York House and the earlier elements of York House itself (e.g. inside of the original stable block) that have been heavily altered since 1974, along with external landscape features associated with York House (gate posts, fences, etc) that are located within the wider St Clare development area; and
 - *Level 2 (lower level)*: The 1980s extension associated with the use as Council offices.
- 4.2 The 2016 survey carried out during the preparation of the Statement of Significance has been updated, but not replicated. It included:

- A written description.
- A photographic record comprising a colour digital record (minimum 20 megapixels). Where appropriate, all photographs included a photographic scale. Details of photographs taken were made on *pro forma* record sheets. The photographic record was proportional to the significance of the various elements and included:
 - ❖ General exterior views of the building showing the relationship of each element;
 - ❖ More detailed exterior views of each elevation, with close-up views showing architectural detailing or finishes where present;
 - ❖ General internal views of the principal internal spaces; and
 - ❖ Close-up shots of internal architectural details and finishes (e.g. fireplaces, cornices, etc.), and any other elements as set out in Section 4.3 (for example evidence of change, such as the reuse of the basement as a Cold War bunker).

An index of photographs taken during the project is included as Appendix 1.
- Annotated architect's drawings (plans) which were updated to show the location of observed historic fabric and fixtures and fittings, along with information on the phasing and development of the building.

4.3 The investigation of each element of York House, as appropriate to the level of recording, considered the following:

- Date/period of initial build and subsequent alterations;
- Materials and method of construction for all phases of the building;
- Fenestration;
- Internal arrangements including evidence for function and relationship to other rooms;
- Original fixtures and fittings; and
- Subsequent fixtures and fittings, and evidence for change of use.

5. YORK HOUSE (Figs 6-8; Plates 1-61; Appendix 2)

Introduction (Fig. 6)

5.1 York House is aligned northwest-southeast with its principal façade to the southeast now overlooking the modern Penzance Leisure Centre. To the northwest of the house is the (originally detached) stable block. The yard between the house and stable block was infilled sometime between c. 1907 and c. 1938. To the north is a further stable block and yard added by c. 1907. Attached to the west side of York House and its original stable block are the c. 1932 kitchen and dining hall. The late 1930s quadrangle building is located to the northeast of York House, with the connecting range (dating from the late 1960s and late 1970s) linking this to the rear of the stable block. Attached to the dining hall is a late 1950s dormitory, which itself was extended to the north by Penwith District Council.

5.2 This report will discuss the buildings on the site in chronological order with reference to the site numbers given in the 2015 Cornwall Archaeological Unit *Heritage Assessment*.

York House (site 35; Figs 7 and 8)

5.3 The building comprises two ranges; the front range which has an almost square plan and housed the formal rooms, and a smaller range to the rear that contained the service rooms. The most recent use of this part of the building has been for storage (in the basement) and as offices on the other floors, which has led to the removal of some historic fixtures and fittings related to the original use of the rooms, and the addition of new fittings such as electrical and communication services. Only the historic fittings, or significant other alterations, are described below.

The exterior

- 5.4** The two ranges of the house are constructed in coursed granite blocks with embattled parapets. The front range also includes a string course between the floors with a recessed detail adjacent to the windows, a moulded cornice and flat-topped obelisks at each corner of the roof. Following the fire small areas of brickwork were exposed. This material was used to form the pair of chimney stacks in the north wall of the front, south range, and was also present on the inside of the parapet of the rear range, although here most of this brickwork was a later repair.
- 5.5** The main façade is to the southeast and is dominated by two double-storey splayed bay windows (Plate 1). On each floor of the bay there are three 12-pane sash windows with those on the ground floor having pointed gothic tracery detail at the top of the upper sash. Between the bays is the central ground-floor door which is covered by a granite porch with a battlemented parapet, supported on Tuscan columns with entablature. Above the modern door the opening is arched and there is a semi-circular fanlight with tracery. On the first floor, above the porch is a pair of French doors above which is a coat of arms carved in stone. There are two rendered chimney stacks positioned to the front of the west bay with square ceramic pots.
- 5.6** The northeast and southwest elevations of the front part of the house incorporate three 12-pane sash windows on each floor, with those on the ground floor having pointed gothic tracery detail at the top of the upper sashes (Plates 2 and 3). The first-floor windows are 20th-century replacements. On the northeast elevation the central window on the ground floor is a replacement casement window, within a former doorway, but displays the same pointed tracery as the other windows. It is within a moulded surround with a stone arch above. All the other windows on the ground floor are set slightly back from the façades.
- 5.7** The northeast and southwest elevations of the rear range of the house contain two 12-pane sash windows on each floor, these are 20th century replacements with concrete sills (Plates 2 and 3).

The interior

- 5.8** The front range of the house has three floors – a basement, ground floor and first floor. The basement has a five-room plan, with the three rooms on the northeast side having being converted into a reinforced Sub-Regional Seat of Government bunker (site 29). Fittings of the period remain including two steel and concrete blast doors, a generator and extractor unit; the rooms have a contemporary concrete floor (Plates 4-6). The other rooms had been fitted out as stores, and some walls had been lined internally with concrete blocks. The only original feature in the basement is the flight of granite stairs down from the main reception hall. The Sub-Regional Seat of Government bunker could be accessed via a separate external flight of steps on the east side of the building.

Ground floor

- 5.9** The ground floor has a four-room plan with a central hallway. The latter is divided into three spaces; two square reception areas to the front and the stairwell to the rear; all retain their original high skirting boards which have a simple round moulding at the top. The two reception areas have vaulted arched ceilings and are divided from each other by a pair of wooden doors and glass panels with decorative tracery (Plate 7). Above this are fanlights of the same design as the one in the main elevation. The first reception area has an original dado with simple round moulding to the centre, and there are two doors on the side walls with decorative moulded surrounds featuring Tudor rose style flowers in the corners (Plate 8). The arches over the front door and the dividing door have pilasters with moulded cornices and recessed panels of alternating small and long rectangles. The second reception area also retains its original dado of the same design as the first reception room. It has an arch which divides it from the stairwell. The stairwell has pilasters with moulded cornices and the same recessed panels and

rectangular pattern as those in the first reception room. The stairwell on the ground floor has coving with what appears to be egg and dart design, but has been heavily painted so the design has been lost; there is a raised relief acanthus leaf border to the ceiling itself, which is within a round moulded border. To the north of this is a decorated strip with plain roundels surrounded by vines with three petal flowers. The ends of this strip are supported on decorative brackets with flowing scrolls (Plate 9). The stairs are original with a curtain step, simple square balustrades and curved detail to the tread brackets. The dado and skirting boards present in the reception rooms continue up the stairs (Plate 10). The stairwell is lit by a three-light window in the northwest wall which has pointed gothic tracery detail at the top and wooden panels lining the rebate.

- 5.10** The doors to the rooms are all of six panels and have moulded surrounds with Tudor rose style flowers in the corners; between this and the panel is a projecting plain moulded band (Plate 8). All the rooms have embossed wallpaper along the top of the walls, high skirting boards with a series of round and flat moulded bands at the top which are original, and in the two rooms to the west there are additional dado rails with a flat moulded band to the top with a rounded band below. The windows have the same decorative surrounds as the doors and wooden shutters, although the latter are currently fixed open and do not close. The southeast room has a decorative band around the ceiling with foliage and grapes and its embossed wallpaper depicts swags of foliage and columns (Plate 11). There is a fireplace beneath the central bay window. This has a brick surround in stretcher bond with pillars to the sides with rounded corners and a wooden mantel. There is a line of headers over the fireplace, whilst the hearth is also constructed of brick (Plate 12). The position of the fireplace is original as the moulded surround of the window above respects it. The north window in the east wall is set within a former doorway but this does not have a surround like the other doors. The northeast room is the only one without embossed wallpaper, however it is finished with a picture rail instead and it has a simple beaded cornice. This room has a fireplace in the northwest wall which contains a modern fire with a tile surround within a simple wooden surround (Plate 13). The embossed wallpaper in the southwest and northwest rooms depict swans, vases and foliage. Above this is decorative coving with acanthus leaves and beyond this is a small recess creating a gap between it and the border of the ceiling; which is round moulded with a further moulded border containing plaster flowers at regular intervals (Plate 14). There is a large opening between the two rooms that has the same moulded surround and flower design as the doors (Plate 15). A fireplace in the southwest room is probably in its original position (cf the fireplace in the southeast room, above), but it was obscured by furniture at the time of the survey. In the northwest room there is a fireplace in the northwest wall which contains a modern fire with a brick surround (Plate 16).

First floor

- 5.11** On the first floor over the stairwell the coving has a 'fountain' and shell pattern with a grapevine border to the ceiling, which again has a round moulded border with cornices containing a 4-leaf pattern; however, it is damaged in places. At the top of the stairs is an arched opening over the landing identical to those in the reception areas below; this is supported on two decorative brackets with scroll detail and a flower band motif around the top (Plate 17).
- 5.12** The first floor contains seven rooms accessed from a central landing. The landing has simple coving and skirting boards of the same as those in the reception rooms on the ground floor. The doors to the rooms are all of six panels and have moulded surrounds like those on the ground floor with the exception of the central rooms that have arches above (Plate 18). The ceilings beyond the arched openings have decorative coving of stylistic flowers and within the cupboards and the stairs to the roof, some of the walls are lined with wooden panels of wide planks (Plate 19). In the cupboard to the west they are vertical and on the east they are horizontal; the stairs contain a mixture of both.

- 5.13** All the rooms have wooden rebates to the windows, high skirting boards like those on the ground floor, a simple border to the ceiling of round moulded bands and in the west rooms there is embossed wallpaper depicting swags of foliage along the top of the walls (Plate 20). The openings between rooms and the interior of the doors from the landing have simple door surrounds with round moulded bands (Plate 21). The southwest room does not have a border to the ceiling and the ceiling itself is a low, 20th-century suspended addition that obscures the original ceiling. The embossed wallpaper has been removed from part of the west wall. There is a fireplace beneath the window in the southeast wall with a cast-iron grate and a 1930s tile surround within a marble surround. To the right of this, 20th-century cupboards have been inserted beneath the window (Plate 22). The southeast room has a fireplace in the same location with a similar surround but no cast-iron grate. It does not have the simple border to the ceiling, but does have a cupboard beneath the window like the southwest room (Plate 23). The northwest room has a fireplace in the northwest wall with a cast-iron grate and a 1930s tile surround within a larger marble surround. The only other feature is a service bell located to the east of the fireplace (Plate 24). The northeast room has a fireplace in the same location as the northwest room although it has been blocked. There is also a service bell in the same location as the northwest room (Plate 25). The south central room has a simple decorative surround to the French doors but does not have the border to the ceiling present in the other rooms. The central room to the east has been modified and widened, and now extends into the northeast room. W/Cs have been inserted during the late 20th century; however one of the windows retains its original shutters.

Roof Space

- 5.14** Wooden stairs lead to the roof space, and the stairwell contains a cupboard halfway up; the doors are fixed using, possibly reused, H-shaped brackets. The roof is supported on king post trusses with diagonal braces (Plate 26). Some of the purlins have trench joints, whilst others just rest on the back of the trusses. Rafters are laid on the back of the purlins and support laths to which the slates are pegged. The majority of the roof structure is original, although parts of the slate finish have been replaced.

The rear range

- 5.15** The rear range of the house has two floors with its own servant's staircase with a simple square balustrade and a rounded handrail serving the first-floor rooms (Plate 27). All internal doors from the corridor are replacement fire doors. On the ground floor, adjacent to the rear of the front range, there were originally two rooms, but the west room has been sub-divided by the insertion of a concrete block partition. In the current southwest room there is a fireplace in the southeast wall which has been blocked but retains its simple wooden surround. Removal of the surround following the fire revealed that the current opening was smaller than the original fireplace. The alcoves to either side are fitted with shelving (Plate 28). The original skirting boards are still *in situ*. In the room to the east there is a modern door, suspended ceiling and skirting boards. There are moulded surrounds to the windows and a fireplace opening in the northwest wall, however this has been boarded out to form an alcove. To the left of this is a blocked doorway which within the room takes the form of a boarded alcove but in the corridor to the north the original 4 panel door with plain surround has been retained *in situ* (Plate 29). This doorway would originally have led into an open passage (see Section 5.23 below). Analysis of the plan form would suggest that the east room was the kitchen with sculleries beyond extending out into the yard.
- 5.16** On the first floor there are five rooms. The southwest room retains its original 4-panel door and the plain skirting boards are probably original. The ceiling has been replaced and the simply moulded cornice is an associated replacement. There is a plain surround to the door and wooden shutters within the window reveals. There is a fireplace in the southeast wall with a cast-iron grate and a 1930s tile surround within a wooden surround (Plate 30). As in the room below, following the loss of the surround in the fire it was observed that the current fireplace is smaller than the original opening. The northwest room also has an original 4-panel door which

has had two small glass panels inserted in the top panels. There are some of the original plain skirting boards and a plain surround to the door. The small kitchen has a 20th-century door and surround. There is a recess in the north wall for a food hatch. The southeast room has an original 4-panel door and surround and the same skirting board as the rooms to the west. A door between the two east rooms is of the four-panel type with slight detailing to the panels. The door to the northeast room is a modern replacement and some parts of the skirting board in this room have been replaced. It has the same recess as in the kitchen for a food hatch (Plate 31). The two rooms to the east would also have had fireplaces but these have been blocked and covered over. There are no other features of note and the original service functions of the rooms are no longer clearly discernible.

- 5.17** The roof structure of the rear range was exposed following the fire, although it has been badly damaged. It has a C shape, with a long east-west aligned ridge set at the rear of the service block, and two shorter ridges over the rooms to either side. There is a central valley over the first-floor corridor with a skylight (that had collapsed following the fire). The trusses are of tie beam construction with halved apexes, and widely-spaced slender queen posts. These trusses support (probably three rows of) back purlins. It has a slate finish. Within the roof space above the southwest room is a slate water tank. This is supported on rolled steel joists attached to the south wall of the room, with their other ends laid onto the partition forming the north wall of this room.

19th-century garden structures

Gate posts

- 5.18** The gate posts next to York House are granite, of square profile with an incised band near the top and chamfered edges to the top. They retain their original iron pintles, but the gates have been removed (Plate 32). The west gateposts on the northern boundary – flanking the original service drive – are square granite posts with a projecting flat band towards the top. There is one wrought iron gate with closely-spaced bars and diagonal straps with a central diamond piece at the bottom, and more widely-spaced bars at the top. Both of the bars have spear headed tops. On either side of the gate is a low dry stone wall which is very overgrown (Plate 33). The eastern gate posts on the northern boundary are shorter than the others. They are square granite posts with pointed tops. The western post has lost one corner on its western side. The eastern post retains its original pintles indicating that, like on the western driveway, there was just one gate to the opening. There is a dry stone wall either side, which on its west side it is very overgrown (Plate 34). The opening has been widened to create the current car park entrance. The gates near the swimming pool consist of two granite posts; the south post is roughly hewn and may be a replacement. The one to the north is square with a rounded top. There are both vehicular and pedestrian gates with the latter to the south. The gates are similar to the western gate on the northern boundary but the top bars continue to the bottom with spear head bars in-between on the bottom half. There are no diagonal straps, but there are curls at the top corners of the gates (Plate 35).

Fence

- 5.19** Within the woodland to the southwest of York House there is an iron fence which is in very poor condition with only short segments remaining. Dense vegetation rendered a visual assessment of the whole length of the fence impossible and only approximately 30m of it was visible. The fence is formed of semi-circular segments each with approximately seven horizontal bars with vertical bars to the sides and in the centre (Plate 36). The ground level beyond the fence drops off.

The boundary wall and garden building

- 5.20** To the east of the rear block of York House is a length of garden boundary wall with the attached remains of a second wall and structure. This was recorded prior to relocation, and the results of this are presented in Appendix 1.

Original stable block (site 35)

The exterior

- 5.21** The stable block is aligned northeast-southwest, and was originally detached from York House, separated by a narrow yard. It is two storeyed, and the elevations finished with render. Some coursed granite blocks are exposed around window openings and at the corners (Plate 37), with rubble granite masonry observed in the southeast wall following demolition of the infill buildings. On the ground floor of the northwest elevation there are two modern doors, and four sash windows, three of which are within a projecting bay. The other is within a blocked doorway evident by an area of cement render at ground level, rather than a granite plinth, as well as the linear cracking of the render above (Plate 38). All of the windows are 20th-century replacements. On the first floor there are four sash windows and a 20th-century single casement window. On the northeast elevation there is a 20th-century sash window in each floor. The southwest elevation is rendered and there is a casement window on the ground floor set within a former doorway, and two sash windows on the first floor. The roof is hipped and finished with slates.

The interior

- 5.22** On the ground floor the building has been divided into two areas with large openings created in its southeast wall – original external southeast elevation of the stables – giving access to the rooms of the 1880s infill buildings; these openings have concrete block reveals, and given the likely original plan of the building (which faced north) they are probably all of modern date (Plate 39). On the first floor are five rooms and a corridor with door openings created in the external walls giving access between the later buildings added either side of it. There is currently no access between the floors within the block and there is no visible evidence to indicate where they would have been located historically. Throughout the building there are no original internal features. The original layout of the block could have consisted of stables for horses on the ground floor with storage areas for hay and tack located on the first floor. However, the current first floor is uncomfortably tall when compared to York House itself, and it appears to have been entirely rebuilt in the 1970s.

The infill buildings

- 5.23** There are two buildings within the former yard, both aligned northeast-southwest and separated by a narrow passage.
- 5.24** The building to the northwest, attached to the stable block, has a projecting bay containing three 20th-century sash windows in its northeast elevation. There are no openings in its southwest elevation and both elevations are rendered. The building to the southeast, attached to York House, has two 20th-century sash windows with concrete sills on each floor of the northeast elevation, and it is externally rendered (Plate 37).

The interior

- 5.25** The building to the northwest is single storeyed, and is divided into two areas. The area to the east has a suspended ceiling and in the area to the west there is a later 20th-century safe. The part to the southeast has two floors. On the ground floor there are four rooms and two parallel central corridors. In the room to the southwest there is a small lobby with a diamond patterned tiled floor with original skirting boards. This has a six-panel door, with the two lower panels being blind; this is within a panelled reveal (Plate 40). There is a further door to the north of this which has been blocked but half of the door surround remains. In the corridor to the east is a blocked doorway into the rear range of the house which retains its original 4-panel door and plain surround (Plate 41). In the southeast room is the scar of a removed copper (Plate 42). On the first floor there are also four rooms and a corridor. In the southeast room there is a four-panel door and in the corridor there are two former serving hatches with sliding wooden doors (Plate 43). The serving hatch to the west gives access to the kitchen with the one to the east

connecting with a meeting room. The original function and layout of this buildings was as service rooms forming part of the rear range. On the ground floor were two rooms separated by an open passage; the eastern room was a laundry, and above this was first floor rooms, although how this was accessed is unknown. Additional rooms were added when the house was extended to the east in the later 19th century, and the whole area was subject to significant alteration in the later 20th century.

- 5.26** Following demolition of the infilling and removal of associated ground-floor surfaces a well was exposed in the centre of the southern buildings. It was located under a 20th-century corridor in an area that originally formed a passage between the small rear service rooms. The well measured 1m in diameter, and was constructed of drystone granite blocks laid seven courses vertically on edge. The base of this masonry was laid onto bedrock.

Later stable block

- 5.27** This block is L shaped with a northwest-southeast aligned range attached to the north side of the original stable block and a northeast-southwest range attached to the east side of this range. There is an early 1930s extension added to the east end of the northeast-southwest block.

The exterior

- 5.28** The block is constructed of coursed granite blocks, with higher quality tooling being displayed on the stonework around the windows and quoins. The northwest elevation has five sash windows; four are of 12-panes and are later 20th-century insertions with concrete sills and light grey granite blocks around the openings (Plate 44). The fifth is an earlier 4-pane sash window with a granite sill. There is also a fixed 3-pane light with a granite sill in this elevation and a large fixed casement window of six lights in the 1930s extension. The northeast elevation of the 1930s extension contains a single door and a two-light window; both are replacements within original openings. The masonry to the south of the door is a later 20th-century rebuild in coursed granite blocks. The return of the 1930s extension to the southeast has been infilled with concrete blocks incorporating a door opening. This presumably represents a former garage. The southeast elevation of the stable block is rendered and incorporates five sash windows, two fixed windows in former doorways and a wooden door; these are all later 20th century insertions (Plate 45). The northeast elevation of the western range is rendered apart from two vertical lines of granite blocks on the ground floor (Plate 46). There are four sash windows and a door on the ground floor and three sash windows on the first floor; again these are all later 20th century insertions.

- 5.29** The southwest elevation has a staggered plan representing the main bulk of the range, with a narrower area to the south and part of the mid-20th-century connecting range to the north that creates a symmetrical plan (Plate 47). The original ground floor is exposed granite masonry, with the remainder rendered. On the ground floor there are three 20th-century sash windows and a doorway with a replacement door; a small lean-to extension has been added adjacent to the doorway. There are four 20th-century sash windows on the first floor. The roof of this range is a late 20th-century replacement in corrugated metal sheets.

The interior

- 5.30** The northwest-southeast block has two floors. On the ground floor there are four rooms entered from a corridor and on the first floor there are three rooms again entered from a corridor. On the ground floor there is a 20th-century tiled floor to the corridor with three blocked doors to an inaccessible room to the east. There are no historic interior fixtures and fittings and no evidence for the original layout of this block. It is possible that the first floor has been added following acquisition by Penwith District Council, as evidenced by the roof covering, and the plainer sash windows installed on this floor. The northeast-southwest aligned block is single storeyed with seven rooms entered from a corridor. The 20th-century tiled floor present in the northwest-southeast block continues in the western part of this range (Plate 48). Three of the

rooms to the west have four-panel doors and in the corridor outside these rooms the original ceiling boards remain. These are supported on low level collars with the ends of the trusses visible against the wall (Plate 49). The joints are bolted.

The dining hall building (site 39)

The exterior

- 5.31** This range is constructed of coursed granite blocks under pitched slate roofs. The central part of the southeast elevation projects forward and contains two sash windows on each floor (Plate 50). The west window on the ground floor has been blocked and those on the first floor are half dormers. The eastern part of the elevation contains three sash windows and a door on the ground floor and a single sash half dormer window on the first floor, all with granite sills; these are all 20th century replacements. The floor level is defined by a plat band. The western part of the elevation is partially obscured by a projecting canopy to the front, which is supported on two pillars. On the ground floor there is a group of two casement windows and a door, with a further smaller casement window in the masonry to the west of the canopy; this incorporates a projecting keystone. On the first floor there is a single casement half dormer window. All the dormers also incorporate a narrow ventilation slit (now mostly glazed) within their gables.
- 5.32** The whole of the rear of the building is rendered. The southwest elevation contains seven sash windows on each floor. The western part of the northwest elevation projects out to the north and has a blocked window on the ground floor, a sash window on the first floor and a casement window on the second floor in the gable. There are metal rungs forming an escape ladder from the first floor. The northeast elevation contains four tall sash windows on each floor, with the eastern pair being narrower than the remainder. The ground-floor windows are taller and incorporate paned lights above. The eastern part of the northwest elevation contains three tall sash windows on each floor (Plate 51). The ground-floor windows are again taller and incorporate paned lights above. Several vents have been inserted into the fabric of the elevation.

The interior

- 5.33** The building has two floors. On the ground floor there are five rooms, a staircase and corridor. To the west is a large open plan meeting room with a blocked window and a 20th century dado rail in the north wall. The ceiling is divided into recessed panels with a plain cornice (Plate 52), and the room also has decorative skirting boards. Next to the meeting room is a kitchen with a serving hatch between these two rooms. There is a room to the south which was inaccessible; however, it retains its original 3-panel door and plain surround (Plate 53). Within the corridor the original skirting boards remain and the doors to the meeting room and kitchen also retain their original door surrounds though the doors themselves have been replaced in the later 20th century. The room to the east is an office and has wooden panelling to the window rebates, a plain cornice and decorative skirting boards. There is a blocked doorway in the east wall but the door and moulded surround have been retained (Plate 54). In the west wall there is a 20th-century dado rail and an original fireplace with a wooden surround and pilasters supporting the mantel. The surround is painted white with dark green glazed tiles in the fireplace. The hearth has rounded tiles forming the edge; the fireplace is blocked. The stairs have simple square balustrades, a ramped handrail and plain wooden panelling to their undersides (Plate 55). On the first floor there are four rooms. The room to the east has had a corridor inserted into it to create access to the rear of York House. The central room has had partitions inserted in the later 20th century to create ladies' and gentlemen's toilets and a small kitchenette. In the corridor to the south of this the original skirting boards remain as does the original door with its plain surround into the large room to the west, although the top panel has been replaced with glass. Just to the south of this door is a blocked doorway, the original door surround of which has been retained. This gave access to the office to the south which is now accessed through a door to the west. Within the office is a blocked fireplace in the northwest corner of the room (Plate 56). It seems likely that there is another fireplace within the office directly below this one

on the ground floor but that room was inaccessible. The large room to the west would originally have been open plan, however a partition was inserted in the later 20th century to create a corridor presumably at the same time as the dormitory building was constructed to the west (Plate 57). The original skirting board remains on the south wall and on part of the west wall. The room has a suspended ceiling but on the east side there is an area where the original square panelled ceiling has been left exposed.

- 5.34** The building was constructed to house a dining room and kitchens for the school. The dining room was in what is now the meeting room with the kitchen adjacent to the east. The finish of the present eastern office indicates that this originally had an administrative rather than teaching function and the presence of the fireplaces in the rooms to the south on the ground and first floor indicate they were offices for senior staff members. The functions of the other rooms are unknown, with no historic fixtures or fittings present. It is likely that the two larger, principal first-floor rooms were used for teaching.

Dormitory building and extension (site 41)

- 5.35** The dormitory building is aligned northeast-southwest and attached to the southwest side of the dining hall. It has a later square reception extension attached to its northwest side.

The exterior

- 5.36** The building is entirely rendered with a pebble dash finish. The main elevation is to the southeast and has a wooden panelled door reached via a flight of stone steps. There are six windows on the ground floor; five are sash windows and the other is a casement. There are eight sash windows on the first floor (Plate 58). The southwest elevation has two doors and a sash window on the ground floor and three sash windows on the first floor. The central part of the northwest elevation is covered by the later extension but to the southwest of this there are three sash windows on the ground floor and four on the first floor (Plate 59). To the northeast there is a large replacement window and a small casement window on the ground floor with single casement and sash windows on the first floor.

- 5.37** The extension is entirely rendered. In the southwest elevation there are three windows and a door with glass panels above and to the south side; there are six roof lights. The central section of the northwest elevation projects forwards and is formed from glass panels with the sides having canopies covering the entrance doors located in the sides walls (Plate 60). The northeast elevation has three windows and a door with glass panels above and to the side. The roof is pitched slate, and hipped on the north side.

The interior

- 5.38** The building contains two floors. On the ground floor there is a large room to the southwest and a series of smaller rooms to the northeast. A doorway has been inserted into an alcove between the large room to the west and one of the larger offices to the northeast (Plate 61). On the first floor there are seven rooms either side of a central corridor. The building was constructed as a dormitory for pupils of the school, and it seems likely that the general room arrangement is original, although some subdivision has taken place, particularly on the north side of the building where access into the extension has been made.

- 5.39** The extension is single storeyed with five offices accessed from a central open-plan lobby. It was purpose built as an office block which is reflected in its fixtures, fittings and layout.

6. COMMENTS

- 6.1 In its present form (prior to the recent consented demolition and alterations) St Clare represents a property with nearly 200 years of continued use, and displays evidence in its architectural form, and to a lesser extent its fixtures and fittings, of the evolution from a rural villa dwelling through use as a school to council offices within an expanded urban town. This evolution is represented both in the development of York House, and as well as the landscape around the house within the application area and wider St Clare development area.
- 6.2 The history of York House was set out in the 2015 Heritage Assessment (Sturgess 2015), and the subsequent Statement of Significance (De-Villiers 2016) that was produced following a more detailed appraisal of the building. The history of the building, and its local context (as a 19th-century villa and a school) set out in the Statement of Significance form the basis of the historical background to the current recording, which was set out in Section 2 above. No significant changes to the phasing of the building or conclusions of the Statement of Significance have been made. Nether the less, the current survey has added some detail to the earlier surveys, refining the chronology of the building, and providing a more thorough record of York House than was prepared in 2016. In this respect the survey has achieved its main aim of creating a permanent record of the building in its final form prior to the programme of demolition and alteration, and the dissemination of the information collected (including through this report), the Online AccesS to the Index of Archaeological investigationS (OASIS) entry, and deposition of the archive with the Archaeology Data Service (see Section 7 below).
- 6.3 It was unfortunate that the February 2018 fire occurred in a part of the building that was due to be retained as part of the consented conversion, and the result was an impact on the significance of the building. However, the initial architectural investigation provided background data in which the extent of the fire could be assessed. Inspection of this part of the building following the fire also provided additional architectural information that was obscured by historic and modern finishes.

7. ARCHIVE AND OASIS ENTRY

- 7.1 The digital archive for the project will be deposited with the Archaeology Data Service within three months of the issuing of this report.
- 7.2 An OASIS entry has been created using the unique reference number 297885. A digital version of the final report will be included with this entry.

8 SOURCES CONSULTED

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Penzance parish tithe map 1840 and tithe award of 1841 (Cornwall Record Office)

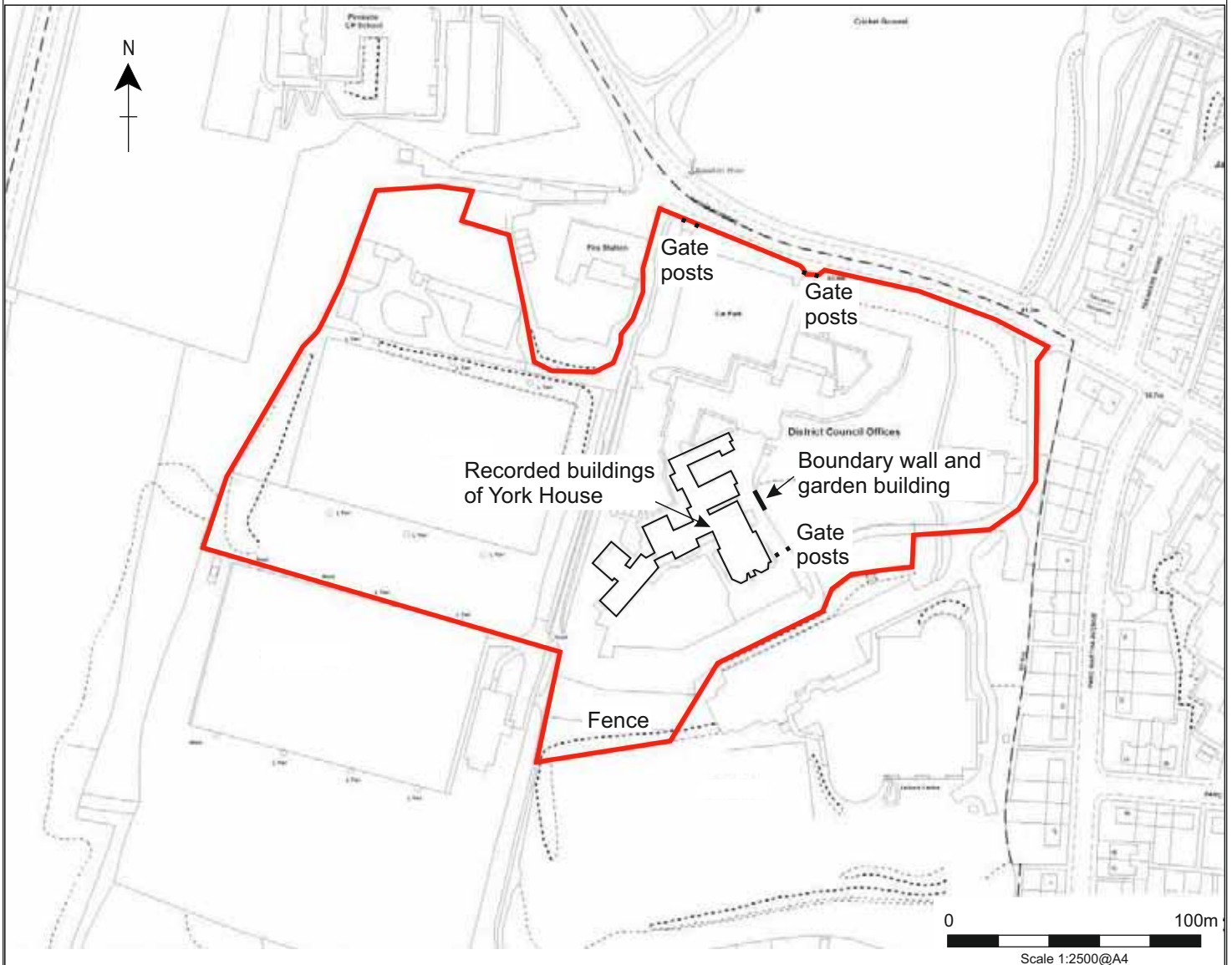
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<https://www.historicengland.org.uk/listing/the-list>

Old-maps.co.uk
<https://www.old-maps.co.uk>



Overall St Clare development area

PROJECT

St Clare, Penzance, Cornwall

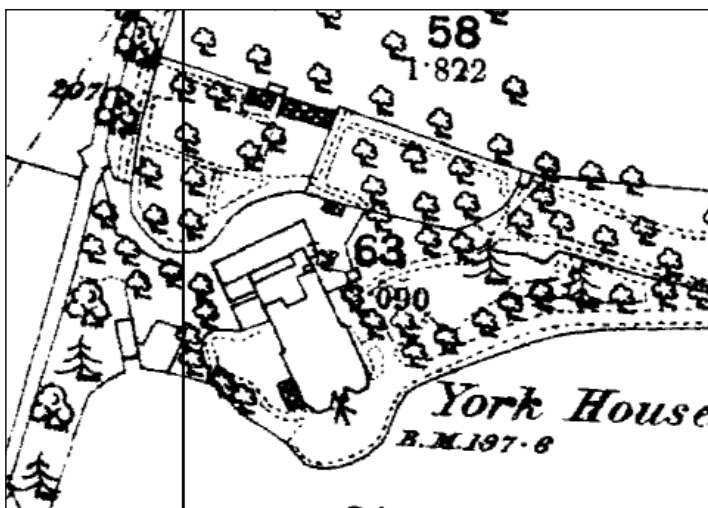
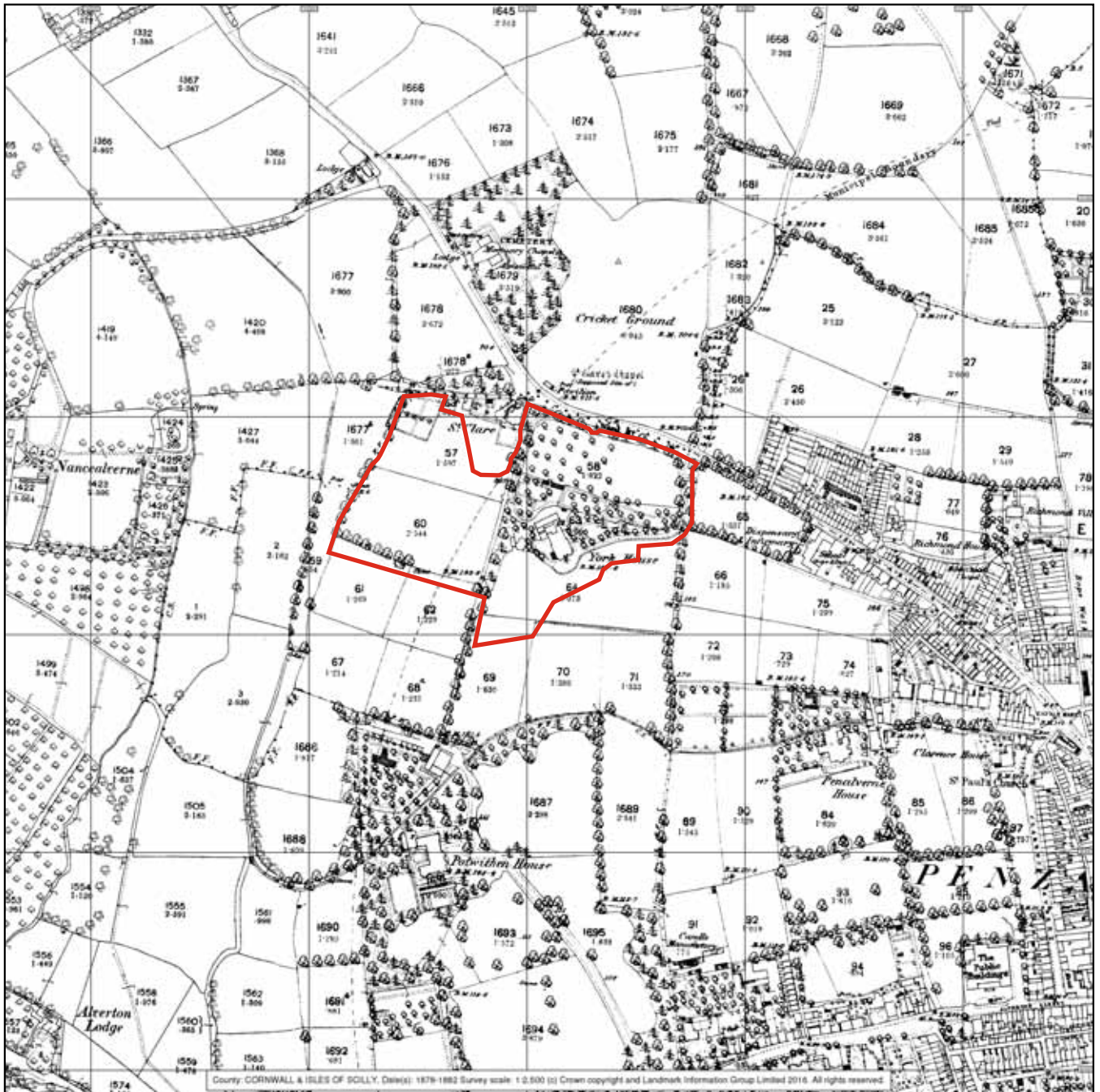
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Fig. 1: Site location



PROJECT
St Clare, Penzance,
Cornwall

TITLE
Fig. 2: Extract from the
Penzance tithe map,
1840

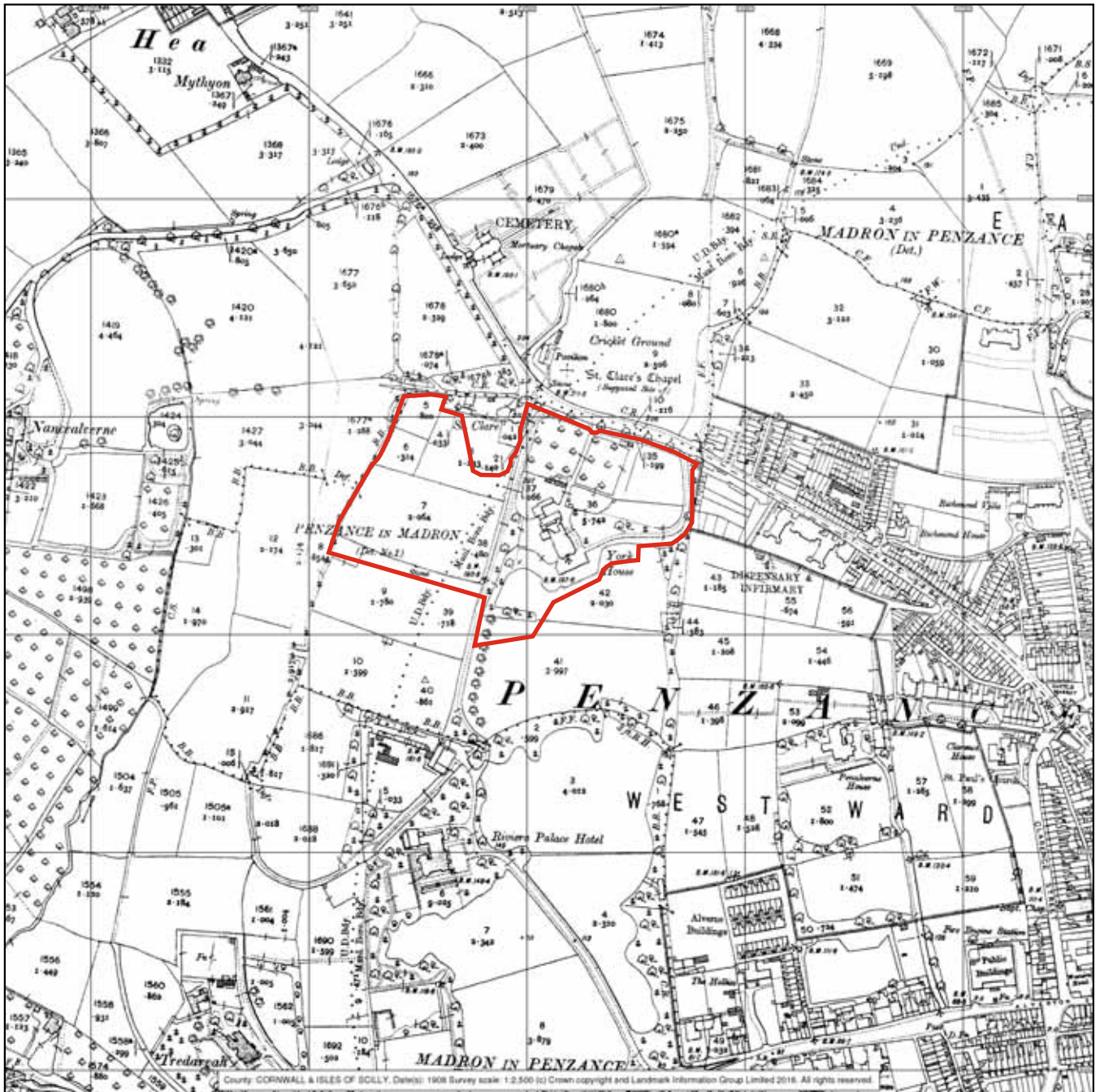


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St Clare, Penzance, Cornwall

TITLE

Fig. 3: Extract from the First edition 25-inch Ordnance Survey map, 1882

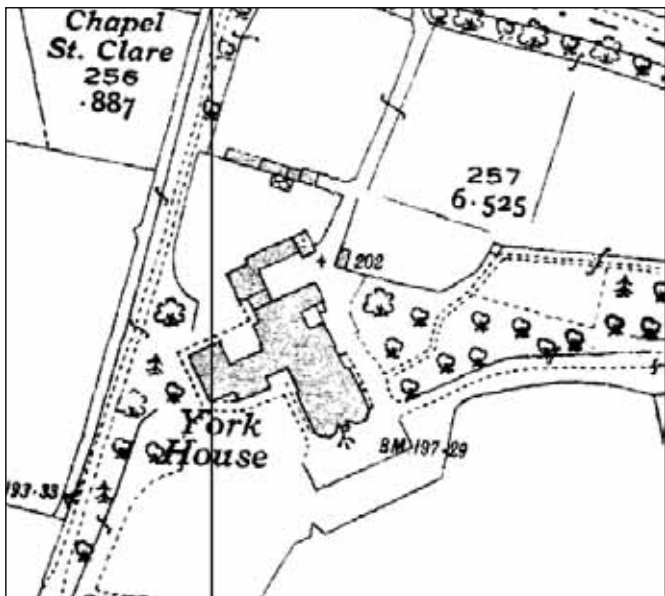
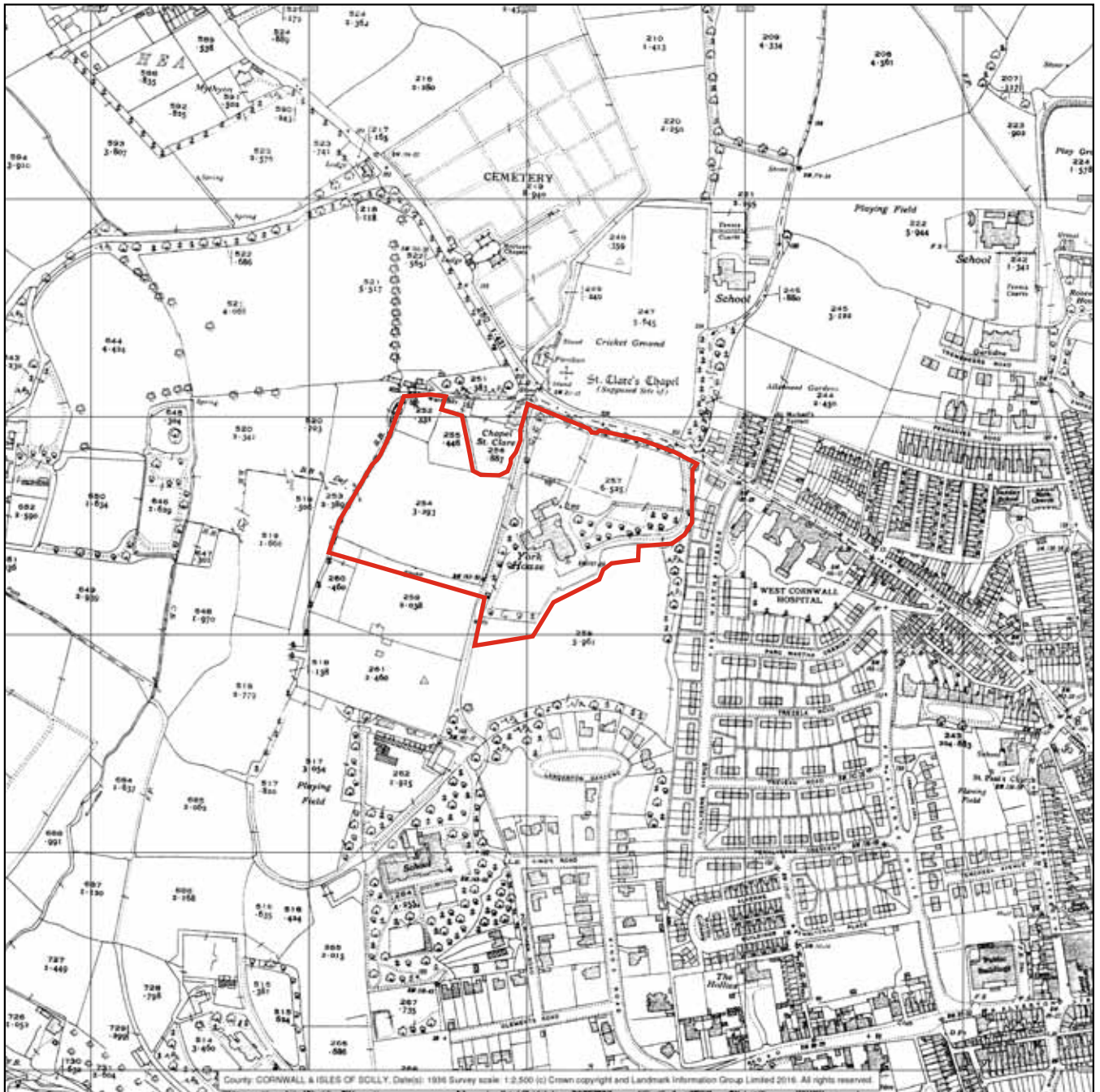


PROJECT

St Clare, Penzance, Cornwall

TITLE

Fig. 4: Extract from the Second edition 25-inch Ordnance Survey map, c. 1908

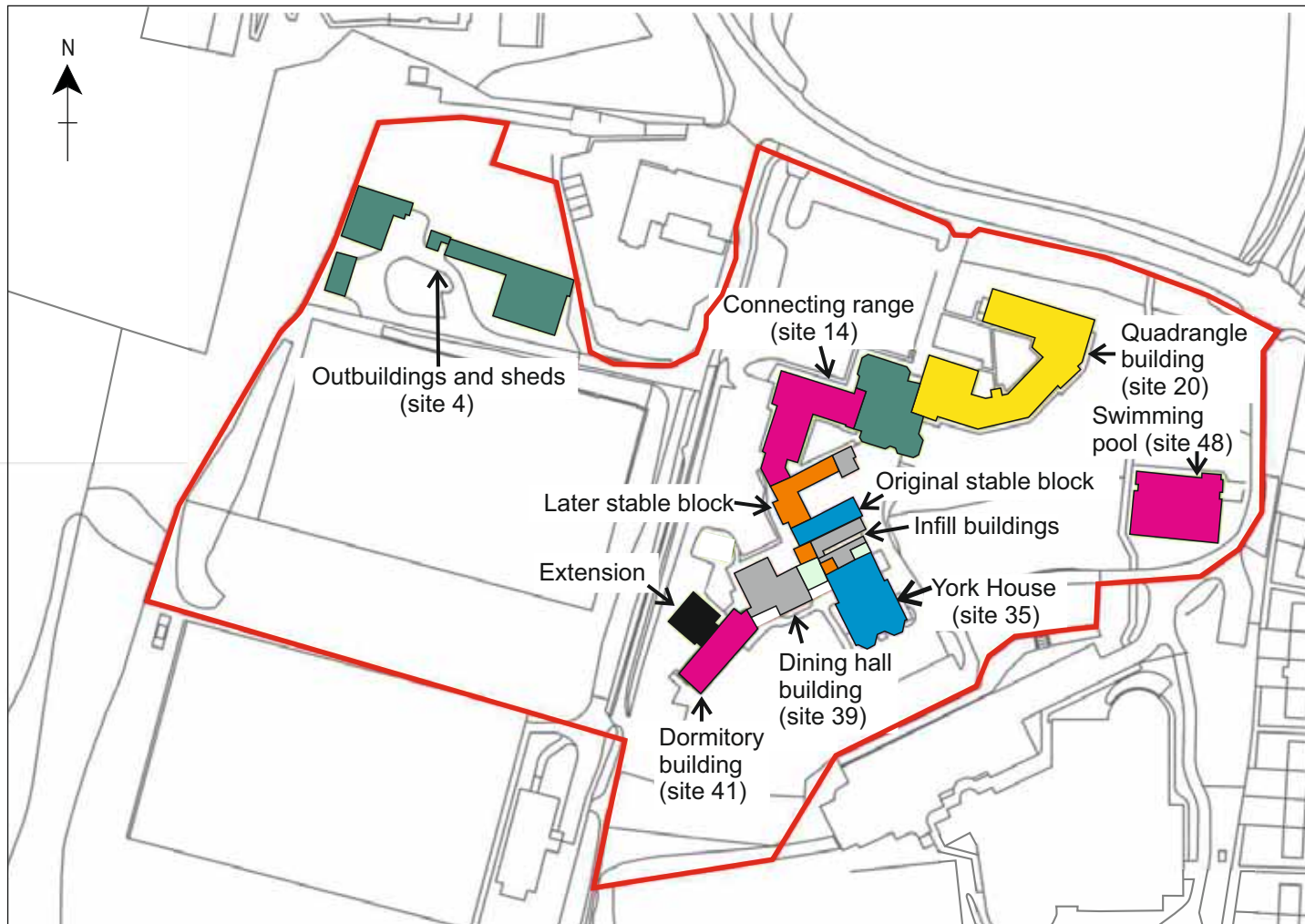


PROJECT

St Clare, Penzance, Cornwall

TITLE

Fig. 5: Extract from the 25-inch Ordnance Survey map, 1937



Key

- 1825
- By 1878-1879
- By c.1907
- 1935
- 1938
- 1950s and 1960s
- Late 1970s
- 1980's

PROJECT

St Clare, Penzance, Cornwall

TITLE

Fig. 6: Phased block plan of the overall St Clare development area showing the context of the recorded buildings

Key

- Skirting boards
- Coving
- S Shutters
- 1825
- By 1878-1879
- By c.1907
- 1935
- 1938
- 1950s
- Late 1970s
- 1980s

First floor





Plate 1: Southeast elevation of York House, looking northwest



Plate 2: Northeast elevation of York House, looking south



Plate 3: General view of southeast elevation of York House and the dining hall and dormitory building, looking northeast



Plate 4: Blast door in the northeast room of the basement, looking northeast (1m scale)



Plate 5: Generator in the northeast room of the basement, looking northeast (1m scale)



Plate 6: Extractor unit in the southeast room of the basement, looking south (1m scale)



Plate 7: Wooden doors with decorative tracery dividing the reception areas looking southeast (1m scale)



Plate 8: 6-panel door within moulded surround on the ground floor, looking southwest (1m scale)



Plate 9: The ceiling of the stairwell on the ground floor, looking southeast



Plate 10: General view of stairs to the first floor, looking northwest (1m scale)



Plate 11: Decorative ceiling band and embossed wall paper in the southeast room of the ground floor, looking southwest



Plate 12: General view of southeast room on the ground floor, looking southeast (1m scale)



Plate 13: General view of northeast room on the ground floor, looking northeast (1m scale)



Plate 14: Decorative coving and embossed wallpaper in the western rooms on the ground floor, looking northwest



Plate 15: The large opening between the western rooms on the ground floor, looking southeast (1m scale)



Plate 16: Fireplace in the northwest room on the ground floor, looking northwest (1m scale)



Plate 17: The ceiling of the stairwell on the first floor, looking northwest



Plate 18: General view of the first floor landing, looking southwest (1m scale)



Plate 19: Wooden stairs with wooden panels in the stairwell to the roof space, looking southeast (1m scale)



Plate 20: Ceiling border and embossed wall paper seen in the western rooms on the first floor, looking northwest



Plate 21: 6-panel door in surround on the first floor, looking northeast (1m scale)



Plate 22: General view of southwest room on the first floor, looking southwest (1m scale)



Plate 23: General view of southeast room on the first floor, looking southeast (1m scale)



Plate 24: General view of northwest room on the first floor, looking northwest (1m scale)



Plate 25: Fireplace in the northeast room on the first floor, looking northeast (1m scale)



Plate 26: King post roof trusses, looking southwest



Plate 27: Staircase in rear range of the house, looking southeast (1m scale)



Plate 28: General view of southwest room on the ground floor of the rear range, looking southwest (1m scale)



Plate 29: General view of northeast room on the ground floor of the rear range, looking northeast (1m scale)



Plate 30: General view of southwest room on the first floor of the rear range, looking southwest (1m scale)



Plate 31: General view of northeast room on the first floor of the rear range, looking north (1m scale)



Plate 32: Gate posts next to York House, looking northwest (1m scale)



Plate 33: Gate posts on the northern boundary to the west, looking southwest (1m scale)



Plate 34: Gate posts on the northern boundary to the east, looking northeast (1m scale)



Plate 35: Gate posts near the pool, looking west (1m scale)



Plate 36: Metal fence in the woodland, looking east (1m scale)



Plate 37: General view of original stable block, infill buildings and later stable block, looking southwest



Plate 38: Window within a blocked doorway in the northwest elevation of the original stable block, looking southeast (1m scale)



Plate 39: The south elevation of the original stable block following removed of the attached infill building showing modern openings, looking northwest



Plate 40: Lobby in the southwest room on the ground floor of the infill building, looking southwest (1m scale)

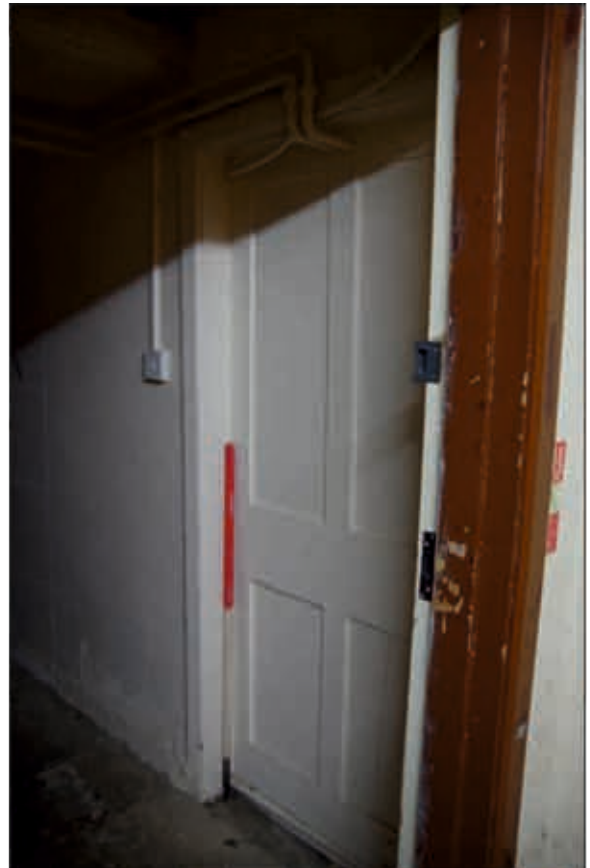


Plate 41: Blocked doorway containing 4-panel door in the corridor on the ground floor of the infill building, looking southeast (1m scale)



Plate 42: Scar of removed copper in the southeast room on the ground floor of the infill building, looking northwest (1m scale)



Plate 43: Two former serving hatches in the corridor on the first floor of the infill building, looking east



Plate 44: Northwest elevation of later stable block, looking west (1m scale)



Plate 45: Southeast elevation of later stable block, looking northwest (1m scale)



Plate 46: Northeast elevation of later stable block, looking southwest (1m scale)



Plate 47: Southwest elevation of later stable block, looking northeast (1m scale)

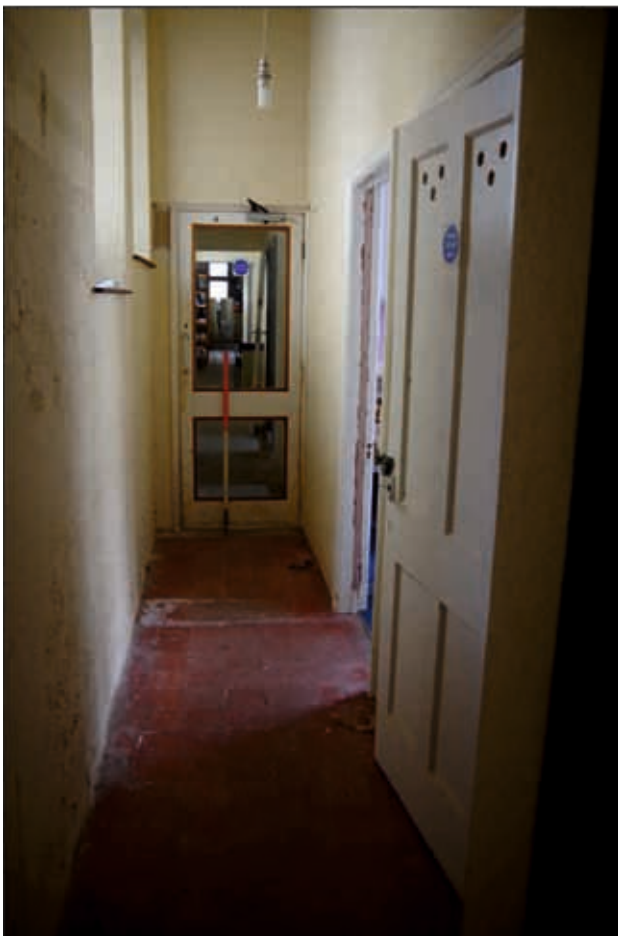


Plate 48: 20th-century tiled floor and 4-panel door seen in the northeast-southwest range of the later stable block, looking northeast (1m scale)



Plate 49: Original ceiling boards seen in the northeast-southwest range of the later stable block, looking northeast



Plate 50: Southeast elevation of the dining hall building, looking northwest



Plate 51: East side of northwest elevation of the dining hall building, looking southeast



Plate 52: Meeting room on the ground floor of the dining hall building, looking northwest (1m scale)



Plate 53: Original 3-panel door and surround on ground floor of the dining hall building, looking southwest (1m scale)

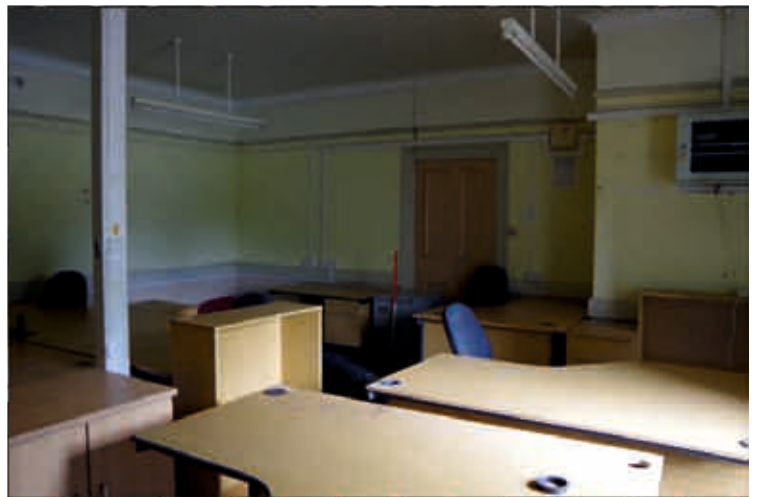


Plate 54: General view of eastern room on the ground floor of the dining hall building, looking northeast (1m scale)



Plate 55: Stairs in the dining hall building, looking northwest (1m scale)



Plate 56: Blocked fireplace in the southern office on the first floor of the dining hall building, looking northwest (1m scale)



Plate 57: General view of large western room on the first floor of the dining hall building, looking northwest (1m scale)



Plate 58: Southeast elevation of the dormitory building, looking northwest (1m scale)



Plate 59: Southern end of the northwest elevation of the dormitory building, looking southeast (1m scale)



Plate 60: Northwest elevation of the extension, looking south



Plate 61: General view of the large western room on the ground floor of the dormitory building, looking northeast (1m scale)

Appendix 1

The photographic index

ACD1635 St Claire, Penzance - photographic index					
Photo No.	Description	Scale	View from	Photo by	Date
ACD1635_001	Connecting range, east elevation	1m	E	SD	27/07/2017
ACD1635_002	Connecting range, south elevation	1m	S	SD	27/07/2017
ACD1635_003	Connecting range, south elevation	1m	S	SD	27/07/2017
ACD1635_004	Connecting range, southeast elevation	1m	SE	SD	27/07/2017
ACD1635_005	Connecting range, northeast elevation	1m	NE	SD	27/07/2017
ACD1635_006	Secondary stable, northwest elevation	1m	NW	SD	27/07/2017
ACD1635_007	Secondary stable, northwest elevation	1m	NW	SD	27/07/2017
ACD1635_008	Secondary stable, northwest elevation	1m	NE	SD	27/07/2017
ACD1635_009	Secondary stable, northeast elevation	1m	NE	SD	27/07/2017
ACD1635_010	Secondary stable, southeast elevation	1m	SE	SD	27/07/2017
ACD1635_011	Secondary stable, southeast elevation	1m	SE	SD	27/07/2017
ACD1635_012	Secondary stable, southeast elevation	1m	SW	SD	27/07/2017
ACD1635_013	Secondary stable, northeast elevation	1m	NE	SD	27/07/2017
ACD1635_014	General view of both stable blocks	1m	NE	SD	27/07/2017
ACD1635_015	Original stable, northwest elevation	1m	NW	SD	27/07/2017
ACD1635_016	Blocked door in northwest elevation of original stable	1m	NW	SD	27/07/2017
ACD1635_017	Original stable, northwest elevation	1m	NE	SD	27/07/2017
ACD1635_018	Original stable, northeast elevation	1m	NE	SD	27/07/2017
ACD1635_019	General view of the stable, infill buildings and York House	1m	NE	SD	27/07/2017
ACD1635_020	Infill buildings, northeast elevation	1m	NE	SD	27/07/2017
ACD1635_021	Infill buildings, northeast elevation	1m	NE	SD	27/07/2017
ACD1635_022	Rear range, northeast elevation	1m	NE	SD	27/07/2017
ACD1635_023	Rear range and house, northeast elevation	1m	NE	SD	27/07/2017
ACD1635_024	Stairs to basement on the northeast elevation of the house	1m	N	SD	27/07/2017
ACD1635_025	Gateposts next to house	1m	SE	SD	27/07/2017
ACD1635_026	Close up of gatepost next to the house	1m	SE	SD	27/07/2017
ACD1635_027	Close up of gatepost next to the house	1m	W	SD	27/07/2017
ACD1635_028	House, northwest elevation		SE	SD	27/07/2017
ACD1635_029	Garden boundary wall		SW	SD	27/07/2017
ACD1635_030	Garden boundary wall		SW	SD	27/07/2017
ACD1635_031	House, southeast elevation	1m	SE	SD	27/07/2017
ACD1635_032	House, southeast elevation	1m	SW	SD	27/07/2017
ACD1635_033	Rear range, southeast elevation	1m	SE	SD	27/07/2017
ACD1635_034	Dining hall building, southeast elevation	1m	SE	SD	27/07/2017
ACD1635_035	Dining hall building, northeast elevation	1m	NE	SD	27/07/2017
ACD1635_036	Dining hall building, southeast elevation		SE	SD	27/07/2017
ACD1635_037	General view of the dining hall and dormitory		SE	SD	27/07/2017
ACD1635_038	Dining hall, southeast elevation	1m	SE	SD	27/07/2017
ACD1635_039	Dormitory, southeast elevation	1m	SE	SD	27/07/2017
ACD1635_040	Dormitory, southwest elevation	1m	SW	SD	27/07/2017

ACD1635 St Claire, Penzance - photographic index					
Photo No.	Description	Scale	View from	Photo by	Date
ACD1635_041	Dormitory, northwest elevation	1m	NW	SD	27/07/2017
ACD1635_042	Modern extension, southwest elevation	1m	SW	SD	27/07/2017
ACD1635_043	Modern extension, northwest elevation	1m	NW	SD	27/07/2017
ACD1635_044	General view of the connecting range		SW	SD	27/07/2017
ACD1635_045	Dining room, northwest elevation		NW	SD	27/07/2017
ACD1635_046	View towards the dining room		NW	SD	27/07/2017
ACD1635_047	Secondary stable, southwest elevation	1m	SW	SD	27/07/2017
ACD1635_048	Connecting range, west elevation	1m	W	SD	27/07/2017
ACD1635_049	Connecting range, west elevation	1m	W	SD	27/07/2017
ACD1635_050	Connecting range, west elevation	1m	W	SD	27/07/2017
ACD1635_051	Connecting range, west elevation	1m	W	SD	27/07/2017
ACD1635_052	Connecting range, north elevation	1m	N	SD	27/07/2017
ACD1635_053	Connecting range, west elevation	1m	W	SD	27/07/2017
ACD1635_054	Connecting range, west elevation	1m	N	SD	27/07/2017
ACD1635_055	Connecting range, north elevation	1m	NW	SD	27/07/2017
ACD1635_056	Connecting range, north elevation	1m	NE	SD	27/07/2017
ACD1635_057	Connecting range, north elevation	1m	NE	SD	27/07/2017
ACD1635_058	Secondary stable, southwest elevation	1m	SW	SD	27/07/2017
ACD1635_059	House, southeast elevation	1m	SE	SD	27/07/2017
ACD1635_060	House, front door	1m	NW	SD	27/07/2017
ACD1635_061	House, internal doors	1m	SE	SD	27/07/2017
ACD1635_062	House, internal doors	1m	SE	SD	27/07/2017
ACD1635_063	House, detail of panelling	1m	SE	SD	27/07/2017
ACD1635_064	House, vaulted ceiling	1m	SE	SD	27/07/2017
ACD1635_065	House, detail of windows		SE	SD	27/07/2017
ACD1635_066	House, detail of windows		SE	SD	27/07/2017
ACD1635_067	House, internal doors	1m	NW	SD	27/07/2017
ACD1635_068	House, ground floor door	1m	SW	SD	27/07/2017
ACD1635_069	House, stairs		SE	SD	27/07/2017
ACD1635_070	House, stairs detail		E	SD	27/07/2017
ACD1635_071	House, stairs detail		E	SD	27/07/2017
ACD1635_072	House, stairs curtail step	1m	E	SD	27/07/2017
ACD1635_073	House, decorative ceiling ground floor		NW	SD	27/07/2017
ACD1635_074	House, detail of decorative ceiling ground floor		SW	SD	27/07/2017
ACD1635_075	House, detail of decorative ceiling ground floor		SSW	SD	27/07/2017
ACD1635_076	House, ground floor fireplace in room to west	1m	SE	SD	27/07/2017
ACD1635_077	House, detail of decorative ceiling in north west ground floor room		SE	SD	27/07/2017
ACD1635_078	House, general view of northwest and southwest room	1m	NW	SD	27/07/2017
ACD1635_079	House, southwest room	1m	NW	SD	27/07/2017

ACD1635 St Claire, Penzance - photographic index					
Photo No.	Description	Scale	View from	Photo by	Date
ACD1635_080	House, detail of dado in the southwest room			SD	27/07/2017
ACD1635_081	House, detail of skirting board in the northwest room		SW	SD	28/07/2017
ACD1635_082	House, general view of the northeast room	1m	SW	SD	30/07/2017
ACD1635_083	House, general view of the southeast room	1m	NW	SD	27/07/2017
ACD1635_084	House, detail of décor in southeast room			SD	27/07/2017
ACD1635_085	House, detail of décor in southeast room			SD	27/07/2017
ACD1635_086	House, general view of southeast room	1m	SE	SD	27/07/2017
ACD1635_087	House, window in southeast room	1m	S	SD	27/07/2017
ACD1635_088	House, stairs to basement	1m	SE	SD	27/07/2017
ACD1635_089	House, room in the northwest of basement	1m	SE	SD	27/07/2017
ACD1635_090	House, room in the centre of the basement	1m	SE	SD	27/07/2017
ACD1635_091	House, blast door in the northeast room in the basement	1m	SW	SD	27/07/2017
ACD1635_092	House, blast door to east room in the basement	1m	N	SD	27/07/2017
ACD1635_093	House, general view of the east room of the basement	1m	S	SD	27/07/2017
ACD1635_094	House, generator in the northeast room of the basement	1m	SE	SD	27/07/2017
ACD1635_095	House, generator in the northeast room of the basement	1m	S	SD	27/07/2017
ACD1635_096	House, air circulating equipment in the basement	1m	N	SD	27/07/2017
ACD1635_097	House, air circulation equipment and wider view of room in the basement	1m	N	SD	27/07/2017
ACD1635_098	House, room with the air circulation equipment in the basement	1m	N	SD	27/07/2017
ACD1635_099	House, blast doors in the northeast room of the basement	1m	SW	SD	27/07/2017
ACD1635_100	House, general view of the southwest room of the basement	1m	NE	SD	27/07/2017
ACD1635_101	House, general view of the southwest room of the basement	1m	NNE	SD	27/07/2017
ACD1635_102	House, general view of the southwest room of the basement	1m	SSW	SD	27/07/2017
ACD1635_103	House, detail of ceiling on the first floor above the stairs	1m	ESE	SD	27/07/2017
ACD1635_104	House, detail of ceiling bracket on the first floor above the stairs	1m	SW	SD	27/07/2017
ACD1635_105	House, detail of ceiling bracket on the first floor above the stairs	1m	SW	SD	28/07/2017
ACD1635_106	House, general view of arch and ceiling on the 1st floor		SE	SD	27/07/2017
ACD1635_107	House, general view of the building at first-floor level	1m	NW	SD	27/07/2017
ACD1635_108	House, general view of the building at	1m	SW	SD	27/07/2017

ACD1635 St Claire, Penzance - photographic index					
Photo No.	Description	Scale	View from	Photo by	Date
	first-floor level				
ACD1635_109	House, general view of the building at first-floor level	1m	ESE	SD	27/07/2017
ACD1635_110	House, general view of door on the first floor	1m	NE	SD	28/07/2017
ACD1635_111	House, first floor, northwest room - general view	1m	SE	SD	27/07/2017
ACD1635_112	House, first floor, general view of fireplace in the northwest room	1m	SE	SD	27/07/2017
ACD1635_113	House, first floor, detail of décor in northwest room		SE	SD	27/07/2017
ACD1635_114	House, first floor, detail of décor in northwest room		SE	SD	27/07/2017
ACD1635_115	House, first floor, detail of skirting boards in the northwest room	1m	SW	SD	27/07/2017
ACD1635_116	House, first floor, general view of west room	1m	NE	SD	27/07/2017
ACD1635_117	House, first floor, general view door in west room	1m	SW	SD	27/07/2017
ACD1635_118	House, first floor, panelling in cupboard to the west	1m	SE	SD	27/07/2017
ACD1635_119	House, first floor, general view southwest room	1m	NE	SD	27/07/2017
ACD1635_120	House, first floor, general view in the southwest room	1m	NW	SD	27/07/2017
ACD1635_121	House, first floor, fireplace in the southwest room	1m	E	SD	27/07/2017
ACD1635_122	House, first floor, general view in the south room	1m	S	SD	27/07/2017
ACD1635_123	House, first floor, general view in the southeast room	1m	NW	SD	27/07/2017
ACD1635_124	House, first floor, fireplace in the southeast room	1m	NW	SD	27/07/2017
ACD1635_125	House, first floor, panelling in the cupboard to the east	1m	SW	SD	27/07/2017
ACD1635_126	House, first floor, general view in the northeast room	1m	SW	SD	27/07/2017
ACD1635_127	House, first floor, fireplace in the northeast room	1m	SE	SD	27/07/2017
ACD1635_128	House, first floor, staircase to roof	1m	NW	SD	27/07/2017
ACD1635_129	House, first floor, detail in alcoves to the east and west			SD	28/07/2017
ACD1635_130	House, first floor, detail of hinge in cupboard on stairs		SE	SD	27/07/2017
ACD1635_131	House, general view of the roof structure		SW	SD	27/07/2017
ACD1635_132	House, general view of the roof structure		NE	SD	27/07/2017
ACD1635_133	House, general view of the roof structure		SE	SD	27/07/2017
ACD1635_134	House, general view of the roof structure		W	SD	27/07/2017
ACD1635_135	House, rear range - ground floor corridor	1m	SE	SD	27/07/2017

ACD1635 St Claire, Penzance - photographic index					
Photo No.	Description	Scale	View from	Photo by	Date
ACD1635_136	House, rear range - stairs			SD	27/07/2017
ACD1635_137	House, rear range - northwest room	1m	SE	SD	27/07/2017
ACD1635_138	House, rear range - southwest room	1m	NE	SD	27/07/2017
ACD1635_139	House, rear range - east room	1m	SW	SD	27/07/2017
ACD1635_140	House, rear range - east room and blocked door	1m	SE	SD	27/07/2017
ACD1635_141	House, rear range - 4-panel door on the first floor	1m	NE	SD	27/07/2017
ACD1635_142	House, rear range - northwest room on 1st floor	1m	SE	SD	27/07/2017
ACD1635_143	House, rear range - northeast room on 1st floor	1m	SE	SD	27/07/2017
ACD1635_144	House, rear range - northeast room on 1st floor, 4-panel door	1m	NE	SD	27/07/2017
ACD1635_145	House, rear range - southwest room on 1st floor	1m	NE	SD	27/07/2017
ACD1635_146	House, rear range - southwest room on 1st floor	1m	SE	SD	27/07/2017
ACD1635_147	House, rear range-kitchen on 1st floor	1m	SE	SD	27/07/2017
ACD1635_148	Corridor in infill building	1m	SW	SD	27/07/2017
ACD1635_149	Serving hatch in infill building		N	SD	27/07/2017
ACD1635_150	Southeast office in infill building, 1st floor	1m	SW	SD	27/07/2017
ACD1635_151	Northeast office in infill building, 1st floor	1m	SW	SD	27/07/2017
ACD1635_152	North office in infill building, 1st floor	1m	SE	SD	27/07/2017
ACD1635_153	Corridor in infill building, 1st floor	1m	SE	SD	27/07/2017
ACD1635_154	West room in infill building, 1st floor	1m	SE	SD	27/07/2017
ACD1635_155	Dining hall, 1st floor-room to east	1m	NE	SD	27/07/2017
ACD1635_156	Dining hall, 1st floor - stairs	1m	NE	SD	27/07/2017
ACD1635_157	Dining hall, blocked door	1m	NE	SD	27/07/2017
ACD1635_158	Dining hall, 5-panel door in boiler room	1m	SE	SD	27/07/2017
ACD1635_159	Dining hall, general view of west room	1m	SE	SD	27/07/2017
ACD1635_160	Dining hall, general view of west room	1m	NW	SD	27/07/2017
ACD1635_161	Dining hall, fireplace in office on 1st floor	1m	SE	SD	27/07/2017
ACD1635_162	Dormitory building, 1st floor corridor	1m	NE	SD	27/07/2017
ACD1635_163	Dormitory building, 1st floor office	1m	SW	SD	27/07/2017
ACD1635_164	Dormitory building, 1st floor office	1m	NW	SD	27/07/2017
ACD1635_165	Dormitory building, 1st floor office	1m	NE	SD	27/07/2017
ACD1635_166	Dormitory building, 1st floor office	1m	NW	SD	27/07/2017
ACD1635_167	Dormitory building, 1st floor office	1m	SW	SD	27/07/2017
ACD1635_168	Original stable corridor	1m	SW	SD	27/07/2017
ACD1635_169	Original stable office	1m	NW	SD	27/07/2017
ACD1635_170	Original stable office	1m	SW	SD	27/07/2017
ACD1635_171	Original stable office	1m	SW	SD	27/07/2017

ACD1635 St Claire, Penzance - photographic index					
Photo No.	Description	Scale	View from	Photo by	Date
ACD1635_172	Original stable office	1m	SW	SD	27/07/2017
ACD1635_173	Original stable, 5-panel door	1m	NE	SD	27/07/2017
ACD1635_174	Secondary stable, office	1m	SE	SD	27/07/2017
ACD1635_175	Secondary stable, office	1m	SE	SD	27/07/2017
ACD1635_176	Secondary stable, office	1m	SE	SD	27/07/2017
ACD1635_177	Secondary stable, office	1m	SE	SD	27/07/2017
ACD1635_178	Stairs in southern end of connecting range	1m	SE	SD	28/07/2017
ACD1635_179	Connecting range-first aid room	1m	NW	SD	27/07/2017
ACD1635_180	Connecting range, corridor on 1st floor	1m	SE	SD	27/07/2017
ACD1635_181	Connecting range, office on 1st floor	1m	SE	SD	27/07/2017
ACD1635_182	Connecting range, office on 1st floor	1m	SE	SD	27/07/2017
ACD1635_183	Connecting range, office on 1st floor	1m	NE	SD	27/07/2017
ACD1635_184	Connecting range, office on 1st floor	1m	SE	SD	27/07/2017
ACD1635_185	Connecting range, office on 1st floor	1m	NE	SD	27/07/2017
ACD1635_186	Connecting range, office on 1st floor	1m	SE	SD	27/07/2017
ACD1635_187	Connecting range, office on 1st floor	1m	NW	SD	27/07/2017
ACD1635_188	Connecting range, office on 1st floor	1m	NW	SD	27/07/2017
ACD1635_189	Connecting range, office on 1st floor	1m	NW	SD	27/07/2017
ACD1635_190	Connecting range, office on 1st floor	1m	SE	SD	27/07/2017
ACD1635_191	Connecting range, office on ground floor	1m	NE	SD	27/07/2017
ACD1635_192	Connecting range, office on ground floor	1m	NW	SD	27/07/2017
ACD1635_193	Connecting range, office on ground floor	1m	SE	SD	27/07/2017
ACD1635_194	Connecting range, entrance on ground floor	1m	SE	SD	27/07/2017
ACD1635_195	Connecting range, entrance on ground floor	1m	NE	SD	27/07/2017
ACD1635_196	Connecting range, entrance on ground floor	1m	NE	SD	28/07/2017
ACD1635_197	Connecting range, entrance on ground floor	1m	NE	SD	28/07/2017
ACD1635_198	Gateposts to west on northern boundary	1m	SW	SD	28/07/2017
ACD1635_199	Gateposts to west on northern boundary	1m	NE	SD	28/07/2017
ACD1635_200	Gateposts to east on northern boundary	1m	NE	SD	28/07/2017
ACD1635_201	Gateposts to east on northern boundary	1m	NE	SD	28/07/2017
ACD1635_202	Gateposts to east on northern boundary	1m	NE	SD	28/07/2017
ACD1635_203	Gateposts to east on northern boundary	1m	SW	SD	28/07/2017
ACD1635_204	Gateposts near swimming pool	1m	W	SD	28/07/2017
ACD1635_205	Gateposts near swimming pool	1m	W	SD	28/07/2017

ACD1635 St Claire, Penzance - photographic index					
Photo No.	Description	Scale	View from	Photo by	Date
ACD1635_206	Gateposts near swimming pool	1m	N	SD	28/07/2017
ACD1635_207	Gateposts near swimming pool	1m	E	SD	28/07/2017
ACD1635_208	Fencing to southwest of house	1m	NE	SD	28/07/2017
ACD1635_209	Fencing to southwest of house	1m	N	SD	28/07/2017
ACD1635_210	Fencing to southwest of house	1m	N	SD	28/07/2017
ACD1635_211	Fencing to southwest of house	1m	N	SD	28/07/2017
ACD1635_212	Fencing to southwest of house	1m	N	SD	28/07/2017
ACD1635_213	Fencing to southwest of house		N	SD	28/07/2017
ACD1635_214	Fencing to southwest of house		NW	SD	28/07/2017
ACD1635_215	House detail of skirting board in reception room on ground floor	0.5	NE	SD	28/07/2017
ACD1635_216	House detail of dado in northwest room	0.5	NW	SD	28/07/2017
ACD1635_217	House detail of skirting board in northwest room	0.5	SW	SD	28/07/2017
ACD1635_218	House detail of skirting board in southwest room	0.5	SE	SD	28/07/2017
ACD1635_219	House detail of skirting board on stairs	0.5	SE	SD	28/07/2017
ACD1635_220	House detail of dado on landing on 1st floor	0.5	SW	SD	28/07/2017
ACD1635_221	House detail of skirting board on landing on 1st floor	0.5	SW	SD	28/07/2017
ACD1635_222	House detail of skirting board in southeast room on 1st floor	0.5	SE	SD	28/07/2017
ACD1635_223	House detail of skirting board in southwest room on ground floor	0.5	SE	SD	28/07/2017
ACD1635_224	House detail of skirting board in southwest room on ground floor	0.5	SE	SD	28/07/2017
ACD1635_225	General view of infill building	1m	NW	SD	28/07/2017
ACD1635_226	4-panel blocked door in infill building	1m	NNW	SD	28/07/2017
ACD1635_227	General view of room containing former copper	1m	SW	SD	28/07/2017
ACD1635_228	Porch area to west of infill building	1m	NW	SD	28/07/2017
ACD1635_229	Panelling in door to infill building	1m	S	SD	28/07/2017
ACD1635_230	Panelling in door to infill building	1m	S	SD	28/07/2017
ACD1635_231	Door to infill building on west	1m	N	SD	28/07/2017
ACD1635_232	Door to infill building on west	1m	N	SD	28/07/2017
ACD1635_233	Skirting board by door to infill	0.5	NE	SD	28/07/2017
ACD1635_234	Scar of former copper	1m	SE	SD	28/07/2017
ACD1635_235	Scar of former copper	1m	SE	SD	28/07/2017
ACD1635_236	General view of infill building	1m	SW	SD	28/07/2017
ACD1635_237	General view of infill building	1m	NE	SD	28/07/2017
ACD1635_238	General view of infill building	1m	NE	SD	28/07/2017
ACD1635_239	Detail of safe	1m	NE	SD	28/07/2017
ACD1635_240	General view of original stable, ground floor	1m	SE	SD	28/07/2017
ACD1635_241	General view of original stable, ground floor	1m	SSE	SD	28/07/2017

ACD1635 St Claire, Penzance - photographic index					
Photo No.	Description	Scale	View from	Photo by	Date
ACD1635_242	East room in original stable	1m	SW	SD	28/07/2017
ACD1635_243	East room in original stable	1m	NE	SD	28/07/2017
ACD1635_244	East room infill building	1m	NE	SD	28/07/2017
ACD1635_245	East room infill building	1m	SW	SD	28/07/2017
ACD1635_246	Secondary stable, ground floor corridor	1m	SE	SD	28/07/2017
ACD1635_247	Secondary stable, ground floor - equipment	1m	SSE	SD	28/07/2017
ACD1635_248	Secondary stable-ground floor corridor	1m	SW	SD	28/07/2017
ACD1635_249	Secondary stable-ground floor- possible original ceiling		SW	SD	28/07/2017
ACD1635_250	Secondary stable-ground floor office	1m	NW	SD	28/07/2017
ACD1635_251	Secondary stable-ground floor- original sash	0.5	SE	SD	28/07/2017
ACD1635_252	Secondary stable-ground floor office	1m	NW	SD	28/07/2017
ACD1635_253	Secondary stable-ground floor corridor	1m	NE	SD	28/07/2017
ACD1635_254	Secondary stable-ground floor- 4-panel door	1m	NE	SD	28/07/2017
ACD1635_255	Secondary stable-ground floor- 4-panel door	1m	SE	SD	28/07/2017
ACD1635_256	Secondary stable, ground floor store	1m	NW	SD	28/07/2017
ACD1635_257	Secondary stable, ground floor store	1m	NW	SD	28/07/2017
ACD1635_258	Secondary stable, ground floor store	1m	NW	SD	28/07/2017
ACD1635_259	Secondary stable, ground floor store - eastern end	1m	NW	SD	28/07/2017
ACD1635_260	House, rear range - 1st floor coving in southwest room	1m	NW	SD	28/07/2017
ACD1635_261	House, rear range - 1st floor coving in southwest room	1m	NW	SD	28/07/2017
ACD1635_262	House, rear range – 1st floor coving in northwest room	1m	NW	SD	28/07/2017
ACD1635_263	Dining hall, 1st floor - skirting board	0.5	SE	SD	28/07/2017
ACD1635_264	Dining hall, 1st floor - original door	1m	NE	SD	28/07/2017
ACD1635_265	Dining hall, 1st floor - possible original ceiling		SE	SD	28/07/2017
ACD1635_266	Dormitory, stairs at west end viewed from the ground floor	1m	NE	SD	28/07/2017
ACD1635_267	General view of office at west end of dormitory	1m	SW	SD	28/07/2017
ACD1635_268	Dormitory B corridor	1m	S	SD	28/07/2017
ACD1635_269	Extension exit	1m	NE	SD	28/07/2017
ACD1635_270	Dormitory B corridor	1m	NE	SD	28/07/2017
ACD1635_271	Extension stairs to 1st floor	1m	SE	SD	28/07/2017
ACD1635_272	Extension stairs to 1st floor		SE	SD	28/07/2017
ACD1635_273	Extension reception area	1m	SE	SD	28/07/2017
ACD1635_274	Extension office	1m	N	SD	28/07/2017
ACD1635_275	Extension office	1m	N	SD	28/07/2017
ACD1635_276	Extension office	1m	W	SD	28/07/2017

ACD1635 St Claire, Penzance - photographic index					
Photo No.	Description	Scale	View from	Photo by	Date
ACD1635_277	Extension office	1m	W	SD	28/07/2017
ACD1635_278	Extension open area	1m	W	SD	28/07/2017
ACD1635_279	Dormitory B office - ground floor	1m	SW	SD	28/07/2017
ACD1635_280	Dormitory B shower room	1m	SW	SD	28/07/2017
ACD1635_281	Dormitory B kitchen	1m	SW	SD	28/07/2017
ACD1635_282	Dormitory B stairs to ground floor	1m	SW	SD	28/07/2017
ACD1635_283	Dining hall stairs to 1st floor	1m	NE	SD	28/07/2017
ACD1635_284	Dining hall WC on ground floor	1m	SE	SD	28/07/2017
ACD1635_285	Dining hall office to east - fireplace	1m	NE	SD	28/07/2017
ACD1635_286	Dining hall office to east - blocked door	1m	SW	SD	28/07/2017
ACD1635_287	Dining hall office to east - window	1m	NW	SD	28/07/2017
ACD1635_288	Dining hall office to east - window	1m	SE	SD	28/07/2017
ACD1635_289	Dining hall office to east - coving		NE	SD	28/07/2017
ACD1635_290	Dining hall office to east - skirting board	0.5	NE	SD	28/07/2017
ACD1635_291	Dining hall kitchen	1m	SE	SD	28/07/2017
ACD1635_292	Dining hall - original door to kitchen	1m	SW	SD	28/07/2017
ACD1635_293	Dining hall - original door to office and room to the west	1m	E	SD	28/07/2017
ACD1635_294	Dining hall - original door to office and room to the west	1m	N	SD	28/07/2017
ACD1635_295	Dining hall - room to the west	1m	SE	SD	28/07/2017
ACD1635_296	Dining hall - ceiling of room to the west	1m	SE	SD	28/07/2017
ACD1635_297	Dining hall - room to the west	1m	NW	SD	28/07/2017
ACD1635_298	Dining hall - skirting board	0.5	NW	SD	28/07/2017
ACD1635_299	Blocked door in infill building	1m	NE	SD	28/07/2017
ACD1635_300	House, roof structure		NE	SD	28/07/2017
ACD1635_301	House, roof structure		SW	SD	28/07/2017
ACD1635_302	House, roof structure		SW	SD	28/07/2017
ACD1635_303	House, roof structure		SE	SD	28/07/2017
ACD1635_304	House, roof structure		SE	SD	28/07/2017
ACD1635_305	House, roof structure		NE	SD	28/07/2017
ACD1635_306	House, roof structure		NE	SD	28/07/2017
ACD1635_307	House, roof structure		NE	SD	28/07/2017
ACD1635_308	House, roof structure		NE	SD	28/07/2017
ACD1635_309	Connecting range, 1st floor corridor	1m	SW	SD	28/07/2017
ACD1635_310	Connecting range, 1st floor - office	1m	NE	SD	28/07/2017
ACD1635_311	Connecting range, 1st floor - office	1m	SW	SD	28/07/2017
ACD1635_312	Connecting range, 1st floor - office	1m	SW	SD	28/07/2017
ACD1635_313	Connecting range, 1st floor - office	1m	SE	SD	28/07/2017
ACD1635_314	Connecting range, 1st floor - office	1m	S	SD	28/07/2017
ACD1635_315	Connecting range, 1st floor - office	1m	SE	SD	28/07/2017
ACD1635_316	Connecting range, 1st floor - office	1m	NW	SD	28/07/2017

ACD1635 St Claire, Penzance - photographic index					
Photo No.	Description	Scale	View from	Photo by	Date
ACD1635_317	Connecting range, 1st floor - office	1m	NE	SD	28/07/2017
ACD1635_318	Connecting range, 1st floor - office	1m	NW	SD	28/07/2017
ACD1635_319	Connecting range, 1st floor - office	1m	SE	SD	28/07/2017
ACD1635_320	Connecting range, 1st floor corridor	1m	NW	SD	28/07/2017
ACD1635_321	Connecting range, stairs to the 1st floor	1m	SE	SD	28/07/2017
ACD1635_322	House, fire damage to rear range, exterior		E	AJP	21/03/2018
ACD1635_323	House, fire damage to rear range, exterior		SW	AJP	21/03/2018
ACD1635_324	House, fire damage to rear range, exterior		SW	AJP	21/03/2018
ACD1635_325	House, fire damage to rear range, exterior		N	AJP	21/03/2018
ACD1635_326	House, fire damage to rear range, exterior		SW	AJP	21/03/2018
ACD1635_327	House, fire damage to front range corridor		SE	AJP	21/03/2018
ACD1635_328	House, fire damage to stairwell to first floor corridor		S	AJP	21/03/2018
ACD1635_329	House, fire damage to rear range corridor		SE	AJP	21/03/2018
ACD1635_330	House, fire damage to rear range southwest room		E	AJP	21/03/2018
ACD1635_331	House, fire damage to rear range southwest room ceiling and room above		E	AJP	21/03/2018
ACD1635_332	House, fire damage to rear range northwest room		NE	AJP	21/03/2018
ACD1635_333	House, fire damage to rear range corridor and rear stairs		SW	AJP	21/03/2018
ACD1635_334	House, fire damage to rear range southeast room		SW	AJP	21/03/2018
ACD1635_335	House, fire damage to rear range southeast room		W	AJP	21/03/2018
ACD1635_336	House, fire damage to rear range southeast room		S	AJP	21/03/2018
ACD1635_337	House, fire damage to rear range corridor and ceiling		SE	AJP	21/03/2018
ACD1635_338	House, fire damage to stairwell to first floor front range landing		SW	AJP	21/03/2018
ACD1635_339	House, fire damage to stairwell to first floor front range landing		SE	AJP	21/03/2018
ACD1635_340	House, fire damage to stairwell to first floor front range landing		SE	AJP	21/03/2018
ACD1635_341	House, fire damage to roof of rear range		E	AJP	21/03/2018
ACD1635_342	House, fire damage to first floor corridor		SE	AJP	21/03/2018
ACD1635_343	House, fire damage to first floor southwest room		E	AJP	21/03/2018
ACD1635_344	House, fire damage to first floor southwest room		SE	AJP	21/03/2018
ACD1635_345	House, fire damage to ceiling of first		E	AJP	21/03/2018

ACD1635 St Claire, Penzance - photographic index					
Photo No.	Description	Scale	View from	Photo by	Date
	floor southwest room				
ACD1635_346	House, fire damage to first floor partition between western rooms		NE	AJP	21/03/2018
ACD1635_347	House, fire damage to first floor northwest rooms		SE	AJP	21/03/2018
ACD1635_348	House, fire damage to first floor northwest rooms		SE	AJP	21/03/2018
ACD1635_349	House, fire damage to first floor southeast room and roof		SW	AJP	21/03/2018
ACD1635_350	Basement, blast door		NE	AJP	21/03/2018
ACD1635_351	Basement, blast door		SW	AJP	21/03/2018
ACD1635_352	Basement, generator		SE	AJP	21/03/2018
ACD1635_353	Basement, air-circulating equipment		NW	AJP	21/03/2018
ACD1635_354	Garden boundary wall, southwest side		SW	AJP	21/03/2018
ACD1635_355	Garden boundary wall, southwest side showing arch		S	AJP	21/03/2018
ACD1635_356	Garden boundary wall, southwest side		SW	AJP	21/03/2018
ACD1635_357	Garden boundary wall		S	AJP	21/03/2018
ACD1635_358	Garden boundary wall, southwest side	1m	SW	AJP	14/06/2018
ACD1635_359	Garden boundary wall, southwest side	1m	SW	AJP	14/06/2018
ACD1635_360	Garden boundary wall, southwest side	1m	S	AJP	14/06/2018
ACD1635_361	Garden boundary wall, southwest side	1m	S	AJP	14/06/2018
ACD1635_362	Garden boundary wall, northeast side	1m	SE	AJP	14/06/2018
ACD1635_363	Garden boundary wall, northeast side	1m	NE	AJP	14/06/2018
ACD1635_364	Garden boundary wall, northeast side	1m	NE	AJP	14/06/2018
ACD1635_365	Original stable block during demolition		SE	AJP	14/06/2018
ACD1635_366	Original stable block during demolition		SE	AJP	14/06/2018
ACD1635_367	House, fire damage to rear range southwest room		NE	AJP	04/11/2018
ACD1635_368	House, fire damage to rear range southwest room		NW	AJP	04/11/2018
ACD1635_369	House, fire damage to rear range first floor southwest room		NW	AJP	04/11/2018
ACD1635_370	House, fire damage to rear range showing water tank		NW	AJP	04/11/2018
ACD1635_371	House, fire damage to rear range showing water tank		E	AJP	04/11/2018
ACD1635_372	House, fire damage to rear range first floor corridor		NW	AJP	04/11/2018
ACD1635_373	House, fire damage to rear range first floor corridor		NW	AJP	04/11/2018
ACD1635_374	House, fire damage to rear range first floor doorway to northeast room		SW	AJP	04/11/2018
ACD1635_375	House, fire damage to rear range first floor corridor beside stairs		S	AJP	04/11/2018
ACD1635_376	House, fire damage to rear range first floor northeast room		SW	AJP	04/11/2018
ACD1635_377	Original stable block during demolition		SW	AJP	04/11/2018
ACD1635_378	Original stable block during demolition		SE	AJP	04/11/2018

ACD1635 St Claire, Penzance - photographic index					
Photo No.	Description	Scale	View from	Photo by	Date
ACD1635_379	House, rear of infill buildings		W	AJP	04/11/2018
ACD1635_380	West side of primary and secondary stable blocks during demolition		S	AJP	04/11/2018
ACD1635_381	External west gable of late 19th-century extension following demolition of dining hall		NW	AJP	04/11/2018
ACD1635_382	External west gable of late 19th-century extension following demolition of dining hall		NW	AJP	04/11/2018

Appendix 2

The boundary wall and garden building



1. INTRODUCTION

- 1.1 The boundary wall and attached garden structure were identified in the initial CAU assessment of St Clare (as Site 32) where it was described as a summer house. The following description was given:

The ruined remains of an ornamental summer house lie to the east of York House. The west wall survives. It is constructed from killas rubble and has an arched window opening and blocked door opening. The interior surface is rendered. Although the building is not shown on the Tithe map, it seems likely that this structure was built as part of the original 1825 garden design.

- 1.2 The building is not recorded on the 1842, and is only depicted on the 1882 Ordnance Survey 25-inch map where it shown attached to a boundary wall extending northwards and to a pair of walls extending northwest and southwest to York House. The structure, one of the other walls, and part of a second wall had been removed when the 25-inch map was updated in c. 1908.

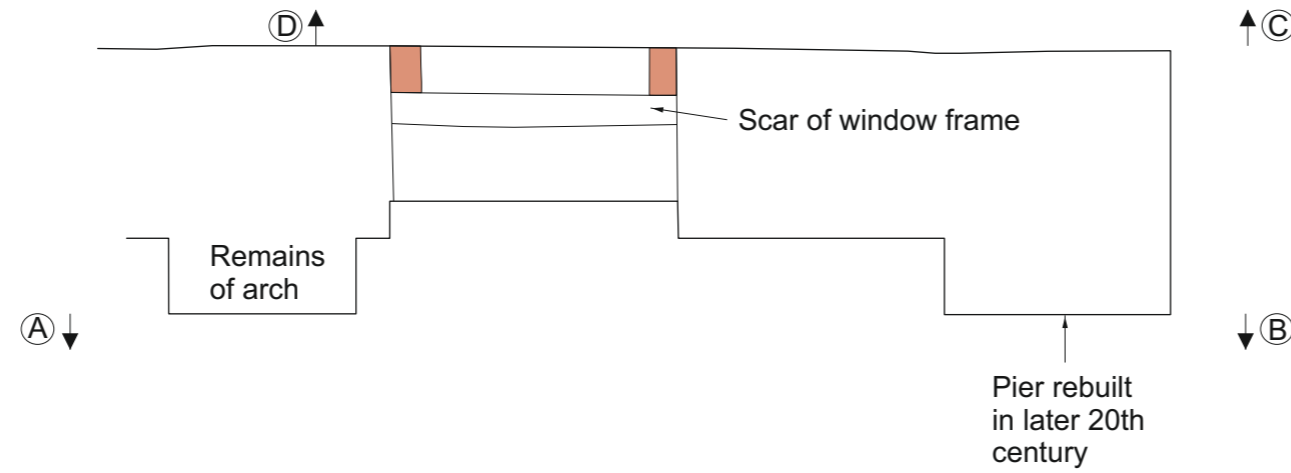
2. THE BOUNDARY WALL AND ATTACHED GARDEN STRUCTURE (Appendix Fig. 1 and Plates 1-4)

- 2.1 The boundary wall is a low structure, aligned broadly north-south, but rises at the southern end to a maximum height of 2.20m above ground level. It is constructed of local rubble slate bonded in earth with rare lime mortar. At the extreme southern end the wall returns slightly to the west as a pier that has been rebuilt in the later 20th century using local slate, granite, concrete block fragments and reused industrial bricks. The south side of the pier is finished with concrete render, which extends around the east face of the wall over a band of bricks. Above, the east face is topped with crenulations finished with limestone capping to both the brick crenels and the merlons.
- 2.2 Immediately north of the pier the wall incorporates a former doorway with a pointed arched granite and slate head, and granite and brick jambs. The opening has been partially blocked in stone finished with render on both sides, and was reused as a window with brick jambs to the new opening. The window has been removed, but a scar of the frame survives, set towards the eastern face. Immediately north of this opening there are the remains of a brick arched opening within a now removed wall extending west from the boundary wall. Within a plaster finish to the wall is a scar of a removed doorframe below the arch.

3. COMMENTS

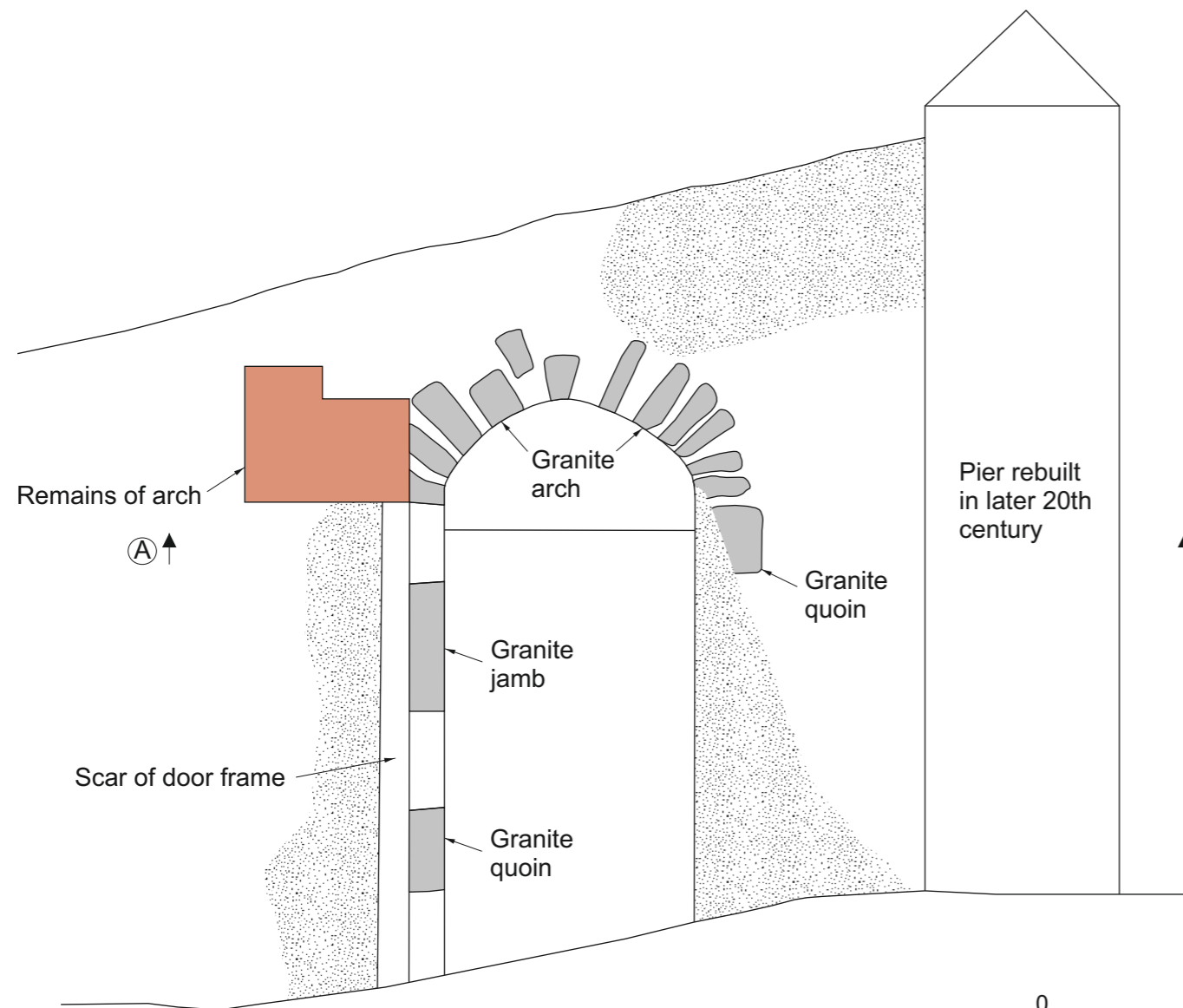
- 3.1 The surviving southern end of the boundary wall represents the garden feature as shown (in broadly its current form) on the c. 1908 map, after the garden building was demolished. It incorporates a gateway, later converted into a window, into the garden east of the house, and a second gateway from the front drive to the rear service yard. Other than perhaps the remains of the arched opening there is no clear evidence for the building recorded on the 1882 map; its use as a summer house cannot be proven from the surviving architectural features.

Plan of boundary wall

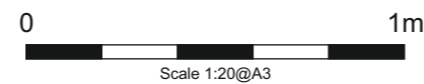
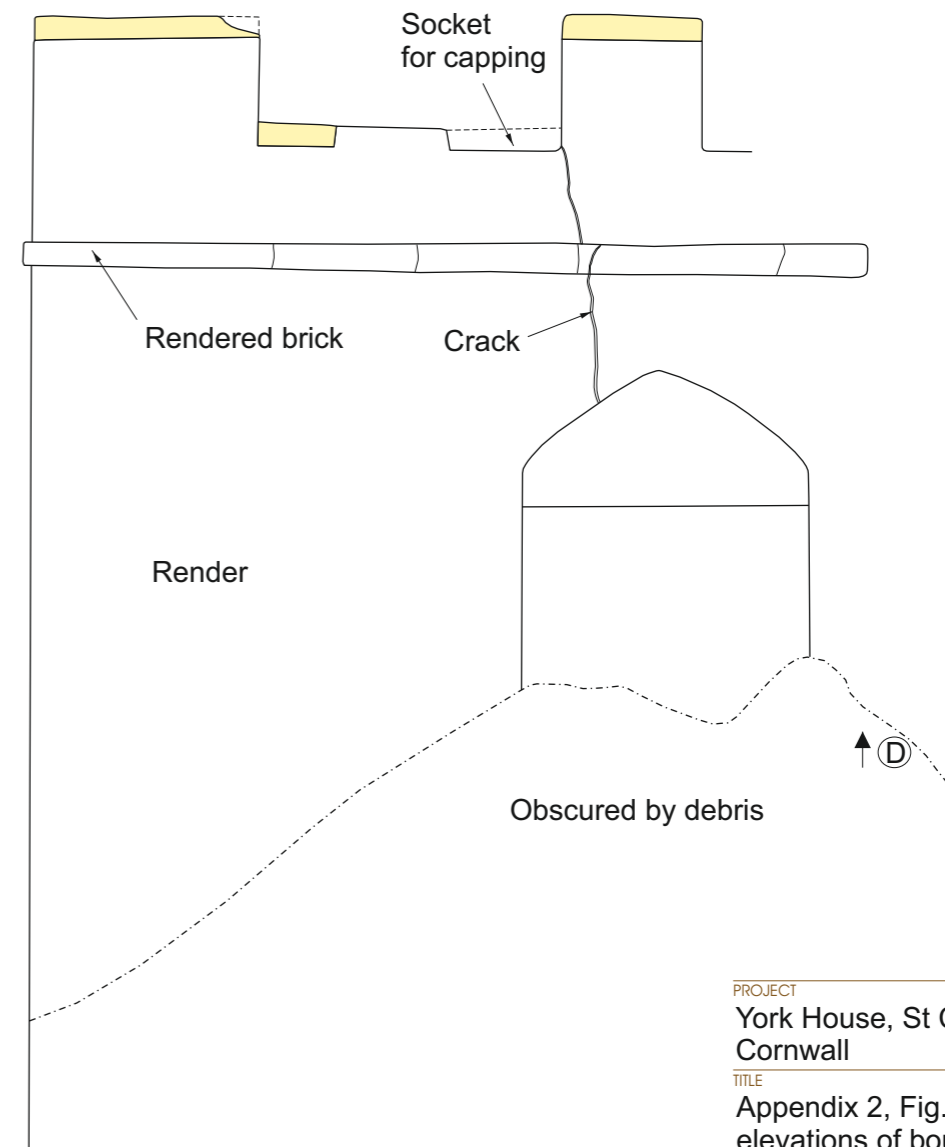


Key	
	Granite
	Limestone
	Brick
	Mortar

West elevation



East elevation



PROJECT
York House, St Clare, Penzance,
Cornwall
TITLE
Appendix 2, Fig. 1: Plan and
elevations of boundary wall and
garden structure





Plate 1: The west elevation of the boundary wall showing the rebuilt pier, looking east. 1m scale



Plate 2: The west elevation of the boundary wall showing the blocked doorway, looking east. 1m scale



Plate 3: The west elevation of the boundary wall showing the remains of the arch, looking north. 1m scale



Plate 4: The east elevation of the boundary wall, looking west. 1m scale

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