

SAND, SEA AND SURF, WHARF ROAD, ST IVES, CORNWALL

Built Heritage Statement



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BUILT HERITAGE STATEMENT

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EXECUTIVE SUMMARY

This Built Heritage Statement has been prepared to assess the potential impact on the historic built environment arising from the proposed development of the Site as a ground-floor café-bar with new shopfront and signage. It meets the requirements of the NPPF and local planning policy and provides sufficient information and assessment to identify the potential impacts arising from the development of the Site on the historic built environment.

The host building lies on the frontage of St Ives harbour, in The Wharf Character Area of the St Ives Conservation Area. In 1972 the building was listed (Grade II) for its group value with two similar buildings to its left, all sharing similar quasi-industrial vernacular features associated with St Ives' history as a fishing port. These features included granite rubble construction, external stone steps, slurried state roofs and slurried slate-hung walls and large planked doors, including sometimes on upper storeys.

Like other nearby buildings, the building on the site has undergone a number of phases of cumulative alterations since it was first Listed. Because of the degree of alteration and lack of access to the upper storey / roof, it is not possible to be more precise on the building's date of construction. The alterations have nevertheless been so extensive that the only part of the building that is recognisably the same as at the time of Listing is the slurried slate roof, and even this has been altered with some rather stark new ridge tiles to this hipped roof.

Because of the degree of past change and because the building was Listed for its group value (rather than for any intrinsic historic or architectural interest of its interior), the proposals are judged to have a neutral or slightly beneficial impact on the Listed building and other Listed buildings adjoining or nearby, given the building's extensive past alterations. As such, the proposals are compliant with the Council's duties under section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy 24 of the Cornwall Local Plan Strategic Policies 2010 - 2030 / Towl Leel Kernow Policis Stratejek 2010 – 2030.

The proposals will have a slightly beneficial impact on the character and appearance of The Wharf Character Area of the St Ives Conservation Area. The beneficial changes include:

- The reunification of the principal elevation by substituting a single café-bar frontage under a continuous fascia in place of two existing aesthetically poor seaside gift-shop shop-fronts and ugly roller shutter. The new shop front will not involve the removal of any historic fabric.

- The proposed glass door and extensive new bi-fold windows (those to the right being to pavement level) will create a more open and active street frontage, particularly in contrast to the visually detracting steel roller shutter and particularly in the evenings and at night.

- The reduction in the amount of surface-mounted external illumination.

- The removal of street clutter caused until recently by the on-pavement displays of the gift shops on the Site.

The proposals are compliant with the Council's duties under section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policy 24 of the Cornwall Local Plan Strategic Policies 2010 – 2030 / Towl leel Kernow Policis Stratejek 2010 – 2030 and with the Cornwall & Scilly Urban Survey, Historic Characterisation for Regeneration, St Ives (Cornwall Council, 2005).

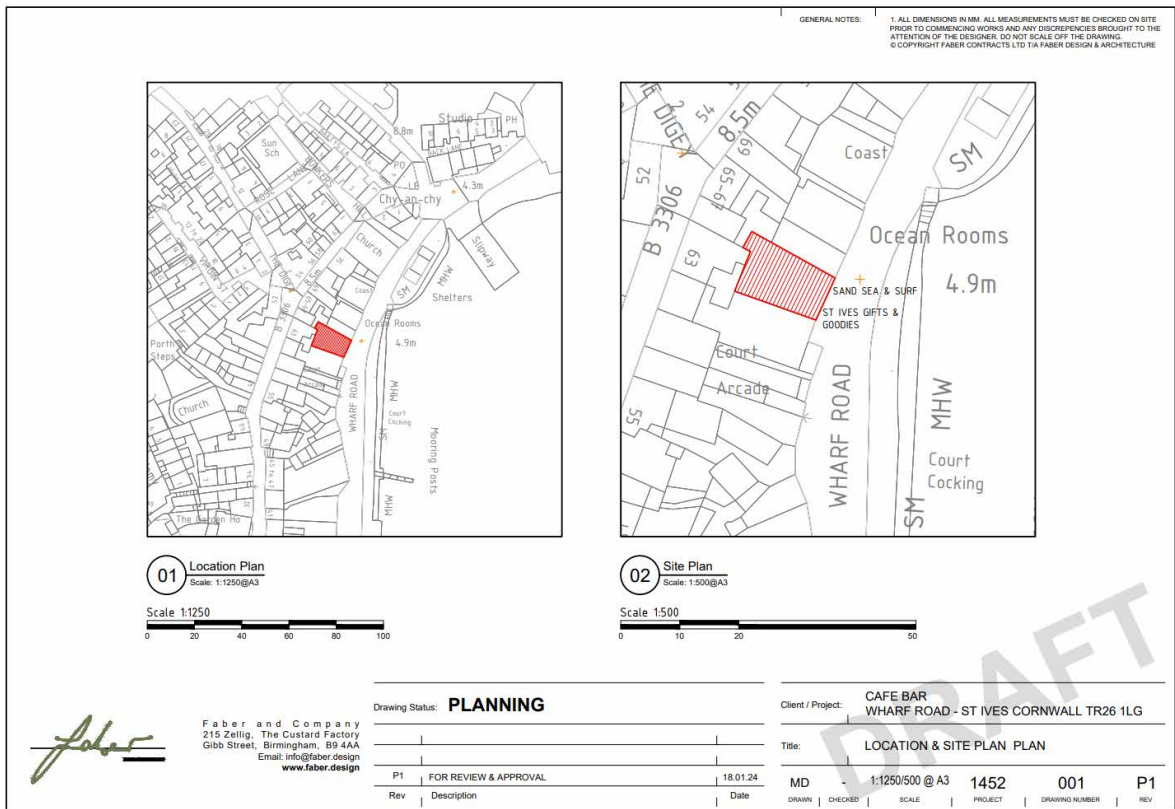
As such, the proposals should be viewed positively at planning, given the current use and appearance of the Site.

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1 INTRODUCTION

- 1.1 This Built Heritage Statement has been researched and prepared by RPS, on behalf of Coffee and Cocktails St Ives Ltd.
- 1.2 This report refers to the relevant legislation contained within the Planning (Listed Buildings and Conservation Areas) Act 1990 and both national and local planning policy. In addition, relevant Historic England guidance notably The Setting of Heritage Assets has been consulted to inform the judgements made. Relevant information, including the listing citations for the relevant heritage assets have also been consulted in preparing this Built Heritage Statement. The conclusions reached in this report are the result of detailed historic research, a walkover survey of the Site and publicly accessible locations in the surrounding area, map studies and the application of professional judgement.
- 1.3 The findings of this report are based on the known conditions at the time of writing and all findings and conclusions are time limited to no more than 3 years from the date of this report. All maps, plans and photographs are for illustrative purposes only.



Site plan and location plan

2 LEGISLATIVE AND PLANNING POLICY FRAMEWORK

- 2.1 The current national legislative and planning policy system identifies, through the National Planning Policy Framework (NPPF), that applicants should consider the potential impact of development upon 'heritage assets'. This term includes: designated heritage assets which possess a statutory designation (for example listed buildings and conservation areas); and non-designated heritage assets, typically identified by Local Planning Authorities (LPAs) and incorporated into a Local List and/or recorded on the Historic Environment Record.

Legislation

- 2.2 Where any development may affect certain designated heritage assets, there is a legislative framework to ensure proposed works are developed and considered with due regard to their impact on designated heritage assets. This extends from primary legislation under the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 2.3 The relevant legislation in this case extends from section 66 of the 1990 Act which states that special regard must be given by the decision maker, in the exercise of planning functions, to the desirability of preserving or enhancing listed buildings and their setting.
- 2.4 The meaning and effect of these duties have been considered by the courts, including the Court of Appeal's decision in relation to Barnwell Manor Wind Energy Ltd v East Northamptonshire District Council [2014] EWCA Civ 137.
- 2.5 The Court agreed within the High Court's judgement that Parliament's intention in enacting section 66(1) was that decision makers should give '*considerable importance and weight*' to the desirability of preserving (i.e. keeping from harm) the setting of listed buildings.
- 2.6 Section 69(1) of the Act requires LPAs to '*determine areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance*' and to designate them as conservation areas. Section 69(2) requires LPAs to review and, where necessary, amend those areas '*from time to time*'.
- 2.7 For development within a conservation area section 72 of the Act requires the decision maker to pay '*special attention [...] to the desirability of preserving or enhancing the character or appearance of that area*'. The duty to give special attention is considered commensurate with that under section 66(1) to give special regard, meaning that the decision maker must give considerable importance and weight to any such harm in the planning balance. However, unlike the parallel duty under section 66, there is no explicit protection for the setting of a conservation area.

National Planning Policy

National Planning Policy Framework (Ministry of Housing, Communities and Local Government, December 2023)

- 2.8 The NPPF is the principal document that sets out the Government's planning policies for England and how these are expected to be applied.
- 2.9 It defines a heritage asset as a: '*building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest*'. This includes both designated and non-designated heritage assets.
- 2.10 Section 16: Conserving and Enhancing the Historic Environment relates to the conservation of heritage assets in the production of local plans and decision taking. It emphasises that heritage assets are '*an irreplaceable resource, and should be conserved in a manner appropriate to their significance*'.

- 2.11 For proposals that have the potential to affect the significance of a heritage asset, paragraph 200 requires applicants to identify and describe the significance of any heritage assets that may be affected, including any contribution made by their setting. The level of detail provided should be proportionate to the significance of the heritage assets affected. This is supported by paragraph 201, which requires LPAs to take this assessment into account when considering applications.
- 2.12 Under '*Considering potential impacts*' paragraph 205 states that '*great weight*' should be given to the conservation of designated heritage assets, irrespective of whether any potential impact equates to total loss, substantial harm or less than substantial harm to the significance of the heritage assets.
- 2.13 Paragraph 207 states that where a development will result in substantial harm to, or total loss of, the significance of a designated heritage asset, permission should be refused, unless this harm is necessary to achieve substantial public benefits, or a number of criteria are met. Where less than substantial harm is identified paragraph 208 requires this harm to be weighed against the public benefits of the proposed development.
- 2.14 Paragraph 209 states that where an application will affect the significance of a non-designated heritage asset, a balanced judgement is required, having regard to the scale of harm or loss and the significance of the heritage asset.
- 2.15 Paragraph 212 notes that local planning authorities should look for opportunities for new development within conservation areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. It also states that proposals that preserve those elements of the setting that make a positive contribution to, or better reveal the significance of, the asset should be treated favourably.
- 2.16 Furthermore, paragraph 213 states that not all elements of a conservation area or World Heritage Site will necessarily contribute to its significance. When determining the impacts arising from the loss of a building or element that does positively contribute, consideration should be given to the relative significance of that building and the impact to the significance of the conservation area or World Heritage Site as a whole.

National Guidance

Planning Practice Guidance (DCLG)

- 2.17 The Planning Practice Guidance (PPG) has been adopted to aid the application of the NPPF. It reiterates that conservation of heritage assets in a manner appropriate to their significance is a core planning principle.
- 2.18 The PPG defines the different heritage interests as follows:
- archaeological interest: As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
 - architectural and artistic interest: These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.
 - historic interest: An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

- 2.19 Key elements of the guidance relate to assessing harm. It states that substantial harm is a high bar that may not arise in many cases. It also states that while the level of harm will be at the discretion of the decision maker, generally substantial harm is a high test that will only arise where a development seriously affects a key element of an asset's special interest. It is the degree of harm, rather than the scale of development, that is to be assessed.

Overview: Historic Environment Good Practice Advice in Planning

- 2.20 Historic England have published a series of documents to advise applicants, owners, decision-takers and other stakeholders on managing change within the historic environment. These include Historic Environment Good Practice Advice in Planning (GPAs) documents and Historic England Advice Notes (HEANS).

GPA1: The Historic Environment in Local Plans (March 2015)

- 2.21 This advice note focuses on the importance of identifying heritage policies within Local Plans. The advice echoes the NPPF by stressing the importance of formulating Local Plans based on up-to-date and relevant evidence on economic, social and environmental characteristics and prospects of the area, including the historic environment.

GPA2: Managing Significance in Decision-Taking in the Historic Environment (March 2015)

- 2.22 This document provides advice on numerous ways in which decision making in the historic environment could be undertaken, emphasising that the first step for all applicants is to understand the significance of any affected heritage asset and the contribution of its setting to that significance. In line with the NPPF and PPG, the document states that early engagement and expert advice in considering and assessing the significance of heritage assets is encouraged. The advice suggests a structured, staged approach to the assembly and analysis of relevant information:

1. Understand the significance of the affected assets;
2. Understand the impact of the proposal on that significance;
3. Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
4. Look for opportunities to better reveal or enhance significance;
5. Justify any harmful impacts in terms of the sustainable development objective of conserving significance balanced with the need for change; and
6. Offset negative impacts to significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

GPA3: The Setting of Heritage Assets (Second Edition; December 2017)

- 2.23 This advice note focuses on the management of change within the setting of heritage assets. This document replaces GPA3: The Setting of Heritage Assets (March 2017) and Seeing History in the View (English Heritage, 2011) in order to aid practitioners with the implementation of national legislation, policies and guidance relating to the setting of heritage assets found in the 1990 Act, the NPPF and PPG. The guidance is largely a continuation of the philosophy and approach of the 2011 and 2015 documents and does not present a divergence in either the definition of setting or the way in which it should be assessed.
- 2.24 As with the NPPF the document defines setting as *'the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve'*.

Setting is also described as being a separate term to curtilage, character and context. The guidance emphasises that setting is not a heritage asset, nor a heritage designation, and that its importance lies in what it contributes to the significance of the heritage asset, or the ability to appreciate that significance. It also states that elements of setting may make a positive, negative or neutral contribution to the significance of the heritage asset.

- 2.25 While setting is largely a visual term, with views considered to be an important consideration in any assessment of the contribution that setting makes to the significance of an asset, and thus the way in which an asset is experienced, setting also encompasses other environmental factors including noise, vibration and odour. Historical and cultural associations may also form part of the asset's setting, which can inform or enhance the significance of a heritage asset.
- 2.26 This document provides guidance on practical and proportionate decision making with regards to the management of change within the setting of heritage assets. It is stated that the protection of the setting of a heritage asset need not prevent change and that decisions relating to such issues need to be based on the nature, extent and level of the significance of a heritage asset, further weighing up the potential public benefits associated with the proposals. It is further stated that changes within the setting of a heritage asset may have positive or neutral effects.
- 2.27 The document also states that the contribution made to the significance of heritage assets by their settings will vary depending on the nature of the heritage asset and its setting, and that different heritage assets may have different abilities to accommodate change without harming their significance. Setting should, therefore, be assessed on a case-by-case basis.
- 2.28 Historic England recommends using a series of detailed steps in order to assess the potential effects of a proposed development on significance of a heritage asset. The 5-step process is as follows:
1. Identify which heritage assets and their settings are affected;
 2. Assess the degree to which these settings and views make a contribution to the significance of a heritage asset(s) or allow significance to be appreciated;
 3. Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it;
 4. Explore ways to maximise enhancement and avoid or minimise harm; and
 5. Make and document the decision and monitor outcomes.

HEAN12: Statements of Heritage Significance: Analysing Significance in Heritage Assets (October 2019)

- 2.29 This advice note provides information on how to assess the significance of a heritage asset. It also explores how this should be used as part of a staged approach to decision-making in which assessing significance precedes designing the proposal(s).
- 2.30 Historic England notes that the first stage in identifying the significance of a heritage asset is by understanding its form and history. This includes the historical development, an analysis of its surviving fabric and an analysis of the setting, including the contribution setting makes to the significance of a heritage asset.
- 2.31 To assess the significance of the heritage asset, Historic England advise to describe various interests. These follow the heritage interest identified in the NPPF and PPG and are: archaeological interest, architectural interest, artistic interest and historic interest.

Local Planning Policy

- 2.32 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

Cornwall Local Plan Strategic Policies 2010 - 2030 / Towl leel Kernow Policis Stratejek 2010 - 2030

- 2.33 As the Application Site lies within Cornwall, the statutory development plan comprises the Cornwall Local Plan Strategic Policies 2010 - 2030 / Towl leel Kernow Policis Stratejek 2010 - 2030, adopted in November 2016.
- 2.34 The following policies are relevant:

Policy 2: Spatial Strategy

New development should provide a sustainable approach to accommodating growth, providing a well balanced mix of economic, social and environmental benefits. This should maintain the dispersed development pattern of Cornwall and provide homes and jobs based on the role and function of each place. Strategic scale growth will be accommodated in our main towns and city where they can best support regeneration and sustainable development.

Overall, development should seek to meet the following objectives of the Plan for Cornwall:

1. Respecting and enhancing quality of place:

Proposals should maintain and respect the special character of Cornwall, recognising that all urban and rural landscapes, designated and undesignated, are important by:

- a. Ensuring that the design of development is high quality and demonstrates a cultural, physical and aesthetic understanding of its location;
- b. Considering the impact of development upon the biodiversity, beauty and diversity of landscape and seascape, character and setting of settlements, wealth of natural resources, agricultural, historic and recreational value of Cornwall;
- c. Identifying the value and sensitivity, of the character and importance of landscapes, biodiversity and geodiversity and historic assets;
- d. Protecting, conserving and enhancing the natural and historic landscape, heritage, cultural, biodiversity and geodiversity assets of Cornwall in recognition of their international, national and local status, in accordance with national legislation and policy, as amplified by the other policies of this plan.

2. Providing solutions to current and future issues: Proposals should assist the creation of resilient and cohesive communities by:

- a. Delivering renewable and low carbon energies, increasing energy efficiency and minimising resource consumption through a range of renewable and low carbon technologies;
- b. Ensuring that built and environmental assets can adapt to and be resilient to climate change;
- c. Creating resilient landscapes and biodiversity and geodiversity assets that are resilient and sensitively accommodating investment and growth within Cornwall's unique landscape and wealth of biodiversity and geodiversity, ensuring that people continue to be drawn to Cornwall to visit and invest and for a thriving healthy population to live and work;

- d. Supporting the delivery of made Neighbourhood Plans and other community based initiatives that help to make communities more resilient.

3. Generating and sustaining economic activity: Proposals will be welcome that improve conditions for business and investment in Cornwall, in particular by:

- a. Supporting key regeneration activities and the economic vision for Cornwall;
- b. Providing homes and jobs in a proportional manner, where they can best sustain the role and function of local communities and that of their catchment;
- c. Supporting the expansion of existing businesses and the indigenous businesses of agriculture, fishing and mining;
- d. Safeguarding waterfront sites, docks and ports to provide for marine businesses;
- e. Maximising the economic growth and benefits of education, skills development, research, and the colleges and Combined Universities in Cornwall;
- f. Supporting employment schemes in both towns and rural areas, giving particular emphasis to quality, permanent work opportunities that break seasonal labour cycles;

Policy 24: Historic environment

Development proposals will be permitted where they would sustain the cultural distinctiveness and significance of Cornwall's historic rural, urban and coastal environment by protecting, conserving and where appropriate enhancing the significance of designated and non-designated assets and their settings. Development proposals will be expected to:

sustain designated heritage assets;

take opportunities to better reveal their significance;

maintain the special character and appearance of Conservation Areas, especially those positive elements in any Conservation Area Appraisal;

conserve and, where appropriate, enhance the design, character, appearance and historic significance of historic parks and gardens;

conserve and, where appropriate, enhance other historic landscapes and townscapes, including registered battlefields, including the industrial mining heritage;

protect the historic maritime environment, including the significant ports, harbours and quays.

Development within the Cornwall and West Devon Mining Landscape World Heritage Site (WHS) and its setting should accord with the WHS Management Plan. Proposals that would result in harm to the authenticity and integrity of the Outstanding Universal Value, should be wholly exceptional. If the impact of the proposal is neutral, either on the significance or setting, then opportunities to enhance or better reveal their significance should be taken.

All development proposals should be informed by proportionate historic environment assessments and evaluations (such as heritage impact assessments, desk-based appraisals, field evaluation and historic building reports) identifying the significance of all heritage assets that would be affected by the proposals and the nature and degree of any effects and demonstrating how, in order of preference, any harm will be avoided, minimised or mitigated.

Great weight will be given to the conservation of the Cornwall's heritage assets. Where development is proposed that would lead to substantial harm to assets of the highest significance, including un-designated archaeology of national importance, this will only be

justified in wholly exceptional circumstances, and substantial harm to all other nationally designated assets will only be justified in exceptional circumstances.

Any harm to the significance of a designated or non-designated heritage asset must be justified. Proposals causing harm will be weighed against the substantial public, not private, benefits of the proposal and whether it has been demonstrated that all reasonable efforts have been made to sustain the existing use, find new uses, or mitigate the extent of the harm to the significance of the asset; and whether the works proposed are the minimum required to secure the long term use of the asset.

In those exceptional circumstances where harm to any heritage assets can be fully justified, and development would result in the partial or total loss of the asset and/or its setting, the applicant will be required to secure a programme of recording and analysis of that asset, and archaeological excavation where relevant, and ensure the publication of that record to an appropriate standard in a public archive.

- 2.35 Proposals that will help to secure a sustainable future for the Cornwall's heritage assets, especially those identified as being at greatest risk of loss or decay, will be supported.

The Cornwall and Scilly Urban Survey - St Ives (September 2005)

- 2.36 There is no adopted conservation area appraisal for St Ives, its function instead being fulfilled by the Cornwall and Scilly Urban Survey – St Ives, which covers the whole of the historic town. Published by the Cornwall Council Historic Environment Service in 2005, this document is now nearly 20 years old and should be treated accordingly.

Character-Based Principles for Regeneration

- 2.37 The St Ives Urban Survey includes the following 'Character-Based Principles for Regeneration' for the town overall.

"These principles have been derived directly from the analysis of the town's various defined 'character areas' and should underpin all regeneration initiatives in St Ives:

Respect and safeguard the fundamental importance of the natural setting and physical topography to the character of St Ives, particularly the sloping townscape, highly visible urban skyline, and the views to the harbour and out across St Ives's Bay

Recognise the superior quality and particular distinctive character of the historic built environment of St Ives, and achieve equally high quality and distinctiveness in all future new build and the public realm.

Recognise the importance of individual components of character and distinctiveness seen throughout the historic environment and conserve and enhance these. They include the fine grain elements which provide such a richness of texture, colour and detail throughout the town: street surfacing, gutter channels, granite glinter stones, iron railing details, house names, signs and door furniture, etc.

Reinstate character and quality in the built environment, public realm and key open spaces where it has been eroded by inappropriate past interventions.

Respect the different Character Areas within the town and acknowledge and reinforce the urban hierarchy and diversity they represent.

Present, interpret and promote St Ives as an historic Cornish town of quality, character and significance."

The Harbour Character Area

- 2.38 A sub-section of the St Ives Urban Survey addresses 'The Harbour Character Area. This contains the following 'Issues' and 'Recommendations' for the character area:

Issues

The historic character of the area has been diluted through insensitive conversion and incremental degradation of historic buildings

Maintaining the balance between the 'working harbour' and the 'tourist harbour' is important for retaining its historic character

High traffic levels mar the enjoyment of this special historic area

Public realm is cluttered, confused and uncoordinated, undermining the quality of the place

Recommendations

Conserve and protect historic buildings and architectural integrity

Strike a balance between retaining and strengthening the harbour as a viable place of work and safeguarding its historic fabric and enabling public enjoyment of it

Reduce the level and impact of traffic in the harbour area

Improve the public realm and general streetscape

Recommendation: Conserve and protect historic buildings and architectural integrity

Strong conservation management is required in this area to promote and guide change that does not detrimentally dilute the historic character of the area. This can be achieved through the proactive use of existing Listed Building, Conservation Area and Article 4 Direction legislation and the recommended Article 4(2) Direction (see Section 7).

Recommendation: Strike a balance between retaining and strengthening the harbour as a viable place of work and safeguarding its historic fabric and public enjoyment

Sensitive management is required to retain the living cultural heritage of the area whilst also presenting it to visitors.

The continuation of the fishing industry is vital to the harbour's character and helps to retain the 'realness' of the place.

The fishermen's lodges, for example, could benefit from some repair, but should retain their essential character. The importance of these structures could be recognised through an increased level of protection.

Recommendation: Reduce the level and impact of traffic in the harbour area

Public realm treatment of this area should promote pedestrian priority by increasing pavement widths and reducing the carriageway. Textured carriageway surfacing could also be used to discourage cars. For example granite setts could be continued along Wharf Road, strongly integrating it with The Wharf, the Down'long area and Fore Street where listed historic surfaces survive.

Public car parking provision on the harbour arm should be removed, maintaining a more limited area for those with business at the harbour. (see Section 7 for wider recommendations concerning traffic and parking in the town).

Recommendation: Improve the public realm and general streetscape

An audit and rationalisation of the public realm of this area is urgently needed. Unnecessary accretions and inappropriate fixtures and fittings should be removed while historic elements of the existing public realm should be identified for retention and enhancement (features such as historic surfacing, metal hoops set into the quay side and other harbour-related features).

A coordinated approach to future treatment of streetscape is required. An agreed streetscape strategy should be developed for the area ensuring that developments enhance the historic environment, beauty and specialness of the place rather than degrade it.

Above all the quality of the setting and historic environment should be the bench mark that public realm elements should seek to match. Only the best materials and design is appropriate for this part of town. Generic catalogue pieces are unlikely to match the inspiration of this location.

The small area east of Smeaton's Pier is a popular place to sit and enjoy the sea air and views and could be targeted for public realm improvements."

Other Local Planning Documents

2.39 Also relevant is:

The Chief Planning Officer Advice Notes (CPOANs) (notably *Good Design in Cornwall - March 2023*).

3 ST IVES - HISTORICAL BACKGROUND INCLUDING STATEMENTS OF SIGNIFICANCE FROM THE CORNWALL AND SCILLY URBAN SURVEY – ST IVES (CORNWALL COUNCIL, 2005)

St Ives

3.1 The Cornwall and Scilly Urban Survey – St Ives (2005) gives a brief history of St Ives, as follows:

“St Ives is one of the premier holiday destinations in Cornwall. Its maritime heritage, intricate townscape, beaches and proximity to the spectacular landscape of the Penwith peninsula attract visitors throughout the year. It is nationally and internationally recognised for its artistic traditions and community, including a succession of well known artists who over the last century have lived, worked and exhibited in the town. This aspect of the town has been significantly reinforced by the opening of the Tate St Ives gallery in 1993.

Situated on the north coast of the far west of Cornwall (Fig 1), within Penwith District Council (PDC), it plays a significant role as the authority’s second largest town with a population of 11,165 in 2001 and as a significant attraction into the district.

Located approximately 6 km from the A30, it is 12 km north east of Penzance and 6 km north west of Hayle. The town has a branch line rail connection linking at St Erth to the mainline service between Penzance and London Paddington.

Given the strategic geographic character of the town’s site it is likely that there has been human activity here since the prehistoric period. There are suggestions that the Island may have been a defended pre-Roman cliff castle. Associations with the sixth century Saint Ila also suggest early Christian activity in the area. Little is known of the early origins of the settlement itself although by the 14th century it had already become an important fishing port.

The 14th century decline of the nearby settlement of Lelant, caused by the silting of its harbour, was an opportunity for the town. St Ives gained much of Lelant’s lost trade and during the 15th century St Ives was promoted and developed as a planned medieval market town. It gained borough status with rights for a weekly market, annual fairs and a church of its own.

The fishing industry was a mainstay of the town’s economy down to the 20th century, with the lengthy sandy beaches providing perfect landing places for the traditional pilchard seining; the enormous shoals gathering in St Ives Bay.

Mercantile trade through the harbour quay was another central element of the settlement’s economy. Records of 16th century sand inundations suggest that trade may have been affected during that period. During the 18th century trade had recovered and the need for improved harbour facilities was considered imperative. Smeaton’s pier was completed in 1770, greatly increasing the size of the harbour and the amount of trade it could accommodate.

The harbour import and export trade and the fishing fleet stimulated numerous associated industries within the town, such as boat building, net and sail making, fish processing and trading. Industrial buildings relating to these activities developed close to the harbour and beaches. Domestic fish processing was also part of the settlement’s economy and a building type with fish cellar on the ground floor with residential accommodation above reached by an external stair is a locally distinct building type found in numbers in the isthmus area between the harbour and Porthmeor beach, an area traditionally known as ‘Down’long’.

Mining was also important in the development and character of the town, with mines located within the urban area itself and in the nearby hinterlands. Much of the trading

through the harbour was mine-related. Tin streaming had also been important from the medieval period onwards in the valleys running down to the sea, such as *The Stennack*.

The 19th century saw great changes in St Ives. There was a further expansion of the harbour with the 'Victorian Extension' completed in 1890. Development within the town centre was of an increasingly urban form and density, while residential terraces were built on the slopes of the valleys above for the growing middle-classes and early wealthy tourists who came to the town for the season.

The late 19th century saw the arrival of the railway and with it mass market tourism, softening the impact of the decline of both fishing and mining. Tourists changed the character of the town with the requirements for large hotels, guesthouses and entertainment. Beaches were converted from places of work to places of rest and play with seines, gigs and luggers replaced by beach huts, deck chairs and bathing machines.

A late 19th century building boom in the town centre centred on High Street and Tregenna Place and Hill with the construction of impressive institutional buildings such as the Passmore Edwards Library and several bank buildings.

Artists, attracted by the extraordinarily clear quality of light, subject matter and relatively cheap cost of living, lodged with local families, and made their studios in disused fish cellars. From the 'plein air' style of painting to the internationally renowned St Ives Modernist Period many famous and influential artists and craft men and women have associations with the town.

The late 20th century saw the re-invention of the town as a quality cultural resort. A wide range of award winning restaurants, good quality cafes and bars, boutiques and designed shops have been established developing the fashionable image of the town. The foundation of Tate St Ives in 1993 continued the town's artistic links and was part of a wider change in holidaying habits in Cornwall. The 'Kiss-me-quick' element has to some extent been overtaken by a general increase in the sophistication of facilities being offered, such as the popular Lost Gardens of Heligan, the Eden project and Rick Stein in Padstow. This cultural tourism niche has attracted an alternative audience to the town and has lengthened the town's 'season'."

The Harbour

- 3.2 The subsection of the St Ives Urban Survey describing "The Harbour Character Area" states the following:

The Harbour

"Historical background and key components

Historically the harbour was the most important element of the economy (fishing, importing and exporting) and it could be argued that it retains this role today as St Ives' main tourism focal point. It is widely perceived as the heart of the town.

With the changes in the town's economy this area has dramatically changed in character. Originally it was a place of work, trade, business and industry, serving the fishing fleet and trading merchants. The buildings enclosing the landward side of the harbour were involved in these activities with boat builders, sail and net lofts and warehouses close to the ships and quays. Following the decline of the traditional harbour economy and the rise of tourism, the area and its buildings have been adapted for alternative uses. The harbour features in most visitors' experiences, offering leisure amenity, a promenade, sightseeing, beach activities and tourist focused commerce, services and refreshments. Importantly, fishing also continues, undertaken by the commercial fleet operating from the harbour, alongside the tourist boats providing fishing and seal-spotting trips.

Key components of this character area include Smeaton's Pier and its Victorian Extension on the east and Western Pier to the south which define the sheltered harbour area, and Wharf Road, The Wharf and Quay Street which skirt the harbour's landward side.

Statement of Significance

- 3.3 The Cornwall and Scilly Urban Survey St Ives (September 2005) contains the following Statement of Significance for St Ives:

St Ives

"St Ives' dramatic topography of glittering seascape, bleached white beaches, Island promontory and deep Stennack valley produce some of the most stunning urban views in Cornwall. From the upper car parks almost the entire town is seen: regimented tiers of terraces on the Stennack valley sides point to the town centre where the curving harbour is protected by the rising Island and overlooked by the 15th century church.

The famous St Ives light has drawn artists from all over the world for the last 120 years. The cleanness and crispness of colour make the town luminous and bright even in dull conditions and the mild climate adds to the ambience, allowing exotic palms and succulents to thrive away from harsh chills. However, wild storms bring ferocious wind and waves driving and crashing against foreshore buildings. It is in the harbour that 'the light' is most apparent, making sands and sea sparkle. Here too the tide turns quickly, draining and filling like the very heart beat of the settlement.

Although the harbour is indeed widely perceived as the town's heart, St Ives is much more complex than a simple fishing town. Great historic interest exists in all its several areas: the medieval market place by the church; Fore Street, the town's medieval commercial street with its surviving 17th and 18th century buildings; Victorian civic development around High Street and Tregenna Place and the hotel and railway town to their south; miners' cottages in the Stennack Valley. Proximity to the ancient Penwith landscapes, with their famous prehistoric monuments, adds to St Ives' specialness.

The fine-grained detail, variety and quality of textures are a delight in the streetscape: the dense maze of cobbled streets covering the isthmus connecting the Island with the 'mainland'; the occasional rocky outcrops seen in the network of alleyways and pathways running between the courts and roadless streets; the stepped paths connecting the old town with residential terraces on the slopes above; the robustness of the massed granite buildings; the golden lichen clinging to the grey slate roofs; and the witty house-names and imaginative house signs and door furniture seen throughout St Ives. All add to its enjoyment, its distinctiveness and sense of place.

The picturesque harbour still supports a small fishing fleet and St Ives is now also a successful tourist town that provides family and cultural holidays bolstered by Tate St Ives, one of the three biggest tourist attractions in Cornwall. Tourism is another rhythm in the town; although the season has extended there remains an ebbing and flowing of the crowds.

The interest found throughout St Ives should be reflected in how the town is treated and presented. All is important and of value so the temptation to 'cherry pick' to the detriment of certain areas should be resisted.

The Harbour Character Area

- 3.4 The St Ives Urban Survey gives the following statement of significance for The Harbour Character area:

"Widely perceived as the heart of the town, the harbour is a critically important part of St Ives. Still continuing as a place of work, the active fishing fleet and other craft add much to the authentic character of the area. The robust granite pier, its two lighthouses and the

BUILT HERITAGE STATEMENT

popular family beach form an important part of the town. The surrounding buildings have been changed dramatically, and often not sensitively, reflecting the changing role of the harbour, now St Ives' busiest tourist focal point.

Issues

The historic character of the area has been diluted through insensitive conversion and incremental degradation of historic buildings

Maintaining the balance between the 'working harbour' and the 'tourist harbour' is important for retaining its historic character

High traffic levels mar the enjoyment of this special historic area

Public realm is cluttered, confused and uncoordinated, undermining the quality of the place."



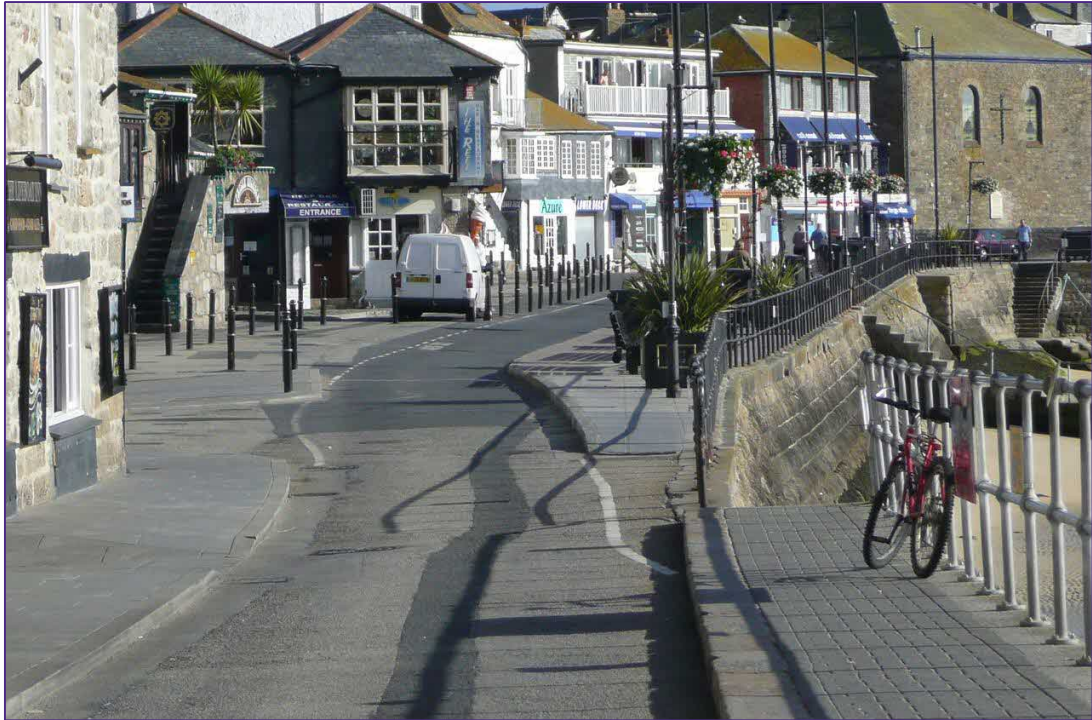
View of St Ives harbour prior to the construction in 1922 of The Wharf (today's Wharf Road) ("Harbour Front, the Wharf, St Ives", William Edwin Ayres, 1886).



Another Ayres view (The Wharf, St Ives, 1886) prior to the building of The Wharf (today's Wharf Road) in 1922. The Listed Primitive Methodist Church is prominent just right of centre (blue arrow). The Site is possibly the jettied building arrowed red.



Detail from the above. It is difficult to recognise the Site, but it may be the jettied building with the hipped roof) at the centre of the view.



The corresponding view today.

4 ASSESSMENT OF HERITAGE ASSETS

4.1 The historic core of St Ives around the harbour and St Ives Head is a designated Conservation Area. The Site lies within this, within a character area defined the Cornwall & Scilly Urban Survey, Historic Characterisation for Regeneration, St Ives (Cornwall Council / Kate Newell, 2005) as “Area 3 – The Harbour Character Area”. There is currently no conservation area appraisal.

4.2 The Harbour Character Area is described thus:

“Topography and urban form

The harbour is enclosed by encircling buildings forming a continuous wall around it and the rising terrain immediately behind them emphasises this sense of containment. Elevations of buildings stack up behind the harbour buildings on the isthmus and Stennack Valley slopes, creating an amphitheatre effect.

Wharf Road, a relatively modern intervention built in 1922 to relieve Fore Street of traffic, has significantly altered the character of the area. Previously buildings faced onto the harbour itself with individually constructed wharfs enclosing working areas in front of them. Access was solely along The Wharf or by the opes from Fore Street. Building Wharf Road made the area more accessible and integrated it with the rest of the town.

Pednolva Walk was originally built to cover sewage pipes but has since acquired valuable secondary uses. It forms another 20th century addition to the circulation and connectivity of the town, increased pedestrian accessibility to the seafront but obscured the relationship between the sea, Westcott’s Quay and its fish cellars.

As well as strong connections with Fore Street (Character Area 1) the Harbour area also links with the isthmus and the Island – the Down’long area of town, historically dominated by the fishing community and their domestic and industrial fish cellars (Character Area 4). Many of the streets and opes that dissect that area open out onto The Wharf, emphasising the strong functional ties between these two areas.

Some encroachment seems to have occurred along The Wharf as the row containing the Sloop, that originally formed the harbour frontage, can be followed through along the line of Carnglaze Place. Another row of buildings has been constructed in front of this, probably built over forecourt working space. Buildings on the south side of Quay Street have also been built onto what was formerly beach!

For the town to have a beach so close to the urban core is an amazing amenity. Very popular with families, it adds noise, movement and a special dynamic to the area. The white sands reflect the steely clear light and the painted boats and pure blue waters bring vibrant colour to the beach.

The ebb and flow of the tide make for an ever changing scene and the boats come and go, get grounded and refloat with the tidal rhythms.

Survival of standing historic fabric

Historic buildings around the harbour date mostly from the 19th and early 20th centuries and relate to fishing, trading and industrial uses of the area before its conversion to a major tourist attraction. Relatively massive industrial buildings mix with low-lying two storey commercial structures.

The harbour, wharfs, piers, slips and lighthouses are important survivals that define the character of the place. The remains of the abortive ‘New pier’ and the granite breakwater of the ambitious but never completed ‘harbour of refuge’ are important historic survivals.

There are also important earlier buildings such as the 17th century Sloop Inn. Much smaller than its neighbouring buildings, a date stone of 1645 is incorporated into a late 19th century

element of the building, but a kneeler stone and use of horizontally coursed thin, small slatey stone seen in early buildings elsewhere in west Cornwall support this date. The possible remains of the 15th century 'Castle' incorporated into Quay House by Smeaton's Pier may also represent one of the most important survivals in St Ives. St Leonard's Chapel, reputedly of medieval date, is actually on the 18th century pier and should therefore be seen as a relocation of the original chapel that related to the nowlost medieval pier further to the west.

Because of its recent change of use, the area's architecture has also dramatically changed in character. So while buildings can be said to 'survive' their original character has often been radically altered.

Historically The Wharf and the sequence of pier arms have been the focal point of activity within the Harbour. Now, however, the commercial properties along Wharf Road are the busiest part of the harbour and these formerly industrial net and sail lofts, boat building workshops and warehouses etc have consequently changed the most and are now interspersed with new buildings. Currently there are not as many shops and commercial business along The Wharf as residential and holiday lets dominate here. As a result the character of these buildings survives better, but pressure is beginning to be felt here as well with the success and expansion of the neighbouring commercial area.

Architecture, materials and detail

The overall mass and solidity of materials of both the harbour's structures and also its surrounding buildings give the area a robust character and unify the divergent architectural styles and varying heights and widths. The built environment is generally of three and four storied buildings, set in relatively wide plots compared with the rest of the town. These structures respond to the sweep of the sea and beach and are not overpowered by its scale.

The harbour piers and wharfs feature huge granite ashlar blocks and coursed rubble. These materials are also seen in the surrounding buildings, granite rubble with dressed granite dressings. Slate-hung elevations are more prevalent here than in other areas of the town, used as a weather-proofing surface finish for this exposed area. Pebble-dash is also used as a surface finish as is painted stucco.

The original, rather austere, character of the architecture is retained in the Primitive Methodist Chapel which fronts onto Fore Street but also has an elevation here. The plain elevations, limited articulation of facades (few windows facing the sea), and industrial bulk of the buildings has been compromised by unsympathetic conversions. In particular ground floors have been radically altered with the insertion of shop fronts; upper floors have been pierced for large windows; and balconies and roofscapes are now perforated with dormer windows lighting attic extensions. Now the most striking feature of the built environment are these very active modern alterations to the harbourside elevations of the buildings.

Roofscapes also contribute much to the character of the area, with the silver grey slate glinting in the light, stained with golden lichen. Some buildings are set gable-end to the harbour side with hipped and half hipped roofs introducing angled and softer lines into the townscape, part of the rising terrain surrounding the harbour. Some of the 20th century buildings have introduced harsh, flat lines into the roofscape. The vast bulk of the flat roofed Woolworth's building overpowers its neighbours and is a negative feature.

This is an iconic place within the town and contains many of St Ives' classic views and images. The solid harbour arms are still dominated by fishing equipment and the three arches in Smeaton's pier are landmark features often depicted in St Ives-based art. The lighthouses are also dramatic structures with their two very different forms, the first short and squat, the second tall and slim.

The Old Custom House on The Wharf is a fine building of 1830s date, built as a replacement for an older building on the corner of Skidden Hill and Street an Pol. Its ground floor is of fine granite ashlar with painted brick to the upper floor with two oriel windows. Modern shopfronts and signage to some extent disguise the quality of this building.

The modern lifeboat house on the Western Pier designed by local architects Poynton Bradbury Wynter shows that new architecture can enhance character. It successfully manages to be of its time whilst also respectful of place, rooted in local traditions and culture. Its scale, form and use of high quality, locally relevant materials marries it with its setting. The building forms a strong focal point providing a clear stop to the harbour on its south side.

As well as the robust granite architecture the surviving Fishermen's lodges along the harbour side recall the more ephemeral architecture of the working harbour. Although not architecturally impressive, these structures are of vital importance for the maritime history of St Ives. Thought to have been constructed around 1900, there were originally five of these structures with two being destroyed by waves in the 1930s and 1970s. The interiors of the surviving structures have been largely untouched and include important collections of old photographs.

Streetscape and views

The area functions well as a promenade, a place to stroll, to enjoy and to relax. However, the experience of the harbour is often dominated by the constant stream of traffic. Short-term parking in the wide laybys, and car parking at the Island and harbour arm lure high levels of traffic into this sensitive area. This is disruptive and erodes the sense of quality of this spectacular location. Traffic also poses a danger to pedestrians; in the high season large numbers congregate here and spill from the pavement onto the highway.

Management of this inappropriate level of traffic has had a negative impact on the quality of the public realm. This area more than any other in the town, is marred by clutter in the form of excessive signage, ranks of bollards and hanging basket poles, poorly detailed railings along the promenade, disused signage poles, miniskip-sized litter bins and an array of varying designs of street furniture. All obscure the quality of the urban form, historic importance and the magnificence of the setting. Shop activity also adds to clutter levels and the sense of confusion with excessive signage, projecting canopies and blinds, seasonal flags and bunting. All add to the area's 'seaside' character but at the same time hide the underlying quality of the architecture.

Views from the harbour unite this area with the rest of the town. The Island forms a remarkable green backdrop and distinctive silhouette with the densely packed buildings of the Down'long area. The church tower is prominent, picked out from a view of the hillside terraces along the Stennack slopes with their fringe of green trees. Although green elements are not a major feature in the area, restricted to a number of Cornish Palms along The Wharf and municipal planters and brightly coloured hanging baskets during the summer months, the mature trees throughout the town are visible in the extensive townscape views available from here. Seaward, impressive views around the wider bay feature rocky headlands, sandy beaches, copses and green fields."

4.3 According to the St Ives Urban Survey, the current historic environment designations in the historic urban core comprise:

A Scheduled Monument: the 15th century lantern cross by the church.

c.298 Listed Buildings comprising:

One Grade I Listed building, the Church of St La;

Four Grade II* Listed buildings (the harbour including Smeaton's Pier and its two lighthouses, Western Pier, the wharfs and slipways (Grade II*); and

c.293 Grade II Listed buildings.

A Registered Historic Park and Garden: Barbara Hepworth's Sculpture Garden (Grade II).

A Conservation Area covers much of the medieval extent of the town.

An Article 4 direction dating from 1979, covering the Conservation Area and some small areas beyond it.

4.4 Whilst the Site fronts onto The Wharf and the harbour, the built frontage includes a number of blocks of waterside apartments built around the 1960s that are much more prominent than the Site itself. The Site and the Listed buildings close enough for their settings to be affected include the following:

St Ives Gifts and Goodies and Sand Sea and Surf, The Wharf (Grade II) (Listed as Premises occupied by Mayfields and Bookshop, The Wharf (the Site).

4.5 First listed on 22-Dec-1972, the statutory description of the Site states:

C18/19, Painted granite, slate hung above ground floor. Two storeys. Four windows overall, casements. Left hand end is recessed and contains external stone stairs to first floor door. Ground floor shop windows set back inside the building. Slurried slate hipped roof. Group value, Rose Lodge Studio, The Copper Kettle and Wimpey Bar, Mayfield and Bookshop, all form a group.

4.6 It is noted that the building now differs considerably from this description - mostly on account of a succession of planning and Listed Building Consents granted by the Council (see Section 5 - Evolution and Description of the Site and those planning and listed building consents, below). Because of the degree of alteration and lack of access to the upper storey / roof, it is not possible to be more precise on the building's date of construction.

The Rum & Crab Shack and Lower Deck, The Wharf (Grade II) (Listed as The Copper Kettle and Wimpey Bar, The Wharf)

4.7 Also first listed on 22-Dec-1972, this building abuts the south side of the Site. Its statutory description states:

Probably early C19. A tall building, set with gable end to road, Of colour-washed rubble, three storeys, two windows. External granite steps to first floor. Windows, C19 mid C20 casements, and one small square bay on first floor. Slurried slate half hipped roof.

Rose Lodge Studio, The Copper Kettle and Wimpey Bar, Mayfields and Bookshop, all form a group.

4.8 This building now differs from this description.

Hager Vor and 2 Rose Lodge, The Wharf (Grade II) (Listed as Rose Lodge Studio, The Wharf)

4.9 Also first listed 22-Dec-1972, this building abuts the south side of The Rum & Crab Shack and Lower Deck. Its statutory description reads:

Early C19, Two storey. Three windows. Stone rubble, the front elevation is stuccoed. Hipped slate roof, Round headed Windows on first floor, wide central doorway, elliptical arch with small keyblock.

Rose Lodge Studio, The Copper Kettle and Wimpey Bar, Mayfield and Bookshop, all form a group.

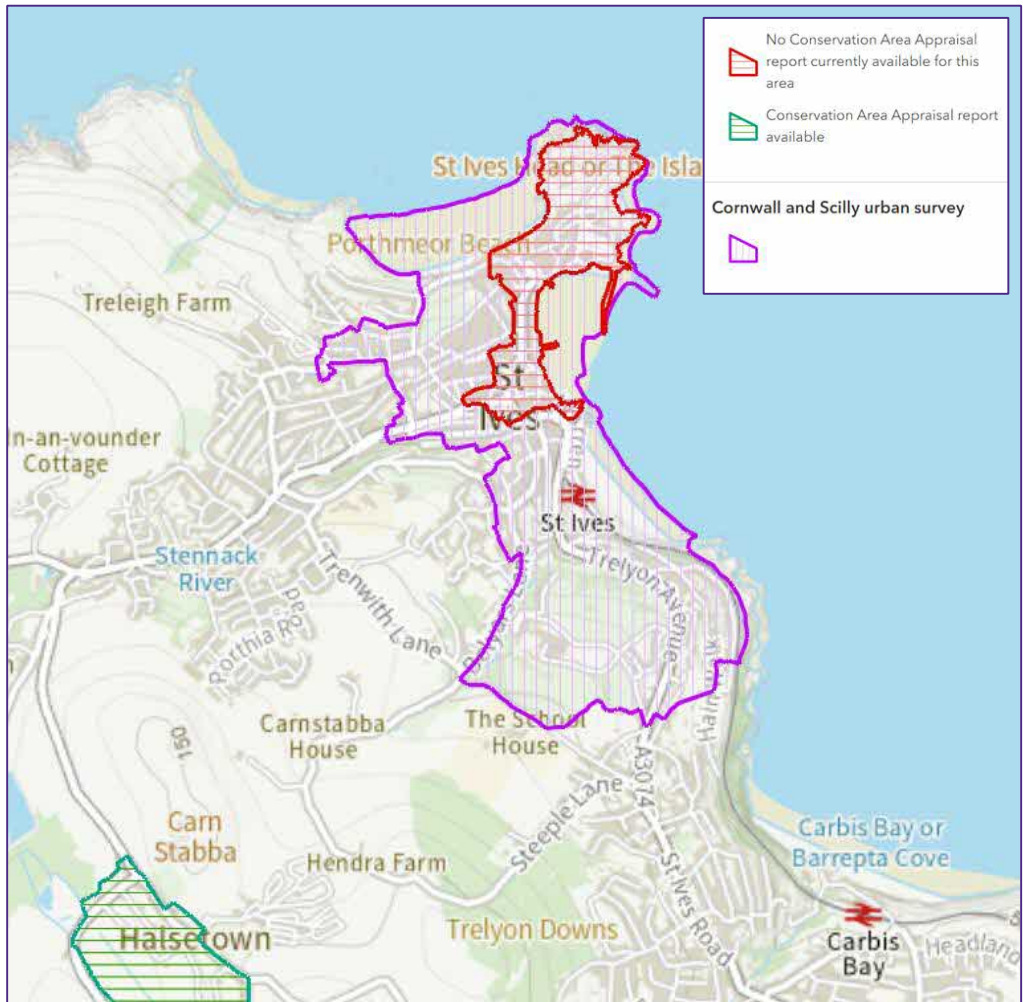
4.10 Again, this building now differs from this description.

4.11 Some 35m to the north of the Site, backing onto The Wharf is a fourth Listed building, and Listed 22-Dec-1972:

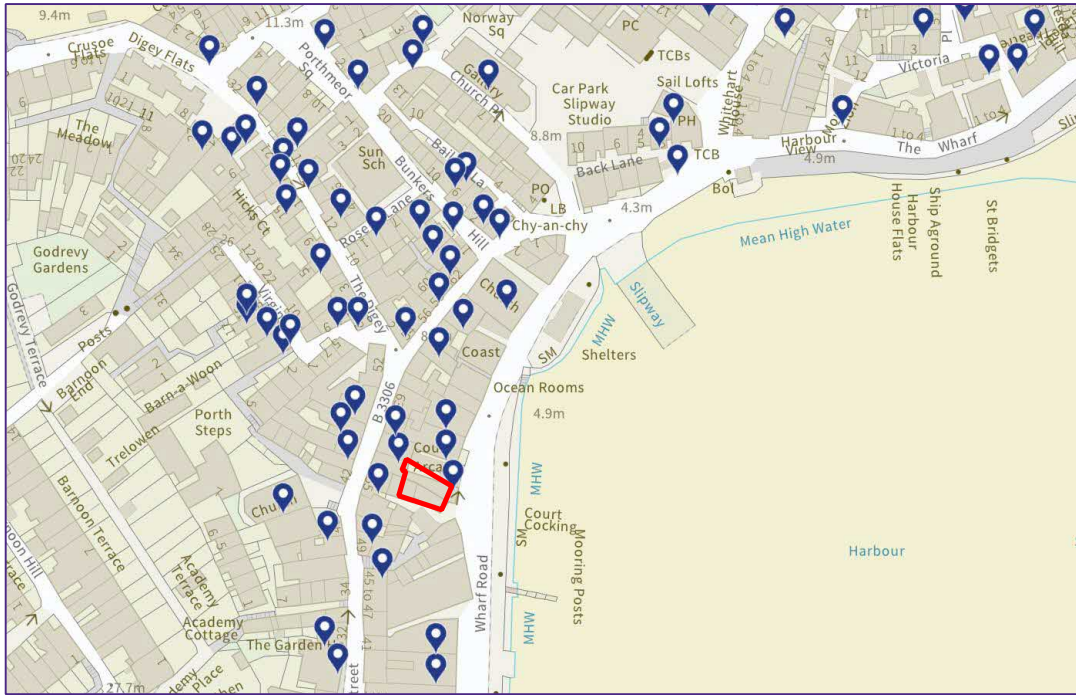
The Primitive Methodist Church, no. 1 Fore Street (Grade II)

Early C19, Two storey. Three windows. Stone rubble, the front elevation is stuccoed. Hipped slate roof, Round headed Windows on first floor, wide central doorway, elliptical arch with small keyblock.

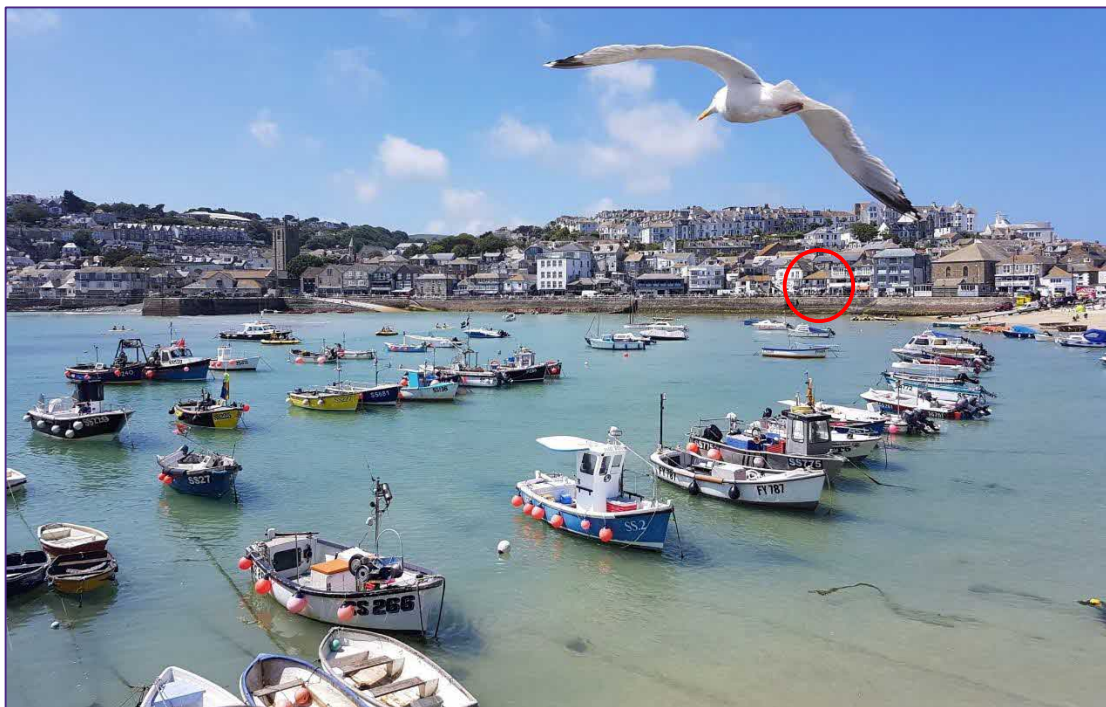
- 4.12 This Methodist chapel forms part of a separate group: Nos 62, 64, 65 to 75 (odd) and Methodist Church in Fore Street, and Nos 1, 2, 3 Chy-an-Chy, form a group.



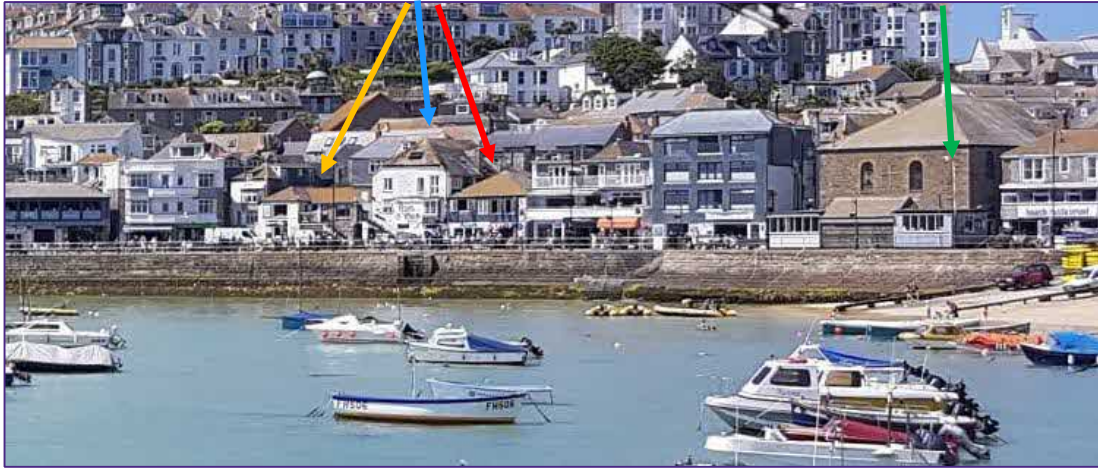
Plan showing areas covered by the St Ives Conservation Area (red) and St Ives Urban Survey (purple) .



Plan showing Listed buildings in the vicinity of the Site (Site outlined in red) .



General view of St Ives and its harbour, with the Site ringed in red.



Detail of the above, showing the Site (red arrow), Hager Vor and 2 Rose Lodge (Listed as Rose Lodge Studio) (gold arrow), The Rum & Crab Shack and Lower Deck (Listed as The Copper Kettle and Wimpey Bar) (blue arrow).



View of the Site (Listed as Premises occupied by Mayfields and Bookshop) today.



The adjacent Rum & Crab Shack and Lower Deck (Listed as The Copper Kettle and Wimpey Bar) today, with external stone steps visually prominent.

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Hager Vor and 2 Rose Lodge (Listed as Rose Lodge Studio) today, with external stone steps prominent.



The rear of the Fore Street Methodist Church (Listed as The Primitive Methodist Church, no.1 Fore Street) facing onto The Wharf.

5 EVOLUTION AND DESCRIPTION OF THE SITE

- 5.1 The Site is an 18th or 19th-century, two-storey, half slate-hung building under a low, slurred-slate hipped roof, adjoining the rear of no.63 Fore Street. It is abutted by buildings to both sides and thus has no curtilage, as it fronts directly onto The Wharf (also known as Wharf Road). The building opened straight onto the beach until the 1920s when The Wharf was built along the foreshore as a means of relieving pressure from Fore Street which was the main street through the centre of the town.
- 5.2 Whilst now greatly altered, the building has its origins in a quasi-industrial building, almost certainly built for the drying, maintenance and storage of sails, fishing nets, small boats or similar. To the right (north) are two large blocks of 1960s apartments. To the left are two near contemporary historic wharf-side buildings: the two-and-a-half storey *Rum & Crab Shack* and *Lower Deck* (Listed as The Copper Kettle and Wimpey Bar) and *Hager Vor* and *2 Rose Lodge* (Listed as Rose Lodge Studio). These three buildings are Listed at Grade II, specifically for their value as a group (i.e. because of their external appearance). At the time of Listing (December 1972), all three buildings had prominent external granite staircases accessing their upper storeys, but that of the site has subsequently been lost.
- 5.3 Archive photographs reveal that in the 1930s the Site was still very much a quasi-industrial building, with a roughly coursed granite rubble finish, two pairs of double doors and an external set of stone steps on the ground floor, with a window and another set of double doors on the first floor. At the time the upper set of double doors were glazed behind, and were probably used principally as shutters in storm conditions.
- 5.4 The building remained largely unchanged in the 1940s, but by the 1950s the double doors and glazed screen of the upper storey had been replaced by three single-pane casement windows, with a further casement window flanked by two smaller casements recessed above the stone steps. The façade had been whitewashed and shop windows (one large and one small) had been inserted on the ground floor.
- 5.5 At an unknown date between 1972 and 1998, the recess above the external steps was partially filled in with masonry to provide additional exterior wall display space for the shop (Huers).
- 5.6 The building then appears to have remained largely unaltered until 2001, when consent was granted for the area above the steps to become a balcony, together with new slate-hanging and new multi-pane timber windows on the first floor (01/P/1254 and 01/H/0145).
- 5.7 In 2001-2 permission was refused for new shopfronts (01/P/0050 and 02/H/0029), but a revised application was successful (02/P/0717 and 02/H/0088). This erased the last visible vestiges of the former stone steps.
- 5.8 By 2009 various minor alterations had been carried out. These included revisions to the shop windows of the left-hand part and a steel roller shutter to the right-hand part. Also at around this time the granite surrounds to the shop windows were rendered over and the balcony opening infilled with bi-fold timber windows matching those fitted in 2001.
- 5.9 Between May 2018 and June 2022 works were carried out to the roof. Some vestiges of the lime slurry coating to the roof slates have survived, but the ridge tiles appear to be a modern introduction.
- 5.10 Internally the building contains no visible historic fabric of interest. The spine wall that separates the ground floor into two retail units is of concrete blockwork, quite probably dating to the separation of the ground floor into two units in the late 1980s.
- 5.11 Because of the degree of alteration and lack of access to the upper storey / roof, it is not possible to be more precise on the building's date of construction.
- 5.12 Because of the above alterations, the building bears almost no resemblance to the building that was Listed in 1972, with only the roof (but not the ridges) remaining unchanged.



Undated 1930s image, with the Site centre left, showing former external stone steps to first floor.



Detail of the above image, showing the Site in greater detail, showing double doors on both floors.



Undated 1940s image with the Site centre right, showing little change.



Image dated 1953, with the Site to centre, clearly showing the external stone steps and new first-floor fenestration.

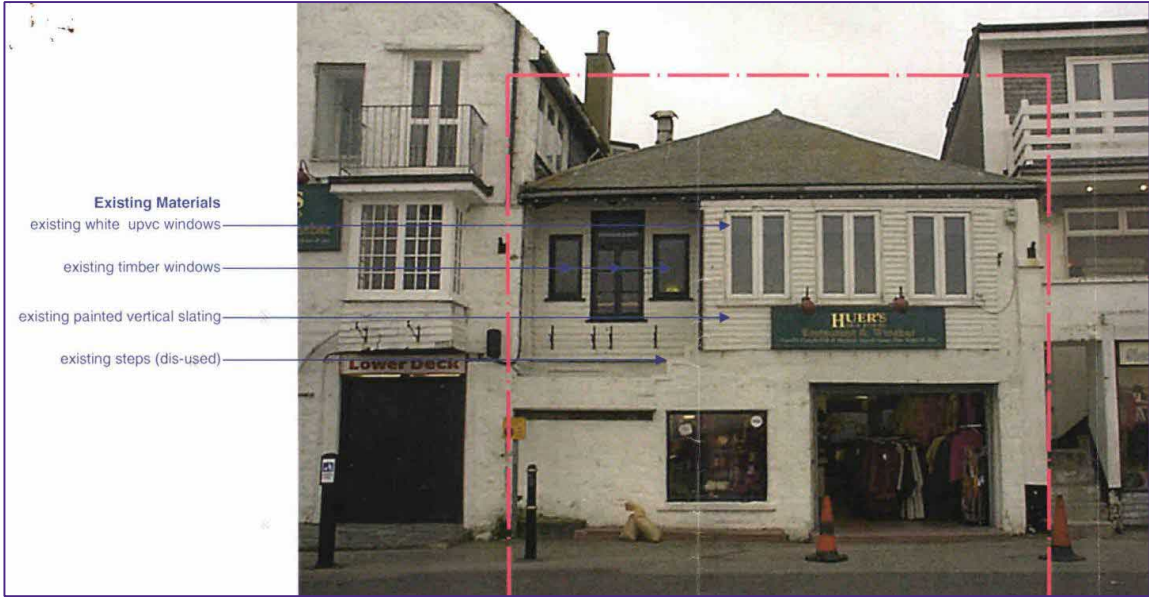


1954 image, again with Site to centre, now whitewashed.



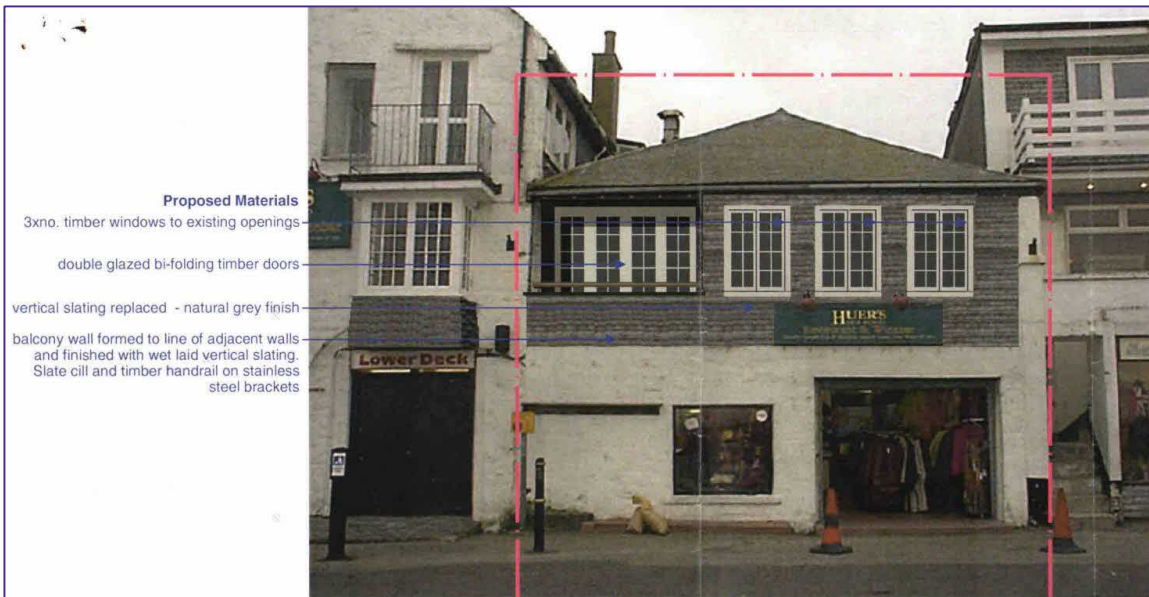
Image dated 8 Jun 2001 (Historic England – Images of England project), showing the Site still pretty much as Listed in 1972, save for the partial infilling of the stone steps to create additional external shop display space. Note slurried and whitewashed slate-hung upper storey and slurried slate roof. According to the subsequent application (01/P/1254 and 01/H/0145 of 2001), the white casements were of PVCu.

BUILT HERITAGE STATEMENT

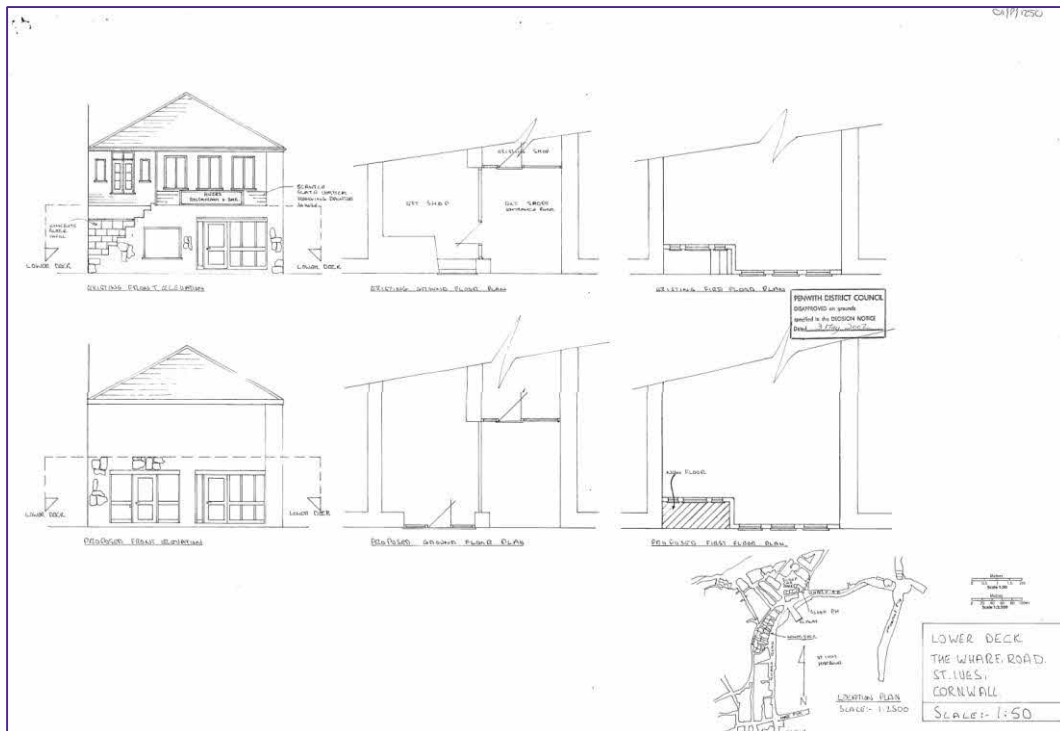


Annotated as existing photograph submitted with 01/P/1254 and 01/H/0145 of 2001 "Installation of replacement timber windows and door, formation of balcony and slate hanging on front elevation").

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Annotated as proposed photograph submitted with 01/P/1254 and 01/H/0145 of 2001 "Installation of replacement timber windows and door, formation of balcony and slate hanging on front elevation" .



Planning drawing for installation of new shop front (01/P/0050 and 02/H/0029 of 2001 (Refused) .



Planning drawing for installation of new shop front (02/P/0717 and 02/H/0088 of 2002). As existing at top and as proposed below) (Approved) .



Image showing the Site in June 2009. By this time the balcony opening had been filled in with new bi-fold windows and the shopfronts had been amended. The only historic fabric remaining visible at this time is the slurried slate roof.



View dating to between May 2018 and June 2022, showing a change to the roof. Some vestiges of the lime slurry coating to the roof slates have survived, but the ridge tiles to the hip appear to be a modern introduction.



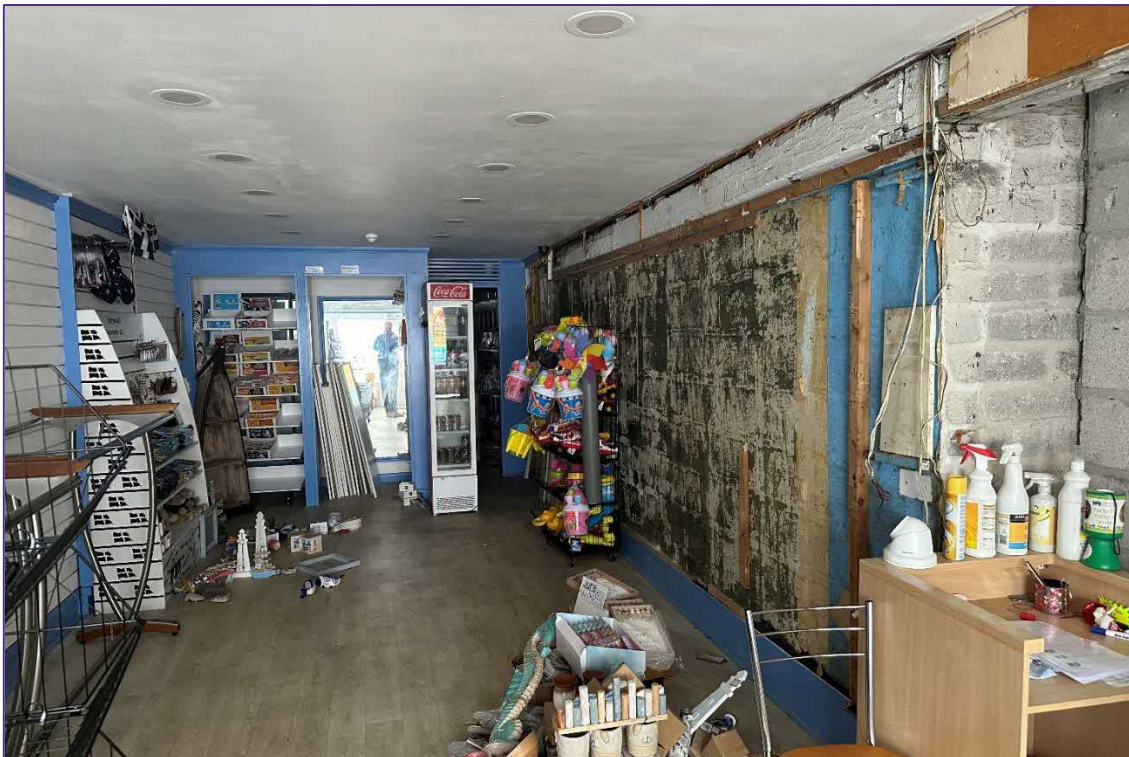
The exterior today.



Detail showing the shop window of the left-hand part today.



The interior of the left-hand unit, looking towards The Wharf.



The interior of the left-hand unit, looking inland.



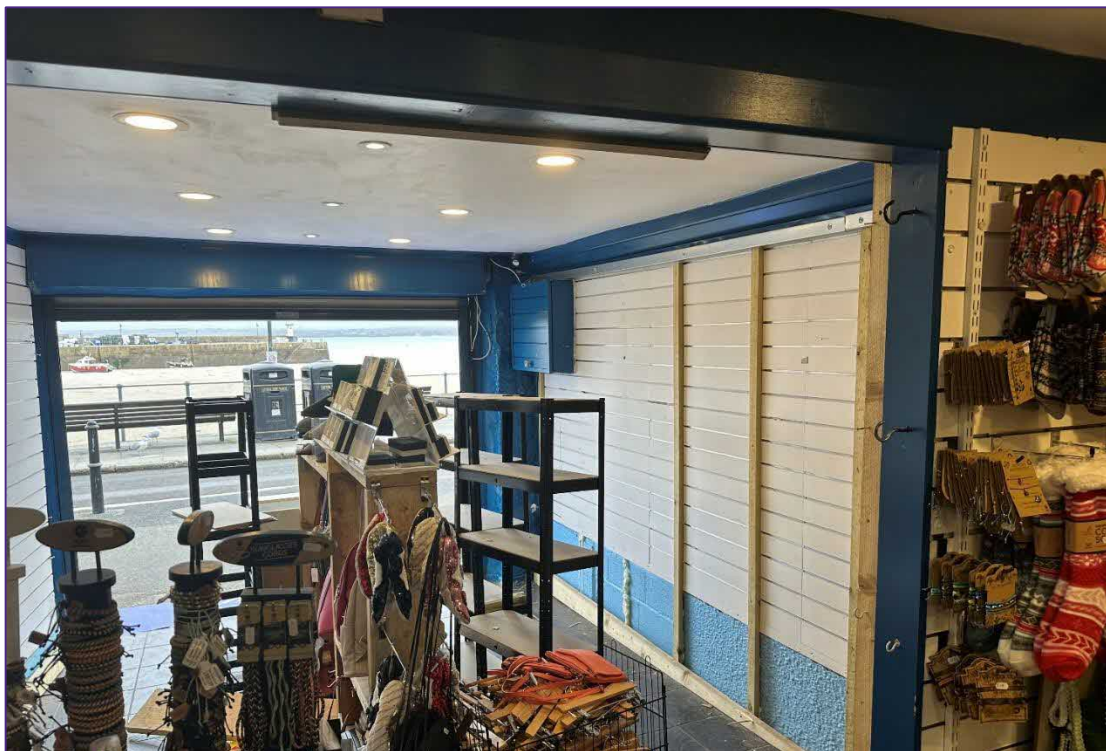
View of the concrete-block spine wall between the units.



Detail of the concrete-block spine wall.



Detail showing but joint between the historic principal beams above the concrete-block spine walls. Before the wall was inserted, there would have been a brick or stone pier at this location. A new pier is included in the proposals.



Interior view of the right-hand unit, looking towards The Wharf.



Interior view of the right-hand unit, looking inland.

6 PROPOSALS AND ASSESSMENT OF IMPACT

Proposals

- 6.1 It is proposed that the two ground-floor retail units be combined into a single café-bar with a small food preparation space, store room and disabled-accessible toilets. The works require the removal of the modern partitions on the ground floor, including the 1980s concrete-block spine wall.
- 6.2 There is currently no staircase to the first floor, which is assumed to be accessed from The Rum & Crab Shack next door and may well have always been the case given the original external staircase previously found.
- 6.3 None of the internal changes proposed will have an adverse impact on any historic fabric and would subsequently restore the historic one-room layout of the ground floor.
- 6.4 The principal external change is to visually unify the two sides of the frontage with a consistent fascia across the building and consistent fenestration within the existing openings. The left-hand shopfront will be replaced with 5 (no) bi-fold casements over a dwarf stall-riser, whilst the right-hand roller shutter is to be replaced with a new glass door and 3 (no) full-height bi-fold lights. Other changes proposed include rearranged uplighters, low planters and an externally illuminated hanging sign.
- 6.5 The proposed works (see drawings 1452 - 100 Existing Plan, 1452 - 101 Proposed General Arrangement Plan and 1452 - 111 Existing & Proposed Shop Front) comprise:
- Enabling Works
 - Strip out of existing internal retail fixtures and fittings;
 - Removal of existing signage to shop front .
 - Structural Works
 - Removal / demolition of existing dividing wall between each unit (this was previously one unit and this is a concrete-block partition).
 - General / Builders Work
 - Alterations to shop front to allow for new windows and bi-fold doors;
 - Form new partitions to create customer toilets (including accessible toilet);
 - Form new partitions to create prep area and store;
 - Make good walls as required;
 - New plasterboard ceiling.
 - Electrical Works
 - New lighting scheme;
 - Alterations to small power;
 - New fire safety system;
 - CCTV;
 - Data installation.
 - Mechanical Works
 - Installation of new toilets;
 - General plumbing works to new sinks etc.
 - Decoration
 - Decoration throughout.
 - Flooring
 - Sub-floor preparation;
 - New floor finishes throughout.
 - Tiling (excluding floors)
 - Tiling to new toilets.

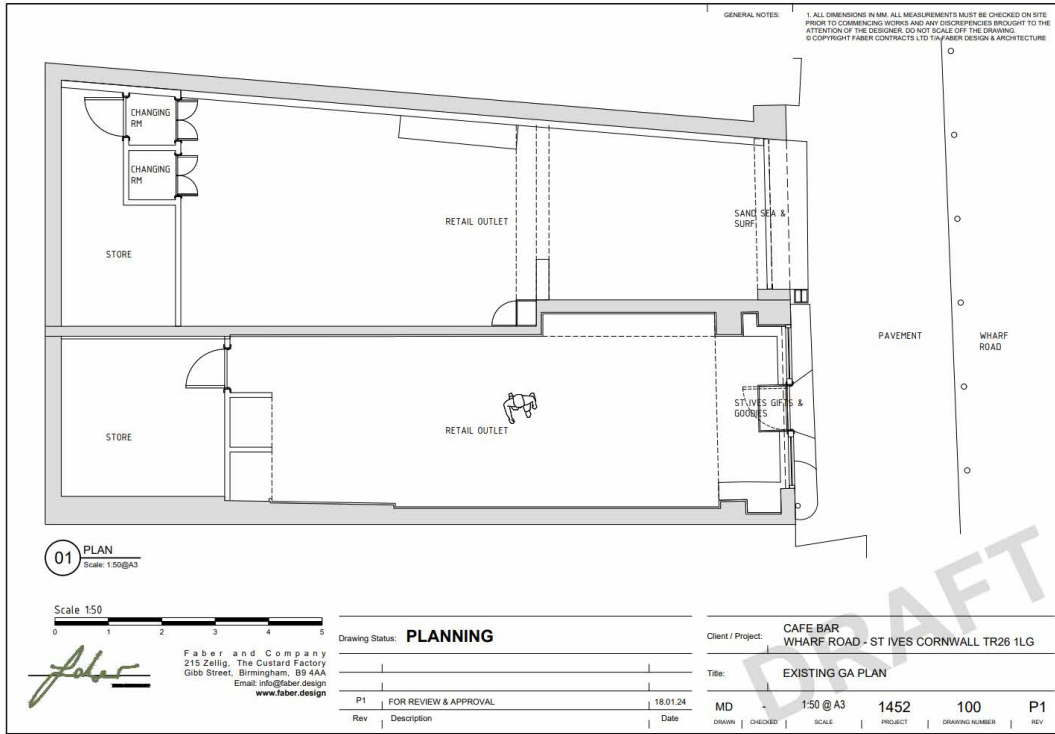
BUILT HERITAGE STATEMENT

Joinery

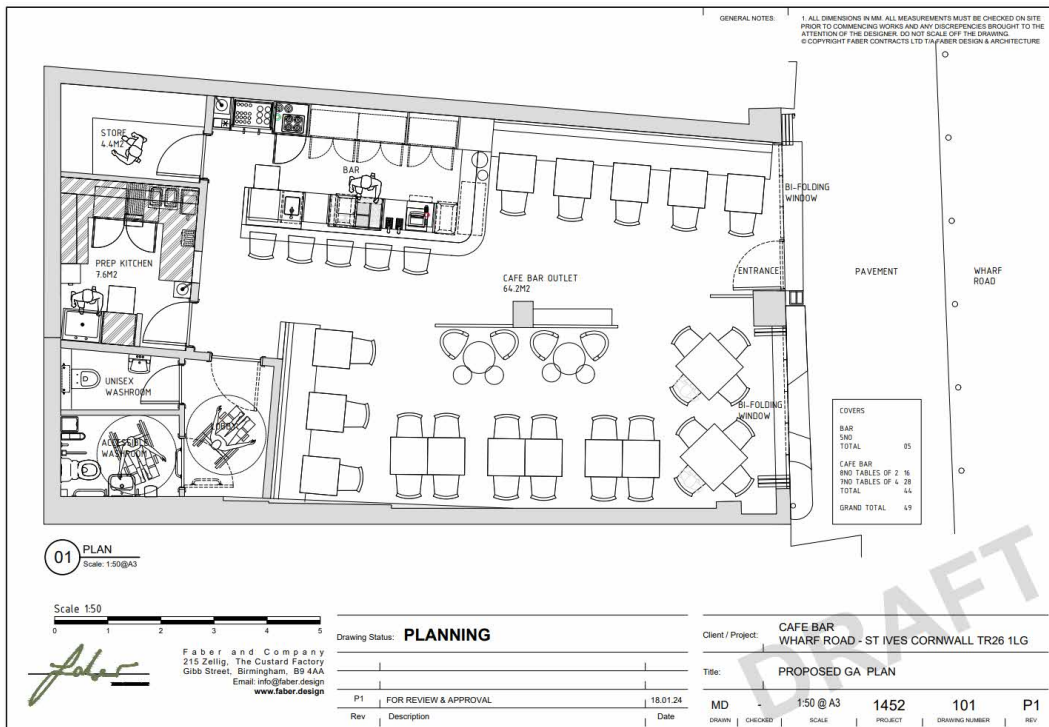
New front and back counter;
Fixed seating to dining area.

Specialist Items

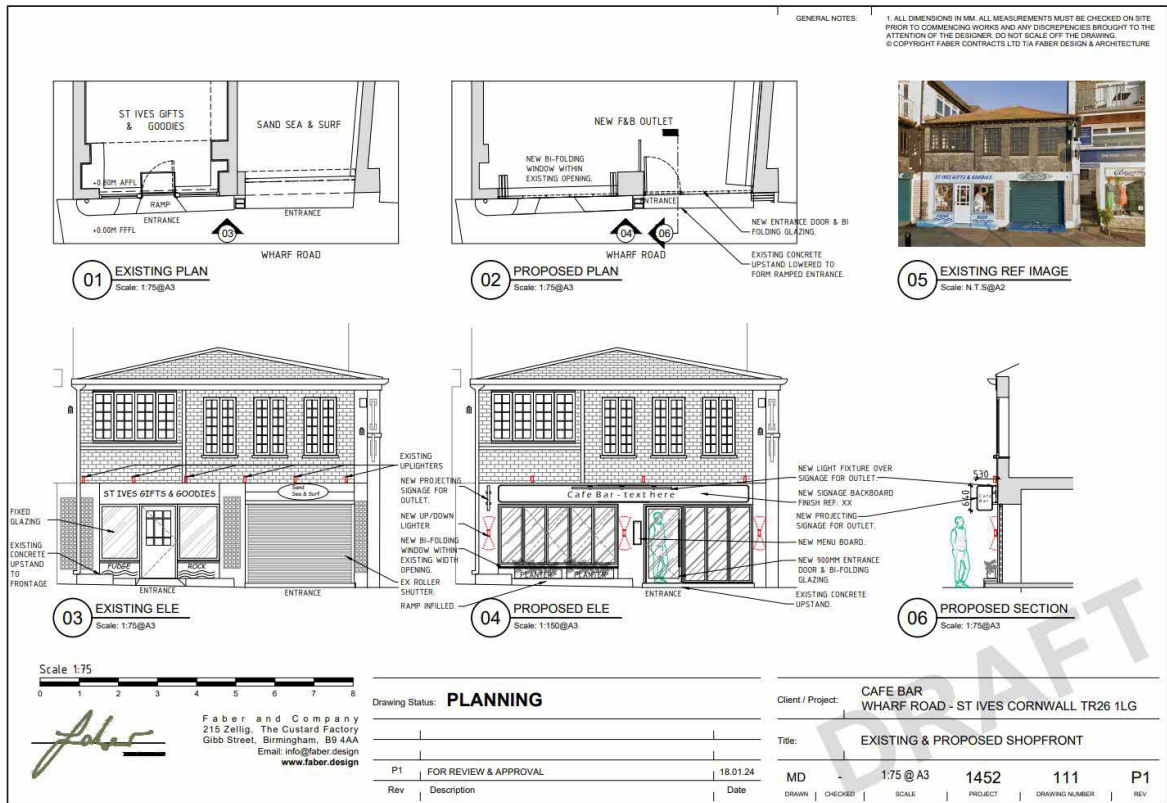
Internal signage;
External signage.



Ground Floor Plan as existing, showing spine wall and other partitions to be removed.



Ground Floor Plan as proposed.



Elevation and part plan showing the changes proposed to the shopfront and removal of the internal spine wall.

Assessment of Impact

- 6.6 Whilst the Site was Listed in 1972 specifically for its group value (i.e. external appearance), a succession of alterations carried to the Site since Listing have greatly diminished the heritage value of the building as one of the remaining 18th and 19th-century historic vernacular fishing industry structures fronting onto St Ives' harbour. These alterations have included the insertion of new shopfronts with aesthetically poor facias over, the replacement of upper-floor windows and the gradual erosion of key 'industrial' features such as double doors at ground and first-floor levels, slurried slate-hung walls and slurried slate roof. The loss of the left-hand set-back with its external stone steps (consented in 2001) is particularly noteworthy, as these were not only attractive features indicative of the building's industrial origins, but they also unified the Site with the two neighbouring buildings in the group, which still retain their external stone stairs. Because of the degree of alteration and lack of access to the upper storey / roof, it is not possible to be more precise on the building's date of construction.
- 6.7 Because of the degree of past change and because the building was Listed for its group value (rather than for any intrinsic historic or architectural interest of its interior), the proposals are judged to have a neutral or slightly beneficial impact on the Listed building and other Listed buildings adjoining or nearby, given the building's extensive past alterations.
- 6.8 The proposed alterations will not undo any of this earlier harm or enhance its historic interest, but they will also not result in any further impacts to the building's remaining historic interest, fabric or character. The proposed works are thus compliant with the Council's duties under section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and with Policy 24 of the Cornwall Local Plan Strategic Policies 2010 - 2030 / Towl Leel Kernow Policis Stratejek 2010 - 2030.
- 6.9 The proposed works may indeed result in some positive impacts that, even if they do little to enhance or make more visible the historic origins of the Site, will enhance the character and appearance of

The Wharf Character Area of the St Ives Conservation Area. This will therefore also enhance the conservation area more widely, on account of the importance of the historic harbour to the wider town.

6.10 The beneficial changes include:

The reunification of the principal elevation by substituting a single café-bar frontage under a continuous fascia in place of two existing gaudy seaside gift-shop shopfronts and visually poor roller shutter. The new shopfront will not involve the removal of any historic fabric.

The proposed glass door and extensive new bi-fold windows (those to the right being to pavement level) will create a more open and active street frontage, particularly in contrast to the steel roller shutter and particularly in the evenings and at night.

The reduction in the amount of surface-mounted external illumination.

The removal of street clutter caused until recently by the on-pavement displays of the two gift shops on the Site.

6.11 All of the above respond to negative issues identified in the Cornwall & Scilly Urban Survey, Historic Characterisation for Regeneration, St Ives (Cornwall Council, 2005), “Area 3 – The Harbour Character Area” (underlined in the excerpts below):

The harbour is enclosed by encircling buildings forming a continuous wall around it and the rising terrain immediately behind them emphasises this sense of containment. Elevations of buildings stack up behind the harbour buildings on the isthmus and Stennack Valley slopes, creating an amphitheatre effect.

For the town to have a beach so close to the urban core is an amazing amenity. Very popular with families, it adds noise, movement and a special dynamic to the area. The white sands reflect the steely clear light and the painted boats and pure blue waters bring vibrant colour to the beach.

Because of its recent change of use, the area’s architecture has also dramatically changed in character. So while buildings can be said to ‘survive’ their original character has often been radically altered.

Historically The Wharf and the sequence of pier arms have been the focal point of activity within the Harbour. Now, however, the commercial properties along Wharf Road are the busiest part of the harbour and these formerly industrial net and sail lofts, boat building workshops and warehouses etc have consequently changed the most and are now interspersed with new buildings. Currently there are not as many shops and commercial business along The Wharf as residential and holiday lets dominate here. As a result the character of these buildings survives better, but pressure is beginning to be felt here as well with the success and expansion of the neighbouring commercial area.

The original, rather austere, character of the architecture is retained in the Primitive Methodist Chapel which fronts onto Fore Street but also has an elevation here. The plain elevations, limited articulation of facades (few windows facing the sea), and industrial bulk of the buildings has been compromised by unsympathetic conversions. In particular ground floors have been radically altered with the insertion of shop fronts; upper floors have been pierced for large windows; and balconies and roofscapes are now perforated with dormer windows lighting attic extensions. Now the most striking feature of the built environment are these very active modern alterations to the harbourside elevations of the buildings.

This area more than any other in the town, is marred by clutter in the form of excessive signage, ranks of bollards and hanging basket poles, poorly detailed railings along the promenade, disused signage poles, mini-skip-sized litter bins and an array of varying designs of street furniture. All obscure the quality of the urban form, historic importance

and the magnificence of the setting. Shop activity also adds to clutter levels and the sense of confusion with excessive signage, projecting canopies and blinds, seasonal flags and bunting. All add to the area's 'seaside' character but at the same time hide the underlying quality of the architecture."

- 6.12 As such, the proposals are compliant with the Council's duties under section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policy 24 of the Cornwall Local Plan Strategic Policies 2010 - 2030 / Towl leel Kernow Policis Stratejek 2010 – 2030 and with the Cornwall & Scilly Urban Survey, Historic Characterisation for Regeneration, St Ives (Cornwall Council, 2005).

7 CONCLUSION

- 7.1 This Built Heritage Statement has been prepared to assess the potential impact on the historic built environment arising from the proposed development of the Site as a ground-floor café-bar with new shopfront and signage. It meets the requirements of the NPPF and local planning policy and provides sufficient information and assessment to identify the potential impacts arising from the development of the Site on the historic built environment.
- 7.2 The host building lies on the frontage of St Ives harbour, in The Wharf Character Area of the St Ives Conservation Area. In 1972 the building was listed (Grade II) for its group value with two similar buildings to its left, all sharing similar quasi-industrial vernacular features associated with St Ives' history as a fishing port. These features included granite rubble construction, external stone steps, slurried state roofs and slurried slate-hung walls and large planked doors, including sometimes on upper storeys.
- 7.3 Like other nearby buildings, the building on the site has undergone a number of phases of cumulative alterations since it was first Listed. Because of the degree of alteration and lack of access to the upper storey / roof, it is not possible to be more precise on the building's date of construction. The alterations have nevertheless been so extensive that the only part of the building that is recognisably the same as at the time of Listing is the slurried slate roof, and even this has been altered with some rather stark new ridge tiles to this hipped roof.
- 7.4 Because of the degree of past change and because the building was Listed for its group value (rather than for any intrinsic historic or architectural interest of its interior), the proposals are judged to have a neutral or slightly beneficial impact on the Listed building and other Listed buildings adjoining or nearby, given the building's extensive past alterations. As such, the proposals are compliant with the Council's duties under section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy 24 of the Cornwall Local Plan Strategic Policies 2010 - 2030 / Towl leel Kernow Policis Stratejek 2010 – 2030.
- 7.5 The proposals will have a slightly beneficial impact on the character and appearance of The Wharf Character Area of the St Ives Conservation Area. The beneficial changes include:
- The reunification of the principal elevation by substituting a single café-bar frontage under a continuous facia in place of two existing gaudy seaside gift-shop shopfronts and visually poor roller shutter. The new shop front will not involve the removal of any historic fabric.
 - The proposed glass door and extensive new bi-fold windows (those to the right being to pavement level) will create a more open and active street frontage, particularly in contrast to the steel roller shutter and particularly in the evenings and at night.
 - The reduction in the amount of surface-mounted external illumination.
 - The removal of street clutter caused until recently by the on-pavement displays of the gift shops on the Site.
- 7.6 As such, the proposals are compliant with the Council's duties under section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policy 24 of the Cornwall Local Plan Strategic Policies 2010 - 2030 / Towl leel Kernow Policis Stratejek 2010 – 2030 and with the Cornwall & Scilly Urban Survey, Historic Characterisation for Regeneration, St Ives (Cornwall Council, 2005).
- 7.7 As such, the proposals should be viewed positively at planning, given the current use and appearance of the Site and there is no reason in built heritage terms why consent should not be granted for the proposed conversion works.



APPENDICES

Appendix A

SOURCES

Chartered Institute for Archaeologists (2014): Code of Conduct

Chartered Institute for Archaeologists (2014, revised October 2020): *Standard and Guidance for Desk Based Heritage Assessment*

Cornwall Council / Kate Newell (2005): *Cornwall & Scilly Urban Survey, Historic Characterisation for Regeneration, St Ives*

Cornwall Council (2016): *Cornwall Local Plan Strategic Policies 2010 - 2030 / Towl leel Kernow Policis Stratejiek 2010 – 2030*

Cornwall Council (March 2023): *Good Design in Cornwall*

DCMS (2010): *Principles of Selection for Listed Buildings*

DCMS (2013), *Scheduled Monuments & Nationally Important but Non-Scheduled Monuments*

Department for Levelling Up, Housing and Communities and Ministry of Housing, Communities & Local Government (June 2021): *Planning Practice Guidance*

Department for Levelling Up, Housing and Communities (December 2023): *National Planning Policy Framework*

English Heritage (March 2015): Historic Environment Good Practice Advice in Planning Note 2 (GPA 2) - *Managing Significance in Decision-Taking*

Highways Agency (2020): *Design Manual for Roads and Bridges (DMRB) - LA 106 - Cultural heritage Assessment*

Historic England (2008): *Conservation Principles, Policies and Guidance*

Historic England (February 2016): *Historic England Advice Note 1 (HEAN 1) - Conservation Area Designation, Appraisal and Management*

Historic England (February 2016): *Historic England Advice Note 2 (HEAN 2) – Making Changes to Heritage Assets*

Historic England (December 2017): *Historic Environment Good Practice Advice in Planning Note 3 (GPA 3) (Second Edition) – The Setting of Heritage Assets*

Historic England (October 2019): *Historic England Advice Note 12 (HEAN 12) - Statements of Heritage Significance: Analysing Significance in Heritage Assets*

HM Government (1979): *Ancient Monuments and Archaeological Areas Act 1979*

HM Government (1990): *Planning (Listed Buildings and Conservation Areas) Act 1990*

HM Government (1997): *The Hedgerow Regulations 1997*

HM Government (2013): *The Enterprise and Regulatory Reform Act 2013*