

Statement Heritage

9- 10 Parade Street, Penzance,
TR18 4BU

Historic Building Record (2-3) and Statement of Significance (DRAFT)

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Research and recording for this project was carried out by Daniel Ratcliffe BA MA MCIfA in July 2023

This HBR report was prepared in August 2023

The views and recommendations expressed in this report are those of Statement Heritage and are presented in good faith on the basis of professional judgement and on information currently available. It should not be used or relied upon in connection with any other project than that intended. The client should note that the nature of archaeological discovery is that it is rarely possible to entirely exclude the potential for discoveries being made in the course of work.

Statement Heritage would like to express thanks to the client team and to LPA officers involved in the preapplication discussions for the collaborative approach taken in this case.

Common acronyms and specialist terms found in *Statement Heritage Reports*.

Architectural terms are generally taken from the Oxford Dictionary of Architecture and Landscape Architecture; the glossaries provided by Pevsner Architectural Guides and RW Brunskill's 'Vernacular Architecture'

Archaeological terminology is generally compliant with Historic England Thesauri available [here](#).

Historic England's 'Introductions to Heritage Assets' and 'Designation Selection Guides' are particularly useful for thematic discussions of heritage asset classes. These may be freely downloaded [here](#).

Archaeological Evaluation. The field testing of land by either remote sensing or direct interventions (digging) to establish the presence / absence, extent, type, date, significance and potential of archaeological features.

Archaeological Interest. The potential for a heritage asset (building, landscape or monument) to hold evidence of past human activity worthy of investigation.

AOD: Above Ordnance Datum. Heights given in 'AOD' are quoted in metres relative to '[Ordnance Datum Newlyn](#)'

CIfA: Chartered Institute for Archaeologists. Professional institute. Individually MCIfA (Member); ACIfA (Associate); PCIfA (Practitioner).

CSHER / HER : Cornwall and Scilly Historic Environment Record. The definitive record of the designated and undesignated historic environment of Cornwall and the Isles of Scilly, managed by Cornwall Council.

CLP: Cornwall Local Plan. <https://www.cornwall.gov.uk/media/22936789/adopted-local-plan-strategic-policies-2016.pdf> . Planning determinations are expected to be in conformity with local planning policy.

CRO: Cornwall Record Office. References prefixed CRO indicate the local record office reference number of archive documents.

Designated / Protected Heritage Asset. A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

GI, GII*, GII etc. Listed Buildings and Registered Parks and Gardens are graded according to their importance. GI and II* are the highest grades triggering consultation by LPAs of Historic England and specific protections under the NPPF.

Group Value. The extent to which the exterior of the building contributes to the architectural or historic interest of any group of buildings of which it forms part – *see also* 'setting'. Group value is a consideration in determining whether buildings should be listed.

HE: Historic England. The Government's statutory advisory body on the historic environment.

Historic Environment. 'All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora' (NPPF)

HIA: Heritage Impact Appraisal. A document assessing the presence / absence, significance of, and impacts to heritage assets, usually prepared in preparation of LPA consent processes.

HLC: Historic Landscape Characterisation. A technique of historic landscape analysis based on the identification of areas sharing common features, patterns and attributes related to their historic development.

LPA: Local Planning Authority.

Mitigation. Measures to limit or avoid the harm of an action. Specifically used within archaeological work to refer to the processes of converting *archaeological interest* to an archive to advance understanding of a heritage asset, sometimes known as *preservation by record*.

NA: National Archives. References prefixed 'NA' indicate the reference number of archive documents held in the National Archives.

NHLE: National Heritage List for England. <https://historicengland.org.uk/listing/the-list/>. The definitive record of protected (designated) heritage assets in England.

Non-designated Heritage Asset. 'Buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets' (NPPF). Buried archaeological remains may fall into this category unless their significance is 'demonstrably equivalent to Scheduled Monuments' (NPPF footnote 63).

NPPF: National Planning Policy Framework. Central Government framework for planning in England.

OS: Ordnance Survey

OS NGR: OS National Grid Reference.

Preservation 'in situ'. The simplest and best form of archaeological mitigation is to leave the evidence undisturbed, i.e. through an informed foundation design.

Setting: 'The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.' (NPPF)

Scheduled Monument: A site designated for its 'national importance' under the Ancient Monuments and Archaeological Areas Act 1979.

Non-Technical Summary

This statement of significance explores the historic and architectural special interest of *10 Parade Street, Penzance*.

The building was built in 1828 to house the *Penzance Library*, a *Commercial News Room*, a *Savings Bank* and offices of the *Penzance Shipping Company*. The building, apparently financed and owned by shareholders, illustrates the cultural and commercial life of Penzance at the height of the West Cornwall mining boom, a period in which the town expanded to the west of this building in the form of the genteel coastal resort suburb around what is now the *Morrab Gardens*.

The survival, in identifiable architectural form, of a subscription library of this period is nationally very rare and noteworthy. The double height library room with original balcony, survives as a single space, lit from the north by three tall windows, attributes which were noted in a near contemporary account. The *Penzance Library* predates the general development of ‘public libraries’ by some decades. Whilst access was via subscription or fee, its foundation nevertheless represented an unprecedented and very significant explosion in the access to information to the middle classes of towns like Penzance.

The growth in the availability of literature in this period can be related to the ‘liberal’ discourses that characterise mid-19th century politics. The growth of towns and the poverty that blighted their poorest inhabitants was brought to attention through newspaper reports and scientific literature as were potential solutions. *Savings Banks* were an attempt to promote opportunities for working people to save, and so reduce burdens on poor relief. Less directly visible within the architecture of the building than the Library, nevertheless the elite architecture of the Bank and of the Shipping Company who also used the building is reflected in its formal elevations and internal joinery details.

The current use of the building constitutes an optimally viable use, with opportunities for the public to experience the building through the services that it provides and especially through the opening of the Library Room for recitals and other events.

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1. Introduction and Methods

- 1.1 This Historic Building Record and Statement of Significance presents archaeological recording and analysis to Level 2-3 (Historic England 2017) of *9 and 10 Parade Street, Penzance TR18 4BU*.
- 1.2 The building comprises a building of irregular 'L' shaped plan and early 18th century on an urban corner plot on the corner of *Parade St*, and *Morrab Terrace*. The building which contains offices, a (now disused) cellar dwelling, and a first floor hall space has been in a variety of commercial and semi-public uses since its construction in its current form.
- 1.3 The building is Listed GII (NHLE1290655). The LPA will have a statutory duty to *have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses* (HMG, 1990, s66[1])

Methods:

- 1.4 Desk based research and analysis has involved:
 - Consultation of historic mapping of the site
 - Consultation of online Cornwall and Scilly Historic Environment Record Data
 - Consultation of the National Heritage List for England (NHLE)
 - Searches of the indexes of Kresen Kernow Archives and Local Studies Collections.
 - Bibliographic and historic newspaper research
- 1.5 The author of this report, Daniel Ratcliffe MA MCIfA, undertook a Level 2-3 (Historic England, 2016) photographic and annotated survey of the site and its environs on 10/09/2023 in dry but overcast conditions, whilst the immediate surroundings and setting of the building were assessed to Level 1 with additional guidance taken from Historic England's *Setting of Heritage Assets* guidance (2017).
- 1.6 Records were made to a hybrid of Level 2-3 as described by Historic England guidance for building surveys, recording basic written data through note taking, annotation of plans and an indexed photographic record of each principal space and elevation, scaled as appropriate with a 1m ranging rod, for the purposes of compiling an archive record and informing and illustrating this report. For archive creation purposes a Nikon 3300 DSR capturing 24MP pictures was employed, with additional supplementary external photography undertaken chiefly for note-taking and report illustration purposes using an Apple iPhone XS which is fitted with a 12MP automatic camera with high dynamic range.
- 1.7 Additional descriptive and index data was captured in hand-written notes.
- 1.8 Post-processing of fieldwork data has included digitization of field notes and a check, with redactions made according to our privacy policy of imagery for GDPR compliance. The archive records of the project will be retained by Statement Heritage under the reference MUSIC0723.
- 1.9 *Professional standards and relevant guidance:*

- The author is a corporate *Member* of the *Chartered Institute for Archaeologists* (MCIFA) and so work follows the Code, regulations, standards and guidance of the Institute as appropriate to the tasks at hand.
- The general approach for this project is that set out in Historic England's *Understanding Historic Buildings* (2016) with additional guidance taken from Historic England Good Practice Advice Notes as appropriate and set out in the Bibliography.

2 Description of Site

2.1 Location (figure 1)

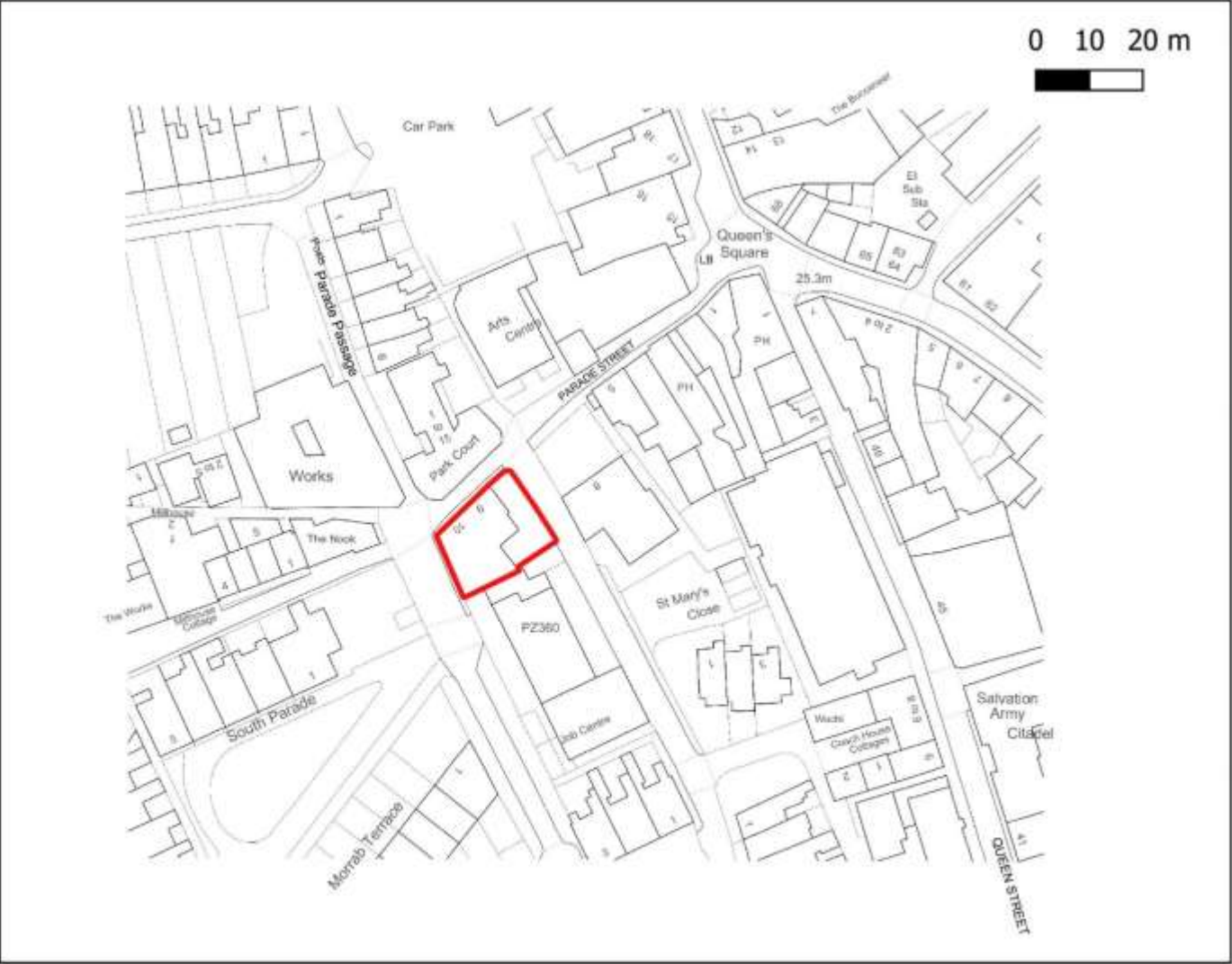
- 2.1.1 *9-10 Parade St* stands to the south side and west end of *Parade Street*. It is a 2 storey building on an L shaped plan with cellars beneath and frontages to *Parade Street* to north and the access road to *Morrab Terrace* to west. The building is of exposed stone rubble (likely originally rendered with stucco) with granite and concrete dressings, under a modern slate roof which has hips at its outer ends and at the corner of the two ranges. It has Georgian small pane sliding sash windows and an architecturally elaborated door to its north elevation. There are some single storey modern flat roofed extensions, and an original stair tower with two storey stair light in the angle between the two ranges to rear.
- 2.1.2 **OSNGR:** SW4721630156
- 2.1.3 **LPA:** Cornwall Council.
- 2.1.4 **Historic Ecclesiastical Parish:** *Madron (and Penzance)*
- 2.1.5 **Modern Civil Parish:** *Penzance*



i) 1:25000, location of Penzance



ii) 1:12000, location in relation to Penzance Conservation Area



iii) 1:1250 Site

Figure 1:
Location

Layout © 2023 Statement
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Contains OS Data and OS Open
Data
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2.2 Townscape Character:

- 2.2.1 *Parade Street* is interpreted by both the Conservation Area Appraisal (2010) and the Cornwall and Scilly Urban Survey [CSUS] (2003) [on which it is largely based] as having lain within the medieval core of the town. At the time of its development the plot likely lay at the very edge of the town overlooking an open area known as *The Morrab* or *Morrep* which is shown on the 1809 Board of Ordnance Drawing as rough ground. This area was gentrified in the early decades of the 19th century and now contains some of the best Regency streetscapes anywhere in Cornwall, around the *Morrab Gardens* (GII Registered Park and Garden NHLE1001492) laid out by the *Penzance Corporation* in 1888-1889 sweeping away earlier gardens orchards and plantations laid out at the time of the construction of *Morrab House* (GII NHLE1221082) in 1841.
- 2.2.2 As a result the building stands at a clear urban character boundary.
- To the north and east is a sense of the older, denser and more 'variegated' (in terms of differing building dates, types, plans and scales) early modern streetscape of Penzance's medieval to early modern core. *Parade Street* probably originated as a subsidiary lane or backlet linking the medieval *Chapel Street* to the *Morrep*. The area has continued to experience urban renewal up to the present day, with a number of 20th century buildings inserted into older plots.
 - To the west, southwest and northwest the streetscape is much more planned, lower density, genteel and of a more common (early 19th century) date and style, with much more tree cover and ornamental space provided. Both the Conservation Area Appraisal and CSUS report describe this as the *Alverton and Morrab* character area.

2.3 Statutory Designations (Historic England, 2020)

(See figure 1iii)

- 2.3.1 9-10 *Parade Street* are **Listed GII** NHLE1290655. The building was first listed in 1970. Its listed description reads: 1. 1498 PENZANCE PARADE STREET ----- Nos 9 and 10 (formerly listed as No 10) SW 4730 5/63A 8.4.70. II 2. Early C19. Rubble. 2 storeys. 3 sashes each side. Side elevation has windows in round headed recesses. Front has Gothic-cum-Chinese doorway with clustered columns, supporting a pagoda roof in round headed recess. Gothick panelled door. Overhanging eaves. Slate hipped roof.
- 2.3.2 8 *Parade Street* to the immediate east is **Listed GII** NHLE1143949. It was first listed in 1950 and the description, never updated, reads 1. 1498 PENZANCE PARADE STREET No 8 SW 4730 5/63 29.7.50. II 2. C18. Colour-washed brick, long and short quoins. 3 window pedimented centre break forward. Slate half-hipped roof. Circular window in pediment, Modillion eaves cornice. 2 storeys. 5 windows, keyblocks, sashes with glazing bars. Doorway, 2 Doric columns, open pediment semi-circular fanlight with gothic glazing bars.
- 2.3.3 Most of the early 19th century terraced villas of *South Parade*, *North Parade*, *Morrab Terrace*, and *Morrab Place* to the west are **listed at GII** and described as conjoined groups as are further villas of *St Mary's Place* now facing south and west onto the *Morrab Gardens*. All are either stucco rendered or granite ashlar terraces of two storey form, retaining sash windows with each terrace having differently detailed classical frontages featuring varieties of string courses, moulded architraves and porches, rustication, fanlights, cornices with moulded eaves details etc. Many relate to nearby individual or collective gardens, Those of *North Parade*, *South Parade* and *Morrab Terrace* all combine with the *Morrab Gardens* to provide a vegetated ornamental character to the west of the subject building.

- 2.3.4 The **Morrab Gardens** was added at Grade II to the **Register of Parks and Gardens** in 2001. It was developed from the older gardens of the 1841 *Morrab House*, built for the wealthy brewer *Samuel Pidwell* across *The Morrep* in 1888 by the *Penzance Corporation*. Laid out at the time Penzance began to develop as a seaside resort following the commencement of passenger rail services, it comprises sub-tropical gardens, well sheltered at times when the promenade is unusable because of incoming weather, and features curvilinear walks, mature trees from the pre-existing landscaping, and a bandstand. The gardens today represent ongoing enhancement of the original sub-tropical design as set out in competition winning plans by *Reginal Upcher*.
- 2.3.5 **Morrab House (GII NHLE1221082)** stands within the Gardens. A two-storey stucco house of 1841, it was purchased along with the rest of the site by the *Corporation* for use as a library becoming the home for the collection of the *Penzance Library* which had been housed at 10 Parade Street between 1828-1867 and at *The Public Rooms (St John's Hall)* from 1867-1888.
- 2.3.6 The site, and the above mentioned assets all lie entirely within the **Penzance Conservation Area**, designated in 1969, amended in 1976 and most recently formally assessed in 2008 with management recommendations based on that appraisal being adopted by Cornwall Council in April 2010.

2.4 Undesignated sites.

- 2.4.1 MCO63509 *C19 Water Spout* lies 9m to the west of the proposal building within an area of extant original cobbled surface (MCO63556). It carries the date 1833 embossed into its granite fascia and illustrates the civic provision of water to the growing Regency town. It is mentioned in the Conservation Area.
- 2.4.2 MCO32824 *Post-medieval nonconformist chapel* is the former *United Free Methodist Chapel* now used as the *Acorn Theatre*. It is described in the record as of *Italianate Style*. The building's datestone reads 1888.
- 2.4.3 To the immediate south of the proposal site the 1875-77 OS 1:500 Town Plan shows a *Particular Methodist Chapel with seats for 800* [not currently recorded on the CSHER and no longer extant]. The building was reused in the early 20th century as a cinema, first named the *Picturedrome* (Morrab ORCH.SL.0242¹), later the *Regal* (Morrab BUILD_7HF_238²) prior to demolition in 1964 to make way for the *Penlowarth Government Offices* (Morrab STRT_28OF_177³) now *Penzance 360*.

¹

https://photoarchive.morrablibrary.org.uk/files/thumbnails/Orchard_Slide_Collection_2/16383/ORCH.SL.0242.jpg

² https://photoarchive.morrablibrary.org.uk/files/thumbnails/Richards_Collection/9766/BUILD_7HF_238.jpg

³ https://photoarchive.morrablibrary.org.uk/files/fullsize/Richards_Collection/10213/STRT_28OF_177.jpg

3 Historic Background and map regression results.

General historic summary - Penzance

- 2.0 Penzance first appears in documentary records as a 'planted borough' of the early medieval Alverton manor in the late 13 century (Cahill & Russell, 2003, p. 15), with the chapel of St Mary in place by 1327 (Beacham & Pevsner, 2017).
- 2.1 The earliest part of the town, considered by Cahill to predate the establishment of the borough, is likely to be that part described by the Cornwall and Urban Survey and Conservation Area as 'The Barbican', this lying along the spur of land between the site of the early chapel (most recently rebuilt as *St Mary's Church* in 1832-5) and the earliest quays and fishing settlement around around the base of today's *South Pier*. *Quay Street* probably represents the historic main street of this part of the town. Despite substantial 20th century amalgamation following demolition of high-density housing here the traces of former linear plots can still be identified to its south-west, terminating on *Coinage Hall Street*. Similar plots are shown to the northwestern end of the street on historic 19th century maps, whilst the north-eastern part of the area was much redeveloped from the mid-19th century with the redevelopment and extension of the harbour area.
- 2.2 This 'proto-settlement' was extended to the north-west along *Chapel Street* during the 14th century, with the laying out of larger, more formally arranged 'burgage plots' associated with the market-places established around its north-western end, probably a larger area than by the later post-medieval period and including today's *Market Place*, *Green Market* and parts of *Queens Square*.
- 2.3 The market settlement and harbour prospered through the later medieval and early modern periods, benefitting from the deeper, better sheltered harbour (in comparison to its urban rivals of Mousehole and Marazion), and easier land connections to the substantial rural hinterland to north and west.
- 2.4 The economic success of Penzance continued through the post-medieval period, with the foundation of the Corporation by 1614 (Cornwall Council 2010, 12) providing a body which could both direct urban and harbour development and vigorously promote the town within wider economic and political networks.
- 2.5 During the 17th century the town gained the rights to hold August fairs from Mousehole and (very much at the expense of Helston) the right to assay tin as a 'Stannary Town' from 1663 (ibid 13) this being followed by the establishment of two smelters during the early 18th century and providing the basis for the development of banks and social infrastructure appropriate to a rapidly gentrifying town.
- 3.1.1 The growth of a middle class is demonstrated by the development, all in the 1780s and 1790s of Men's and Women's Art Clubs, a theatre, re-founded Grammar School and Assembly Rooms.
- 3.1.2 By the early 19th century the population of Penzance was growing rapidly, having being well placed to benefit from the rapid industrialisation of West Cornwall over the previous century. Growth continued to be driven by the harbour, which functioned as an important naval, postal

and victualling station during the French Wars of 1793-1815, the end of which stimulated renewed economic growth in the fishing sector as European markets were reopened, with shipbuilding and associated industries flourishing around the harbour including the building of two dry docks in 1815 (MCO60259 / MCO60260).

- 3.1.3 This period also saw the expansion of the town to the west, between *Alverton Road* and Parade Street, the corner on which the proposal building stands likely representing the edge of the town up to c1818. *North Parade*, *South Square*, *St Mary's Place* and *St Mary's Terrace* likely all date to the period between 1815-1837, contemporary with similar Regency style stucco and ashlar terraces closer to the seafront like *Regent Square*.
- 3.1.4 1814 saw the foundation at 10 North Parade (NHLE 1143947 GII) of the *Royal Geological Society of Cornwall*⁴. The premises were a domestic residence. By 1818 the *Geological Society* was providing a room for the collection of the *Penzance Library* and the *Agricultural Society* joined in 1826 by a *Commercial News Room*⁵.
- 3.1.5 The proposal building was built in 1828 to provide a purpose-built home for the *Penzance Library* and the *Commercial News Room* at a cost of £850. Reporting on the library in 1838 the *Cornwall Polytechnic Society Annual Report* stated that *It is supported by a subscription of £1.1.0 per annum from each member, and an entrance fee [presumably to non-subscribers] of "1.1.0; at present it contains nearly 5000 volumes. After deducting the librarian's salary, rent of room, &c. about £50 remains annually for the purchase of books. The room is open throughout the week from ten in the morning till one, and from two to five o'clock in the afternoon; here each subscriber may read at pleasure, and is allowed two volumes for perusal at home. The report notes that the building also contained the Savings Bank, and the Office of the Penzance Shipping Company (RCPS 6th annual report, 1838).*
- 3.1.6 A description of the library, which occupied the large first floor hall, is given by George Clement Boase (1829-1897) in his *Reminiscences of Penzance* originally published in *The Cornishman* in 1883-1884, collected and republished by Pool in 1976. The account reads *"the books were removed to the first floor of the Commercial Buildings, in Parade Street, a room immediately over the Savings Bank. The Library was here very amply accommodated for nearly forty years; the room was large, in fact, for the period, a very handsome apartment. Three large windows gave plenty of light, and from them a pleasant view was obtained over the South Parade Gardens, the Folly fields, Mounts Bay and Moushole promontory. Owing to the erection of houses much of this fair prospect is now lost. The room was very snug and comfortable; there was little or no traffic, and it was just the place for a student"* (Boase 1884, in Pool 1974).
- 3.1.7 *Savings Banks*, were founded in most of the larger Cornish towns in the early 19th century including at *Falmouth* (1817) and in 1818 at *Camborne*, *Launceston*, *Liskeard*, *Penzance*, *Truro* and *Redruth*. The aim of such banks were to provide financial independence to the urban working class and so reduce burdens on poor relief. The *Savings Banks (England) Act 1817* laid town principles of *honorary management* (officers were not to receive benefit) and State investment of the funds via the *Bank of England*. Banks were typically able to employ one salaried officer who would typically live on site (Roethe 2022, 5).

⁴ <https://geologycornwall788.bravesites.com/history-of-the-society>

⁵ 'Commercial News Rooms' were subscription institutions in major towns where newspapers were made available to subscribers.

- 3.1.8 In 1837 the *Penzance Shipping Company* owned 9 vessels and was said to operate *nearly the whole of the carrying trade between Penzance and London. At present they have 6 vessels in the London, two in the Bristol and one in the foreign trade* (RCPS Annual Report 1837, 35).
- 3.1.9 Both the *Penzance Shipping Company* and the *Commercial Buildings* appear to have been limited companies, with shares frequently advertised for sale in the press throughout the 19th century. A typical advert from the *Penzance Gazette* of 26th April 1854 reads “*In lots of one, two, four or more Shares, a certain interest in the PENZANCE SHIPPING COMPANY And also, in One or more Lots, several SHARES in the PENZANCE COMMERCIAL BUILDINGS. Each of the above concerns will be found a remunerative Investment; the Shipping Co. having twice paid a dividend of £1 per share, since July last, and the profits of the fully let Commercial Buildings having invariably afforded an acceptable annual dividend.*”
- 3.1.10 The *Commercial News Room* was wound up in 1843 as a result of the *lukewarmness of its members* with a resolution passed by the committee *That in consequence of the expenditure being considerably above the income, and several subscribers having given notice of relinquishing their subscriptions, the members present are under the necessity of discontinuing the papers and shutting up the Institution, ant which they cannot help expressing their deep regret*” (*Penzance Gazette* 7th June 1843).
- 3.1.11 In 1845 *Messrs Geo.Jennings & Co* agents to the *Chartered Bank of Australasia* advertised from the *Commercial Buildings* (presumably occupying the space vacated by the *News Room*) offering *Farms may by rented or Purchased, of the South Australian Company on advantageous terms* (*Penzance Gazette* 5th November 1845). The mid-19th century saw extensive emigration from Cornwall to South Australia, with 941 Cornish families applying for free passage between 1836-1841⁶
- 3.1.12 In the 1860s it was decided that Penzance would benefit from investing in a new municipal building, opened in 1867 as the *St John’s Public Buildings* (now *St John’s Hall* (Listed GII NHLE 1143145)) The building would house the *Royal Geological Society’s* museum laboratories and library in its west wing in addition to the *Penzance Library* (by now comprising 1200 volumes, a new *News Room* (based on the *Gentleman’s News Room* which had operated independently of the *Commercial News Room*) the *Penzance Institute* (by this time sharing the *Commercial Rooms*) a *Chess Club* (again sharing the *Commercial Rooms* by this date) and provide accommodation for Law Courts, and Council offices.
- 3.1.13 The opening of the *Public Rooms* vacated two to three spaces at the *Commercial Rooms* these being advertised as follows in the *Cornish Telegraph* of 13th September 1867 as follows. *From Christmas next, all that part of the Penzance Commercial Buildings occupied by the Penzance Library, Chess Club and Penzance Institute.*
- 3.1.14 The *Savings Bank* remained at the *Commercial Buildings* until its closure in 1896.
- 3.1.15 The large library room proved useful for public meetings and large events from this time, with the *Oddfellows and Forester’s* Friendly Societies taking on a lease for this space on 14 year terms (Cornishman, 11th May 1882 – on 1st renewal). Press reports well into the 20th century refer to it as the *Oddfellows Hall*. During this period the room was used regularly first by *Penzance Union* for public meetings of the *Local Government Board* (*Cornish Telegraph*

⁶ <https://sahistoryhub.history.sa.gov.au/subjects/cornish-in-south-australian#:~:text=During%201854%20and%201855%201%2C600,84.9%20per%20cent%20were%20miners.>

24/07/1877; 13/05/1866) and later for council meetings of their successor authority *Penwith Rural District Council* (*Cornish Telegraph* 27/06/1895) as well as for other large public events such as a shareholders meeting for *Botallack Mine* in February 1874 (*Cornish Telegraph* 25/02/1874).

- 3.1.16 In 1886 the *Savings Bank Buildings, Parade St* were listed as the Penzance offices of the YMCA in their 1886 *Year Book*.
- 3.1.17 From the 1890s to the 1930s many press advertisements placed by auctioneers reference the Commercial Buildings or '10 Parade St' but it is unclear if this relates to the use of one of the offices in the building or to the use of the library as an auction room.
- 3.1.18 Early to mid 20th century uses of the building included use from the 1940s to 1960s by a congregation of the *Plymouth Brethren* and as offices for the solicitors *Boase and Bennett* (possibly when renamed 'Parade Chambers')
- 3.1.19 During the 21st century, prior to acquisition by our client parts of the ground floor of the building were converted for use as a broadcast studio by *ITV Westcountry* and later used as a recording studio.

Census data - households in the basement flat of number 10

Census data, carried out every 10 years, is available for 1841-1911 via our partners at *The Genealogist.co.uk*. For the years 1841-1861 it is difficult to identify specific properties as the entries are not given alongside modern house numbers. From 1871 the numbering of *Parade Street* was as today and it becomes possible to identify the ages, sexes and occupations of residential occupants, who are presumed to have occupied a simple cellar dwelling (basement flat) beneath the *Savings Bank* rooms.

- 3.1.20 The 1871 Census records two households at *10 Parade Street*. One comprises *Matthew Plummer* a 60 year old *Retired Ale Merchant*, the other being *William Mitchell* (68) described as a *Sawyer* and his 62 year old wife.
- 3.1.21 The 1881 Census records *William Mitchell* with his wife, 3 children and mother-in-law in residence at the property. *William* is described as a '*Mariner*'.
- 3.1.22 The 1891 Census records *William Mitchell* as the head of a family of 6 resident at *10 Parade Street*. *William* (45) is listed as a *Bacon Factor's Assistant*.
- 3.1.23 The 1901 Census records [*?William*] *Mitchell*, an '*office caretaker*' at the '*Commercial Buildings*'. It would seem reasonable to suspect that *Mitchell* was now being employed to care for the building above his flat. On the 17th September 1904 the *St Ives Weekly Summary* carried the following sad article. "*A letter received from Gibraltar by Mrs Mitchell of the Commercial Buildings Parade St Penzance, whose son, George Mitchell, an apprentice on the ss.Trewyn⁷, one of Messrs Hain's boats, died there recently, shows the poor lad succumbed to a very severe attack of typhoid fever which it is believed he contracted through bathing in a dirty river at Taganrog.*"
- 3.1.24 The 1911 Census records *John Anstey* (41) listed as an '*office cleaner*' and his wife *Ellen* resident at *10 Parade Street*.

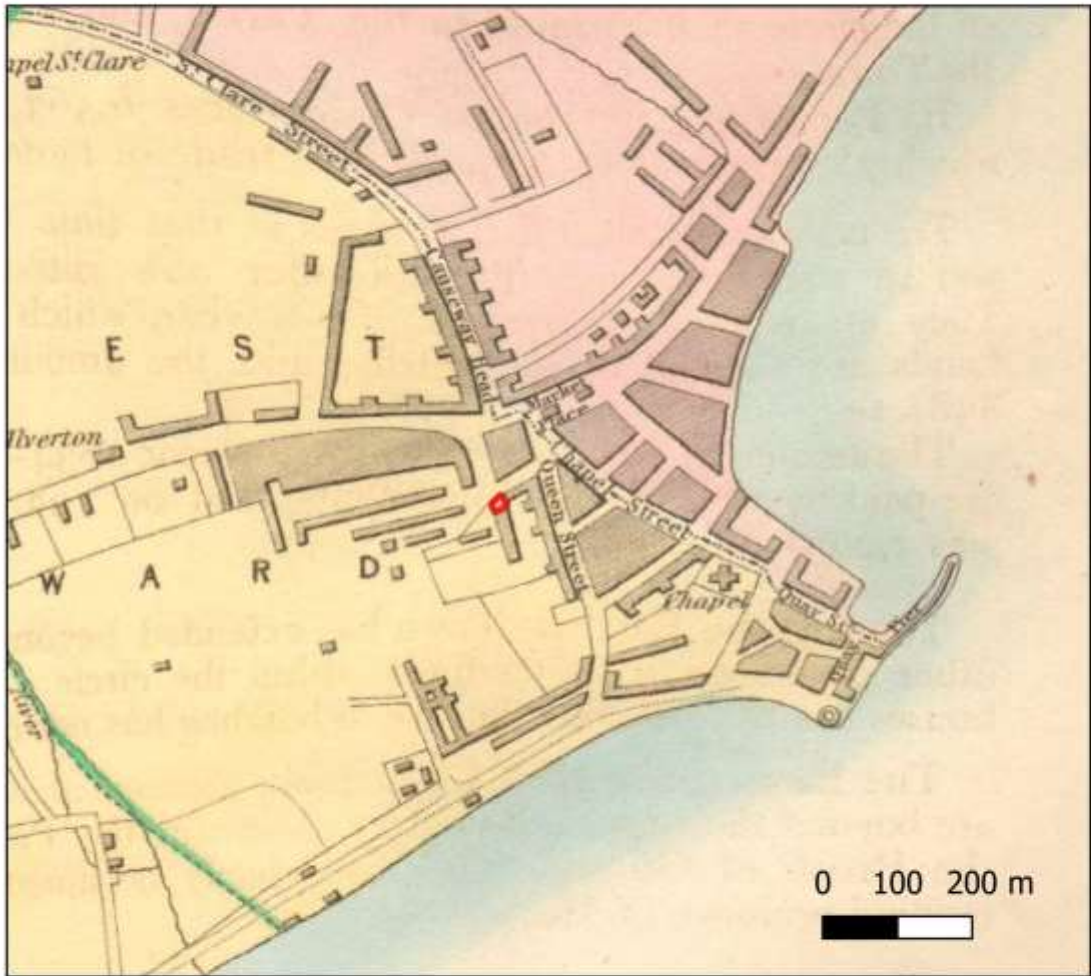
⁷ The *ss Trewin* <http://www.tynebuiltships.co.uk/T-Ships/trewyn1903.html> was a 'tramp steamer' owned by *The Hain Steamship Co* of *St Ives* one of many of their ships built by *Redeeds* of *South Shields* named after *Cornish tre-* hamlet settlements. It was launched in 1903 and sunk west of *Ushant* by a *U-boat* in 1916 with the loss of 23 souls *en route* from *Algiers* to *Middlesborough*.

3.1.25 The 1939 Register lists *Basement Plat 10 Parade Street* but does not identify the tenants at this time.



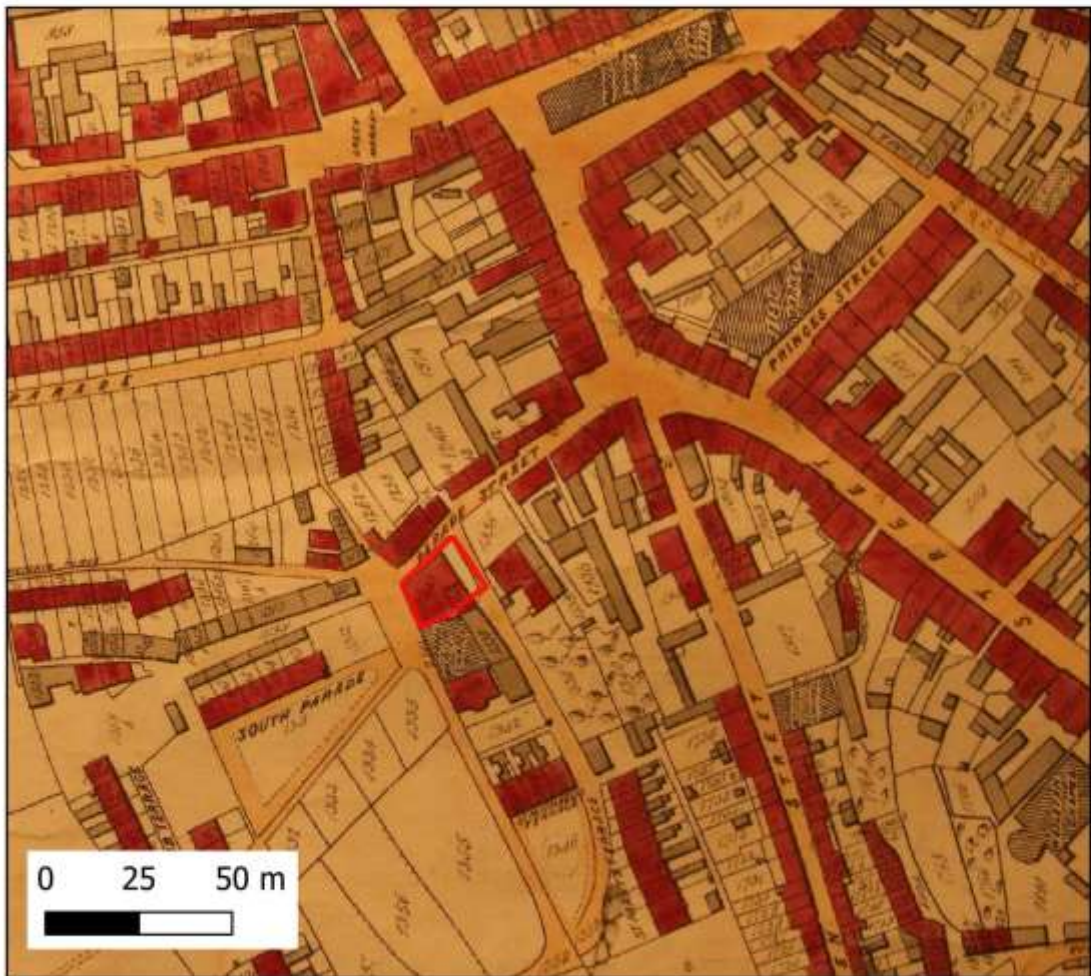
i) 1809. John Hewitt for the Board of Ordnance (BL/OSD 1)

[georeferenced to OSG81936. Site identified by red dot]



ii) 1937 Robert Dawson (Ordnance Survey) for Royal Commission on Boundaries.

[georeferenced to OSG81936 - site located with red annotation]



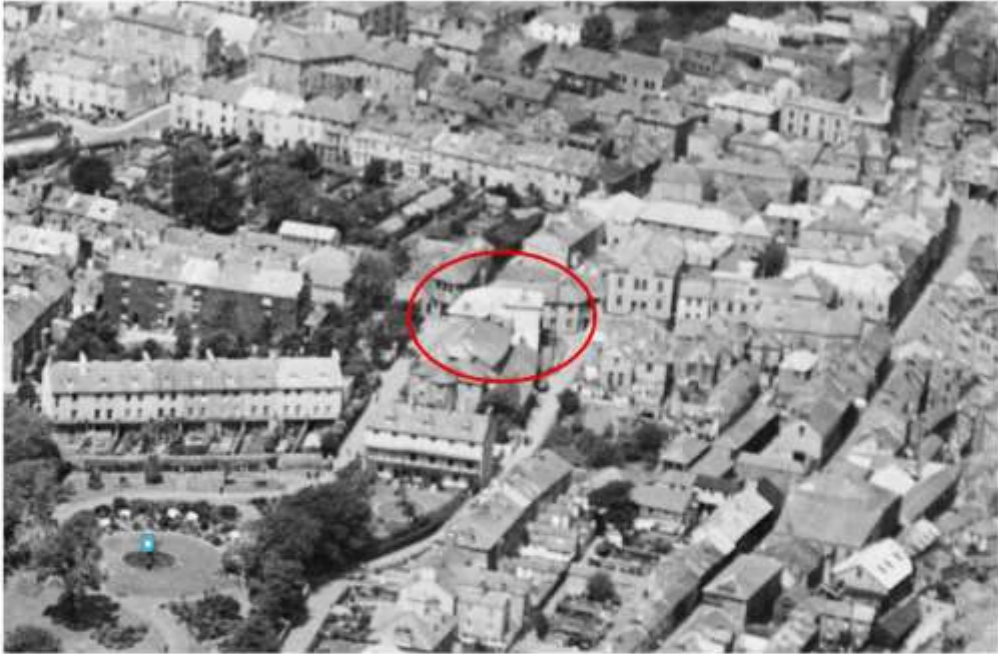
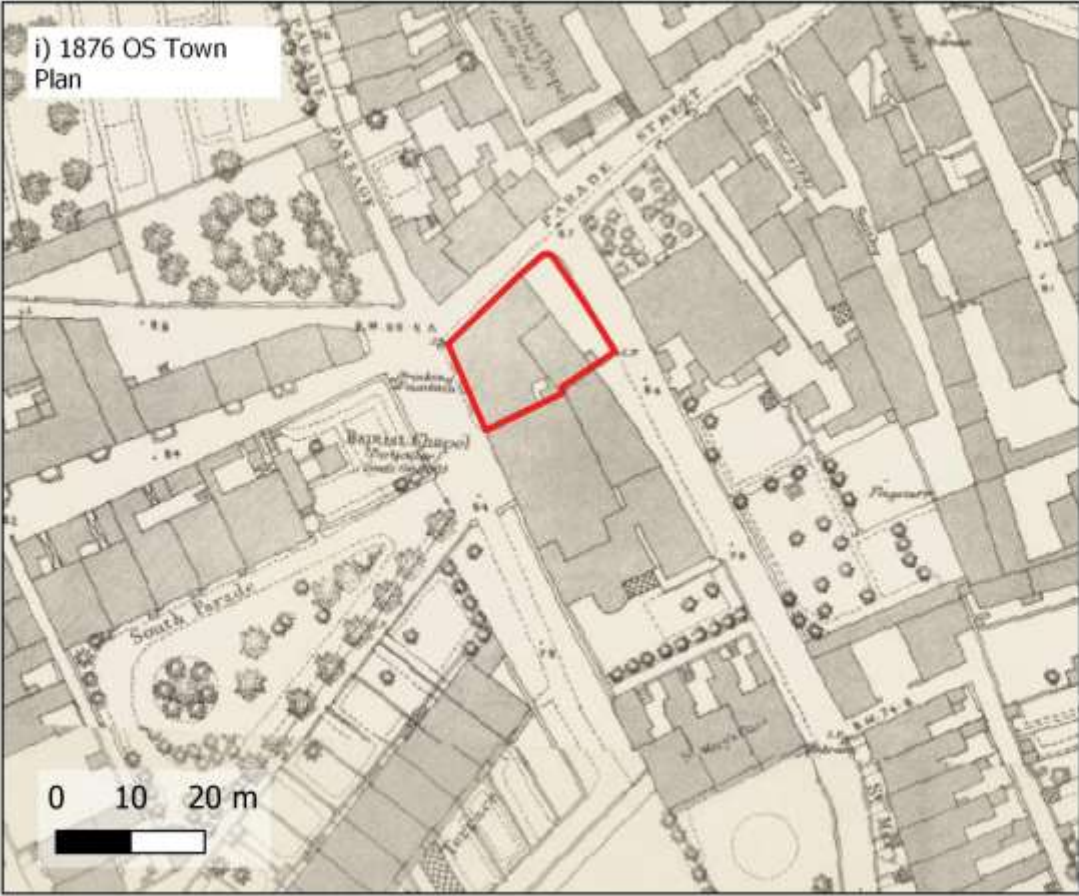
iii) 1942 Oliver, for the Tithe Commissioners.

[georeferenced to OSG81936 - site identified by red annotation]

Figure 2: Archive historic maps

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All photography © July 2023 Dan Ratcliffe



ii) 1928 Aerofilms
(extract Britain from the
Air EPW021755)



ii) 1932 Aerofilms
(extract Britain from the
Air EAW039839)



iii) 1950 Aerofilms
(extract Britain from the
Air EAW033727)



i)v 1950 Aerofilms
(extract Britain from the
Air EAW033635)

Figure 3: 19th
century maps and
20th century aerial
photographs

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Evidence from historic maps and photographs

- 3.1.26 **1809 John Hewitt for the Board of Ordnance: (figure 2i)** This map shows the street plan of Penzance at approximately 2 inches to the mile, which provides sufficient resolution to understand the extent of settlement by this date but not to identify individual buildings. *Parade Street* can be identified on the west side of the town. The map shows 'backlands' probably gardens to the rear of *Alverton St* and *Queen Street* and then a large area of rough-ground which is likely that traditionally known as *The Morrep*.
- 3.1.27 **1837 Robert Kersley Dawson (1878-1861) (figure 2ii)** of the Ordnance Survey (published for the Royal Commission on Boundaries). From a series of maps organised by Dawson of municipal boroughs to inform implementation of the 1832 Reform Act. According to their purpose the maps identify housing only in block form, in order to provide mapping of the proposed Parliamentary Wards, with boundaries drawn along the edges of streets. A block represents the south side of *Parade Street* and includes the mass of the chapel to the immediate south of the proposal.
- 3.1.28 **1842 Tithe⁸ Map for Penzance (Parish copy) (figure 2iii).** The parish copy of the map (<https://freepages.rootsweb.com/~treevecwll/family/pztithe.html>) differs from that held at the National Archives (the Commissioners copy of 1841 NA/IR18/488) in depicting all the buildings of the town on which tithe was not payable (hence their omission from the Commissioners copy). The map, probably by JS Olver at 1 inch to 4 chains (1:3168) shows the outline ground plan of the building's main ranges and stair tower, with a small open yard directly south of the stairs, and a smaller, now lost building to the east of that yard. The plan allows some appreciation of the 'time depth' of the street and plot pattern here.
- 3.1.29 **1876 1:500 Town Plan (figure 3i)** Towns were mapped by the OS as part of the initial *County Series* large scale survey at 1:500, Penzance being reached in 1876. This scale allows detail to a resolution of 15cm, making these the most detailed maps of the UK ever produced (today's premium OS 'Mastermap' data has a nominal survey resolution equivalent to 1:1250) depicting pavements, street furniture, drains, individual trees, walls and gateposts to scale and the layouts of gardens and (in some towns but not in Penzance) the internal ground plans of public buildings. The basic ground plan of the building shown in 1842 remained, but the additional resolution provided resolves the three light wells of the cellar against the western elevation, the Ordnance Survey benchmark on the northwest corner of the building (surviving today) and a walled courtyard around what is now the parking area to the east of the building. The plan of the garden of *1 South Parade* is shown as is the *Baptist Chapel (Particular – seats for 800)* to its south.
- 3.1.30 **1907 OS 25 inch to the mile** . Offering significantly less resolution the 1907 mapping shows the same building outlines relative to the proposal site as the 1876 survey.
- 3.1.31 **1928 Aerofilms oblique photograph (Britain from the Air ref EPW021755) (figure 3ii).** An extract from this image shows the proposal site from the south, mostly occluded by the Methodist church to its south, by this time the *Picturedrome* or *Regal* cinema. Again the stucco render finish contrasts well with surrounding buildings finished in stone and three chimneys can be identified. A very tall telegraph pole can be seen to the east of the building

⁸ The Tithe surveys represent the earliest parish scale cadastral surveys of much of England, although areas where tithes had already been commuted by Parliamentary Enclosure, or were not payable often were not mapped to the same detail, or even at all. Where mapped the level of detail is unsurpassed for its date being similar in content to the 25 inch to the mile scale used by much of the OS County Series whilst was begun in 1853-4 but did not reach Cornwall until the 1870s . The mapping was organised to the specifications of RK Dawson who proposed that they should form the basis of a general large scale survey of England and Wales, an idea resisted in Parliament by landowners (Kain 2013).

- 3.1.32 **1932 Aerofilms oblique photograph (Britain from the Air ref EPW039839) (figure 3iii).** An extract from this aerial photograph shows the north and west elevations of the building partly occluded by buildings and a tree in the garden of *1 South Parade*. The building is shown still rendered with 'stucco' and it is clear that, as today, only the central window opening was in fact opening, the other two 'blind openings' not casting any significant shadow.
- 3.1.33 **1950 Aerofilms oblique photograph (Britain from the Air ref EAW033727) (figure 3iv).** Showing the west elevation and the former church in better detail. The building remains stucco rendered and the three chimney stacks (two large ones serving the southern wall of the western range and the southern wall of the eastern range and a smaller stack rising between the stairs and southern range).
- 3.1.34 **1950 Aerofilms oblique photograph (Britain from the Air ref EAW033635) (figure 3v).** Presumably from the same run as the previous photograph this shows the east elevation and is the only photographic evidence we have for the lost range that once abutted the east range. This appears to have been a simple, very low cottage pair. From this low angle we can see that the stair tower was never rendered. The very high
- 3.1.35 **1967 'Men erecting highest Telegraph Pole in Penzance, by the Penloweth building 1967.** Morrab Library Photographic Archive, accessed August 2, 2023, <https://photoarchive.morrablibrary.org.uk/items/show/10252> This photograph shows the rear of the east range from ground level, its stucco render and the cottage pair removed and replaced by a block built and rendered single storey building. The telegraph pole is that shown on the earlier 20th century Aerofilms photographs. The *Penloweth Building* is visible in the shot. *Beacham and Pevsner* describe the building as a 'vast bulk' it 'looms above the little streets, a government office block of brutal intensity in this intimate context' (2017, 436).

4 Site Survey

- 4.1 The site was visited by Dan Ratcliffe MA MCIfA on 10th July 2023. Survey methods are set out in section 1. A photographic archive and written notes were generated and will be maintained on Statement Heritage systems, backed up to cloud-storage pending any longer-term deposit, which as required by future planning conditions, will be with the *Archaeology Data Service* at the University of York.

Elevations and relationship to surroundings.

- 4.2 The principal elevations of the property face northwest onto *Parade Street* and west towards the gardens to *South Parade* and *South Parade Mews* (**figure 4i**).
- 4.2.1 The north-west elevation provides the entrance front, via the original door which comprises an *orne* stylistic mix of motifs from Gothic and chinoiserie sources typical of those popular in the 1830s. The overall pattern of the elevation is otherwise of typical Regency form with a symmetrical arrangement of rectangular window openings (those to the side likely built as blank openings, the surviving first floor window having a 12-pane hornless sash design). With the exception of the plinth, and string-courses of the building the rubble mass-walling, quoins and lintels of the structure now visible are likely to have been concealed behind stucco render. Flat arch lintels above the first-floor window have been created in cement render. There is an OS carved benchmark on the plinth at the northwest bottom corner of the elevation and a modern streetlamp attached higher up this same corner.
- 4.2.2 The roof of the building has wide eaves and is of slate, but is not clearly visible from the surroundings due to the tightness of the urban grain around the building.
- 4.2.3 The west elevation has a three-bay symmetrical pattern with string courses dividing ground and first floors and at the base of blind arches over ground floor windows. The six openings have matching 12 pane hornless sashes. There are three low windows with light wells cut into the pavement at street level, lighting the cellar below.
- 4.2.4 The northeast (side) elevation of the main range contains a further two 12 pane sash windows forming a single bay. Set back from this are the stair tower, blank to the northeast and containing a tall 9 pane stair light, and the rendered northeast face of the west range of the building. Within the angles created by these elements are two mid-twentieth century single storey flat roofed extensions of no architectural interest. The rear (southeast) elevation of the main range retains some ephemeral evidence of the gable end of the removed cottages identified in the desk-based research for this project along *St Mary's Road*.



- i) Principal northwest (left) and west elevations. With the exception of the string courses, the rubble stonework of the building was originally designed to be concealed behind stucco render. The flat arches above the first floor windows are formed in concrete render. Behind is the recently refaced and raised 'PZ360' originally the 'Penloweth Building' built for HM Government.
- ii) Main entrance (0.5m scale) Described by the NHLE description as 'Gothic-cum Chinese doorway with clustered columns, supporting a pagoda roof in round headed recess. Gothick panelled door'. The name-plate above the door is of late 20th century date.
- iii) The north-east elevation which faces onto St Mary's Road
- iv) Rear elevations. Compare with fig 3iv. The rear elevation of the main range was originally stucco rendered with a range of small cottages attached in the location of the flat roofed toilet block in the foreground.

Figure 4i

Elevations

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Photos © Dan Ratcliffe, July 2003



i) Looking east along Parade Street. Note the tight urban grain of plots and the narrow, probably late medieval or early modern street.

ii) 8 Parade Street, to the immediate north east of the property is a substantial 18th century house.

iii) Looking west of south-west along South Parade Mews, laid out in the early 19th century as an access lane between the houses and gardens of South Parade (to left are the garden walls of number 1 South Parade), and their stables to right. To the left of the picture are an 1833 19th century water spout (CSHER MCO63509) and exposed original cobbles (MCO63556)

iv) Looking south past 'PZ360' towards the Morrab Gardens, illustrating the more ornamental sylvan character of the land to the south and west.

v) Former United Free Methodist Church, now the 'Acorn Theatre' to the northwest. (unlisted - CSHER MCO3824).

vi) Looking southwest towards the subject building illustrating the dominance of the recently raised PZ360 building



Figure 5

Setting

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- 4.3 *Parade Street (figure 5i)* runs to the northeast and is, at the point of the building, narrow, constraining light to the principal NW elevation – probably being the reason for the blanking of the openings here. The irregularity of the building line and heights along *Parade St* is characteristic of early modern street-scapes. The plots here are long, narrow and curving, as found in areas developed during the medieval and early modern period.
- 4.4 Adjacent to the north-east is *8 Parade Street (Listed GII NHLE1143949) (figure 5ii)* an 18th century house, probably reflecting redevelopment of two earlier plots. It is a large brick built townhouse, likely originally developed for a wealthy business person.
- 4.5 To the northwest of the property are the walled gardens of no 1 *South Parade* against which is an early-mid 19th century water fountain. Along the northern edge of the garden is *South Parade Mews* which retains a number of 19th century buildings, probably originally stables and service accommodation for the large houses to the south of the mews lane.
- 4.6 To the south of the proposal site (**figure 5iv**) is *PZ360* a recent re-cladding and upwards extension of the 1960s *Penloweth Building* built for HM Government. The recent refacing of the building hides its original grey concrete modernism, but the upward extension has increased its overbearing mass and the resultant effect on surrounding historic buildings and areas. A lane past the building leads to the green open space of the *Morrab Gardens* and provides access to the formal gardens and Regency character of *South Parade*.
- 4.7 **Figure 5v** shows the *Acorn Theatre* which stands back a little from *Parade St* to the northeast of the proposal building. Originally a Methodist Chapel the building has a lively Victorian show front in the *Itallianate* style, the conversion retaining the original arched stained glass windows.
- 4.8 **Figure 5vi** shows the overbearing and alien effect of the *PZ360* mass and materiality on the listed buildings at the west end of *Parade Street*.

Internally

This section should be read alongside figures 6, 7, and 8 showing annotated plans.

- 4.9 The plan-form of the building reflects the asymmetry of the plot into which the building was inserted, possibly reflecting two older historic plots. This results in the two historic north and west ranges forming an obtuse angle. The central hallway and stair-tower are perpendicular to the northern range along *Parade Street* with the result that there is a substantial triangular mass of masonry between the stair hall and the rooms of the west range into which a flue is accommodated – this being evidenced on the historic photographs presented at figure 3 which show 3 chimneys rising from the rear wall of the western part of the north range, the point where the catside roof of the stair-hall meets the roof of the west range and the south end of the west range.
- 4.10 At basement level (**figure 6**) there is a cellar beneath office 1, apparently dug into natural bedrock with irregular sides, A small annex space to the west of this cellar may have been the location of the bank safe, although this is a speculative interpretation.
- 4.10.1 Beneath the western range the basement is more regular in shape and lit by three lightwells from the street, but modern linings throughout conceal any historic details. There is a masonry wall subdividing the basement apparently accommodating a chimney breast, presumably providing heating to the cellar dwelling evidenced by historic census returns.
- 4.11 At ground floor level (**figure 7**) the front door leads directly into the *Hall* with a vestibule at its northern entrance end formed by a late 20th century glazed fire partition. The hall separates *Office 1* to left and *Office 2* to right and leads to the *Stairs*, under which a modern 6 panel door leads to the cellar and basement.



Figure 6
Annotated plan:
Basement






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revisions:		scale: 1/50		T - 07983337239 or 01736 350336	
no:		date: sept 2022		E - helen@atelierhelenbrooks.co.uk	
data:		drawn: hkb		client: Musicability	
initial:		checked: atelier		project: musicability at 10 Parade Street, Penzance	
Scale bar:					
				drawing: existing basement floor plan	
				project no: 2022/052	
				dwg no: 01/003	
				rev:	

Figure 7
Annotated plan:
Ground

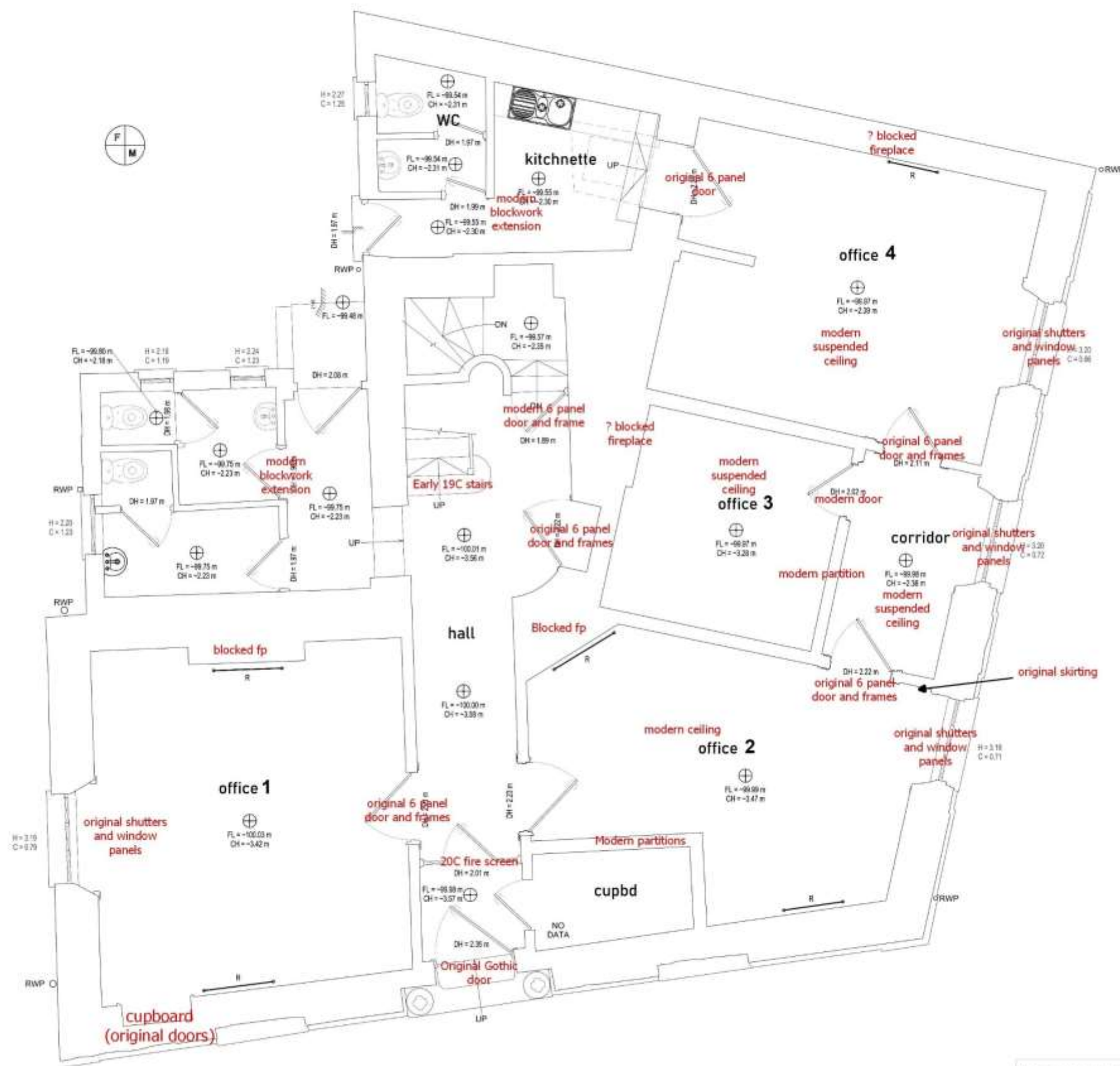


Figure 8
Annotated plan:
First floor

existing balcony level

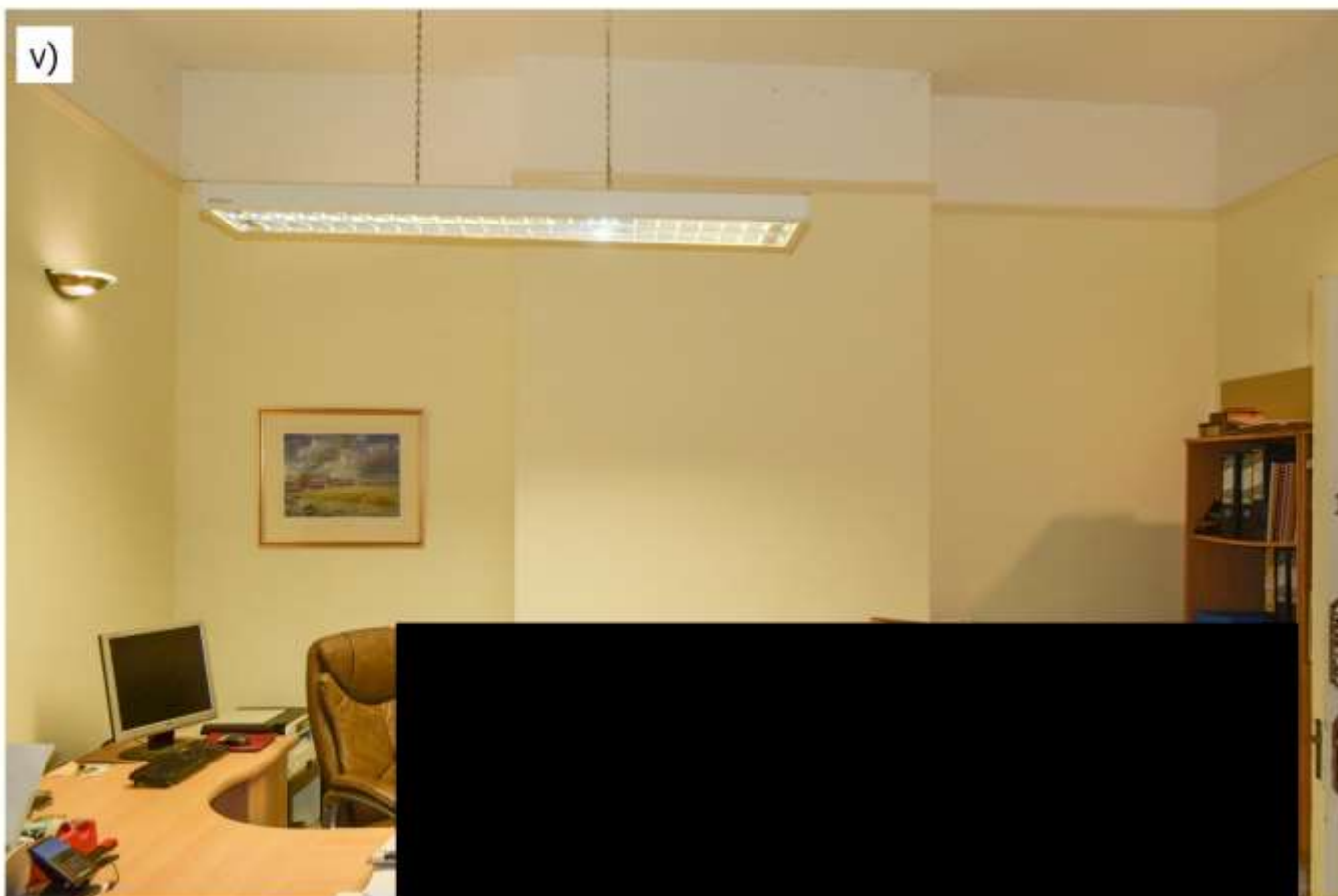
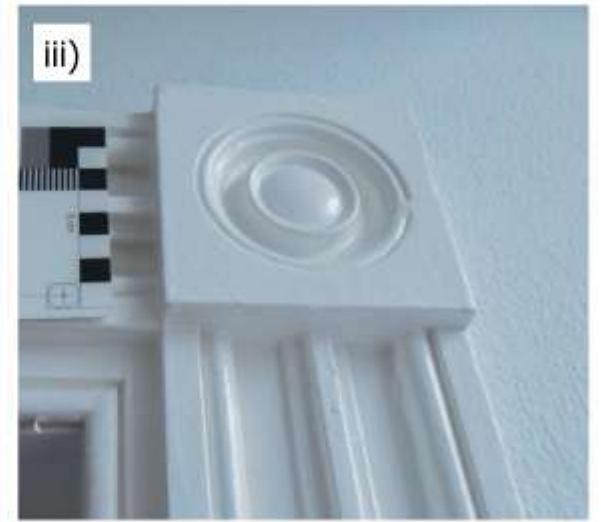
[illegible]

- 4.12 *Offices 1 and 2* are accessed via matching 6 panel doors, probably original to the building within moulded casings with squared corner details which have 'bullseye rosettes' at the corners.
- 4.13 *Office 1 (figure 9)* is a simple square space lit by a window in the east elevation, which retains its original timber shutters in working condition. These have an interesting hand forged closing bar and have a locking hasp mechanism. The window is framed with moulded casing, matching that of the door from the hallway. This detail is shared with most of the historic door cases in the building (including that which accesses this room) and is considered original. The only other historic detail in the room is a fitted cupboard within the northern wall which has an original 6 panel moulded door. The room has a modern plaster ceiling.
- 4.14 *Offices 2, 3 and 4* form a suite of rooms in the ground floor of the eastern range. Historic sources provide evidence that this was the location of the offices of the *Savings Bank*.
- 4.14.1 Lateral stud walls subdivide the range into three parts with original 6 panel doors in moulded casings matching those leading from the hall and around the window of *Office 1* providing access through these partitions into a central corridor (**figure 10 ii and iii**). *Office 3* is a modern subdivision of this central space (**figure 11i and ii**).
- 4.14.2 All three of the resultant historic spaces are lit by windows in the western elevation, all of which retain their original casings and shutters.
- 4.14.3 There are blocked fireplaces in the south-west corner of *Office 2* and possibly in the rear wall of office 3. There is no chimney breast in the rear (southern) wall of *Office 4*, although one is implied by historic photographs showing a chimney about this wall.
- 4.14.4 Other historic details have largely been lost from all three walls. *Office 2* has a plain plastered ceiling. *Offices 3 and 4* have modern suspended drop-ceiling systems.
- 4.14.5 A door from *Office 4* leads down steps into a mid 20th century WC and kitchenette extension in the location of a yard shown on the 1880s mapping.
- 4.15 The *Stairs* are shown at **figure 12**. They are of simple Georgian design with a simple dog-leg and winder pattern. The stairs have a curtail step, plain square section balusters, simple brackets under an open string, a turned newel and flat topped t-section carved handrail.
- 4.15.1 The stairs are lit by a tall stair window formed by two horizontally sliding sashes subdivided by what are probably 20th century glazing bars.
- 4.16 The *first floor* plan is shown at **figure 8**. The landing of the stairs provides direct access to the main *recital / performance space* being that which originally housed the *Library*. The space is accessed via an original six-panel door matching those elsewhere through the building, set deeply within the angled wall mass between the stairs and this room. On the side of the *Library* the room this door has a similar casing to those elsewhere throughout the building.
- 4.16.1 The *Library* space comprises a large hall (**figure 13**), lit by three large windows to its west side.
- 4.16.2 The windows have modern hornless sashes installed.
- 4.16.3 The ceiling of the room is a hipped tray with a foliated central plaster rose.
- 4.16.4 The room has a balcony along three sides. This is provided with a decorated timber rail with a geometric design formed in curved and straight strip-wood of square section. The pattern is mathematical in arrangement, being divided into square, open panels by uprights. Segments of circles of a diameter that would be inscribed by these, and tessellating squares are used to infill these squares, forming concave diamonds angled at 45 degrees to the squares with quatrefoils set in their centres within circles attached to their rods by balls. The faces of the balcony structure below is ornamented with ball detail.

4.16.5 The balcony is accessed from a stair to its north, set within the angle formed between the room at the north elevation. This stair appears original, but has modern doors within older frames.

4.17 The northern end of the first floor landing is separated by a basket-handle arch, supported on decorative pilasters sharing the moulding and bullseye rosette details of the original doors elsewhere through the building. Beyond this are two further 6 panel doors, leading to a modern kitchenette and to the *Music Therapy Room*.

4.18 The *Music Therapy Room* is set in the east end of the main range, lit from a window in its eastern wall. It retains a blocked chimney-breast in its southern wall and an original door, which has been doubled by a fire door internally.



i) Main hall, looking north towards modern vestibule

ii) Typical door, showing 6 panel pattern and casing mouldings. Here the door to Office 1 from the corridor.

iii) detail of bullsye rosette block and casing moulding

iv) Looking north east to the window and shutters of Office 1 (GDPR sensitive content redacted)

v) looking southeast towards blocked chimney breast of Office 1 (GDPR sensitive content redacted)

Figure 9: Office 1

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Photos © Dan Ratcliffe, July 2003



i) Office 2, looking north-east. Inserted cupboard to left, angled chimney breast to right.



ii) Looking southwest towards the window of Office 2. Note original door and frame to the corridor to left.



iii) Detail of window in Office 2

iv) southeast face of door between Office 2 and the corridor. Note original skirting to left of doorframe.

Figure 10: Office 2

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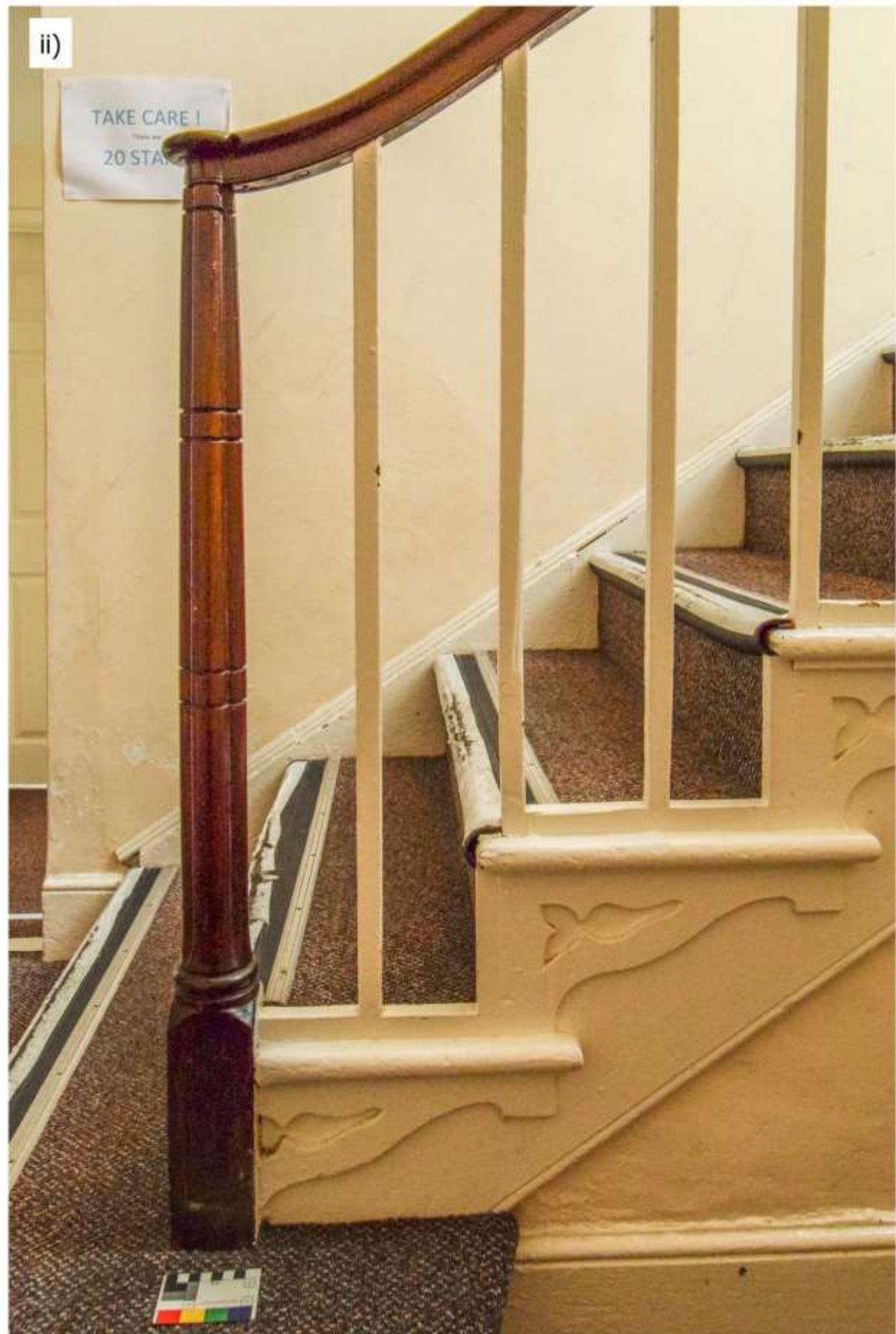


- i) Modern partition and door to Office 3
- ii) interior of Office 3, most recently a recording studio
- iii) window of the corridor, note suspended ceiling
- iv) looking southwest across Office 4
- v) looking northeast across Office 4.

Figure 11: Offices 3 and 4

Layout © 2023 Statement Heritage

Photos © Dan Ratcliffe, July 2003



i) Stairs from hall

ii) Newel, rail and baluster detail

iii) bracket and step detail

Figure 12: Stair

Layout © 2023 Statement Heritage

Photos © Dan Ratcliffe, July 2003



Figure 13: Library Room

i) The Library room looking southeast

ii) The Library room looking northwest

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i) Landing arch, looking north
 ii) Stair window
 iii) Music Therapy room, looking northwest.

Figure 14: Music Therapy Room and Landing

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5 Statement of Significance

- 5.1 *9-10 Parade Street, Penzance* is listed for its *special architectural and historic interest*.
- 5.2 The **Historic** special interest of the building lies within the original occupiers of the building on its construction.
 - 5.2.1 *9-10 Parade Street*, was built in 1828. The building's original occupants were the *Penzance Library* (a subscription library open to members via an annual subscription or to non-members via a payment to access) which was housed within the surviving first floor hall and balcony; the *Penzance Savings Bank*, which occupied the rooms below the hall within the west range of the building; and a *Commercial News Room* (a subscription institution providing shared access to newspapers), and offices of the *Penzance Shipping Company*, a business dominant in the coastal trade between *Penzance, Bristol and London*.
 - 5.2.2 Historic England's *Listing Selection Guide for Culture and Entertainment Buildings* (2017) states '*There were very few public libraries before the mid-19th century. Even private subscription libraries were rare, and have seldom left any evidence behind. Few could afford to building their own premises and many adapted pre-existing buildings.*' This makes the surviving Library Room a particularly rare and valuable survival in a national context.
 - 5.2.3 Being older than *St Mary's Parish Church*, and the *Market Hall*, and *St Johns Hall* (which incorporated the publicly accessible functions of the building) the building represents probably the largest surviving purpose built institutional buildings of its date and type in Penzance.
 - 5.2.4 The *Penzance Library* occupied the Library room from 1828-1867 when it was relocated to *St John's Public Buildings* before finding its home today in and as the *Morrab Library*. The surviving balcony, which has a mathematical design well which is likely to have appealed to the learned patrons of the building, adds to the legibility of this space as having originally housed a library.
 - 5.2.5 The *Library* and *News Room* reflect the cultural and intellectual life of *Penzance* during the early 19th century when it was the not just the market, but also the intellectual and cultural centre of the *Penwith* mining district. Institutions such as these would have been central in the propagation of the liberal ideas of the mid-19th century that led to advances in the franchise, in public health and education and in technology.
 - 5.2.6 The co-location of these institutions alongside the *Savings Bank*, adds to the interest of the building. The *Penzance Savings Bank* was founded alongside similar institutions in *Camborne, Launceston, Liskeard, Falmouth, Truro and Redruth* following the *Savings Bank (England) Act 1817*. The aim of these institutions was to support the financial independence of growing urban working populations and so reduce burdens on poor relief. As such they reflect the similar demographic and social changes as led to the foundation of the other cultural institutions of the building.
 - 5.2.7 The *Penzance Shipping Company* was of local economic significance. Later references to the building show that it may have functioned as an emigration office in the later 19th century, when the economic decline in mining areas led to many seeking assisted or free passage, linking the building to the history of Cornish diaspora populations across the world.
 - 5.2.8 Following the relocation of the *Library* the use of the hall by the *Oddfellows* and as a location for meetings of *Penwith Rural District Council* has some local interest.
- 5.3 The *Architectural special interest* of the building lies in the conservation of the original volume, detailing and interior architecture (particularly the balcony and its original stairs and rail) of the

library room, and in the conservation of the stairs and most of the original door and shutter joinery.

- 5.3.1 The internal plan-form of the building adds interest in including no original space for kitchens or domestic service within the ground and first floors, the only domestic space being a poorly preserved cellar dwelling under the western range.
- 5.3.2 The survival of those architectural attributes of the *Library Room* which made it particularly suited to its functions are captured well in the 19th century description of the space in library use given by 'George Clement Boase (1829-1897) in his *Reminiscences of Penzance* originally published in *The Cornishman* in 1883-1884, collected and republished by Pool in 1976. He noted "*a large, in fact, for the period, a very handsome apartment. Three large windows gave plenty of light, and from them a pleasant view was obtained over the South Parade Gardens... very snug and comfortable; there was little or no traffic, and it was just the place for a student*" (Boase 1884, in Pool 1974). The space retains its original volume, balcony (notable for the geometry of its balustrade), ornate plaster ceiling rose, grand entrance door, and excellent diffused natural lighting.
- 5.3.3 The survival of the original stairs, which would have provided an elegant entrance to the library facility, and of the decorative detailing around doors and windows (many of which retain original shutters) illustrate the gentrification of these spaces.
- 5.3.4 Internal spaces at ground floor level have been harmed by the subdivision of the central space of the west wing, the insertion of suspended ceilings and modern cable trunking, and throughout the building through the removal of fireplaces.
- 5.3.5 The basement spaces and the single storey extensions to the east of the building are of no special interest.
- 5.3.6 Externally the removal, in the late 20th century, of stucco render from the building has harmed its authenticity, although the basic architectural pattern relates well to the area of Regency character to the west and southwest, acting as something of a gateway building at the point of transition between this genteel area and the greater density and time-depth of the town to the northeast and east.
- 5.3.7 The wide eaves, slate roof, formal elevations and especially the ornamental doorway into the building contribute not only to its intrinsic special interest, but to the setting of surrounding Listed Buildings and of the character and appearance of the Conservation Area.

6 Archiving.

- 6.1.1 An OASIS entry for this project has been created ref: **XXX**. Reports will be uploaded to this on notification by Cornwall Council's Historic Environment Team that the report has been lodged with the Local Planning Authority.
- 6.1.2 The archive for this recording exercise, suitable for deposit if required by planning condition, is currently maintained by Statement Heritage and consists of:
 - **Annotated plans and field notes (A4 sheets x3)**
 - **Photographic Register (digitised as .xls file)**

- Digital photographs (.jpg x 95)
- Copy of this report in .pdf format

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