The background of the entire page is a photograph of a harbor scene. On the left, a tall, cylindrical lighthouse with a glass-enclosed lantern room stands on a pier. To its right is a large, dark-roofed building, likely a warehouse or part of the harbor infrastructure. In the foreground, the calm water of the harbor reflects the sky and the structures. A white boat is visible in the harbor to the left of the lighthouse. On the right side of the image, a multi-story building with many windows is partially visible. The sky is overcast with soft clouds.

Proposals for the Local
Listing of heritage assets
that are not formally
designated
(ref. NPPF para 39)

Local Listing Report

**Falmouth
Neighbourhood
Development Plan
2018-2030**

Falmouth NDP Stakeholder Group

Name of Asset	UHA01: 4 Kimberley Park Road
Location	SW803327
Ownership/control	Lily Pridie

Criterion	Description
Age	1830s. Note: not included on Richard Thomas map of 1827, but occupied by 1840
Rarity	A double-fronted semi-detached house. One of nine dwellings developed at that time.
Aesthetic Interest	<p>Fine Victorian wooden porch. Front of house retains much of its original character, although pebble-dashed in 20th C</p> 
Group Value	Not significant
Archaeological Interest	n/a
Archival Interest	Association with Robert Hunt
Historical Association	<p>Blue plaque to Robert Hunt, lived there 1840-45.</p>  <p>About Robert Hunt (1807-1887) by James Ryan (Associate Professor, Exeter University)</p> <p>From a relatively humble background with strong family roots in Cornwall and Devon, Robert Hunt experimented widely with early photographic processes, impressing leading scientists Sir John Herschel and William Fox Talbot who took an interest in</p>

this young man's enterprise and ability. Not only did Hunt make the earliest photographs in Devon and Cornwall, but from his home in Falmouth he wrote a range of texts that earned him praise as an authority on this new 'art-science', including the first and much reprinted English language manual and general history of photography: *A Popular Treatise on the Art of Photography* (1841). Through his role as Secretary of the Royal Cornwall Polytechnic Society in Falmouth (1840–45) Hunt came to occupy an influential position in local, regional, and national networks of applied science and art. He championed photography in learned society through his prolific writings, exhibitions and lectures.

As Keeper of Mining Records in London from 1845 he mixed with an even wider network of learned societies, such as the Royal Society of Arts. He had founding roles in the Calotype Club (1847) and the Royal Photographic Society (1853) from where he played a decisive part in successfully opposing Talbot's patent claim on the calotype (negative-positive) photographic process, hence opening up photography to everyone. His research and writing on chemistry and light secured him election to the Royal Society in 1854. Hunt's important - and at times contentious - contributions to early photography need to be better appreciated and understood alongside the contemporary place of science and applied arts in Cornwall and beyond.






Robert Hunt, *A view from our front garden*, 1841.
Herschel Collection, National Media Museum, Bradford.

Designed Landscape Interest	n/a
Landmark Status	n/a
Social and Communal Value	Private house
Summary of actions	The building identified on the NDP plan as UHA01 to be included on the Local Listing register.



Name of Asset	UHA02: Path from Dell to Fox's Lane
Location	SW811321 – SW808326
Ownership/control	Cornwall Council

Criterion	Description
Age	Late 18C (1788/9), but established in the early 19C
Rarity	<p>Remaining part of the grounds of the Grove Hill estate. The path follows the original established in the early to mid 19C, linking the fish ponds (now the Dell car park) and Fox's Lane. There are also remains of the walled kitchen garden that now forms the boundary with the gardens of houses in Grovehill Drive.</p>  <p><i>Survey of 1868 showing fish ponds, path and walled kitchen garden: source: Charles Fox</i></p> <p>This path, the walls, mature trees and landscaping give the impression of the character of the lower part of the Grove Hill estate before it was broken up in 1937 and houses developed in the 1950s. It is an important and rare survival that deserves protection and sensitive treatment.</p>  <p><i>Path as it is today. Source: Parish Online accessed 15-10-18</i></p>

	 <p><i>Ponds at Grove Hill, looking up to the House. Early 19C etching by J C Armitage from a drawing by William Daniell. Source: www.knownbynunn.org.uk Entry: 5426 (miss-labelled as Rosehill)</i></p>
Aesthetic Interest	A quiet and peaceful pedestrian way, through a wooded environment, with glimpses of the old walls for those who know where to look.
Group Value	The link between the Dell and Fox's Lane
Archaeological Interest	The early 19C kitchen garden walls
Archival Interest	Grove Hill house and grounds.
Historical Association	<p>The line of the boundary with the railway follows the historic field boundaries and stream found on early maps, for example the Withiell map of 1690. A pond in the location can be seen on the 1595 Burghley map, and the Grove Hill Fish ponds were established in the early 19C.</p> <p>The land for the Grove Hill estate was leased from Lord Wodehouse in 1771 by George Croker Fox I. Grove Hill's foundations were laid in 1788 and the house occupied by George Croker Fox II in 1789. The grounds were established with two walled gardens, one for rare plants and the other as a kitchen garden, in the early 19C, and the gardens were awarded a Banksian Silver Medal in 1836.</p> <p>The estate was with the Fox family until it was sold to Grove Hill Estates (Falmouth) Ltd in 1937 to develop the grounds for housing, and Grove Hill House was converted to Flats in 1960.</p>
Designed Landscape Interest	Remains of historic landscape apparent. The area should have the same protection as that afforded by a 'Tree Preservation Area' and some of the ancient trees to have a 'Tree Preservation Order'
Landmark Status	n/a
Social and Communal Value	A public footpath
Summary of actions	The area identified on the NDP plan as UHA02 to be included on the Local Listing register. The listing should include the landscape, path and old

	garden walls.
	The area UHA02 to be included in the adjacent tree protection area, and
	ancient and significant trees to be afforded a TPO.
	UHA02 is within the Conservation Area.



Grove Hill kitchen garden walls – stone and some cobb (poor condition and at risk).

Photo: Mike Jenks



Mature pine trees, yews and myrtles along the path. Photo: Mike Jenks




*Stream running beside the path, running towards the Dell, which floods quite often.
Photo: Mike Jenks*



*Mature trees, some surviving from the Grove Hill grounds, giving the impression of the landscape of the old estate.
Photo: Mike Jenks*



Name of Asset	UHA03: Fox's Lane
Location	SW809323 – SWW809321
Ownership/control	Cornwall Council

Criterion	Description
Age	<p>Probably an ancient track, but shown clearly as a path through the fields on Georg Withiell's map of 1690. When Grove Hill's grounds were established in 1788, Fox's Lane was gated and within the grounds and followed the same route. However it was then more of a small road, and it formed a boundary with the main grounds and that of the adjoining early to mid 19C Woodlane House.</p> <p>Fox's Lane is shown as a separate route on Richard Thomas' map of 1827, and the Tithe Apportionment map of 1841.</p>  <p><i>Extract from original Georg Withiell map of 1690. Source: Tom Weller (map formerly owned by Alan Pearson)</i></p>
Rarity	A rare survivor of a marked pathway (1690) through Sir Peter Killigrew's lands, next to John Geake's fields. At the Woodlane end of the lane, there are remaining walls of the Grove Hill estate, and opposite the wall to Woodlane House, both late 18C / early 19C. It should be noted that the section of Grove Hill House walls along Woodlane is Listed Grade II – the walls in Fox's Lane are of the same date and construction.
Aesthetic Interest	The lane retains a great deal of its character, following its historic route, and lined with trees.
Group Value	Pedestrian connection between Woodlane and Melvill Road.
Archaeological Interest	The ancient pathway.
Archival Interest	Grove Hill House and grounds.
Historical Association	Surviving footpath from the time of the Killigrews. Follows almost the same route as the 17C and earlier, and exactly the

	<p>same route as that established in 1788 by the Grove Hill estate.</p> <p>The land for the Grove Hill estate was leased from Lord Wodehouse in 1771 by George Croker Fox I. Grove Hill's foundations were laid in 1788 and the house occupied by George Croker Fox II in 1789. The grounds were established with two walled gardens, one for rare plants and the other as a kitchen garden, in the early 19C, and the gardens were awarded a Banksian Silver Medal in 1836.</p> <p>The estate was with the Fox family until it was sold to Grove Hill Estates (Falmouth) Ltd in 1937 to develop the grounds for housing, and Grove Hill House was converted to Flats in 1960.</p>
Designed Landscape Interest	Remaining historic footpath, with mature trees and shrubs.
Landmark Status	n/a
Social and Communal Value	A public footpath.
Summary of actions	<p>The area identified on the NDP plan as UHA03 to be included on the Local Listing register. The Listing should include the 19C walls identified on the plan.</p> <p>The Tree Preservation Area should be extended to cover the full length and both sides of Fox's Lane.</p> <p>UHA03 is partly within the Conservation Area.</p>



*Late 18C / early 19C wall to Grove Hill outbuildings and yard, and original granite gateposts.
Photo: Mike Jenks*



1880 OS map showing location of Fox's Lane, wall to Grove Hill outbuildings and yard, gate posts, and wall separating Grove Hill from Woodlane House. Source: Charles Fox




Late 18C / early 19C wall separating Grove Hill from Woodlane House. Photo: Mike Jenks



Fox's Lane following original route, lined with mature trees. Photo: Mike Jenks



Name of Asset	UHA04: Arwenack Avenue and Gyllyng Street
Location	SW810324 - SW809324 – SW808326
Ownership/control	Cornwall Council

Criterion	Description
Age	16C or earlier - the roads formed the original carriage way from what is now Falmouth Town and the Moor to Arwenack Manor. Both the tree-lined avenue and road to the 'Moor' are shown clearly on the Burghley map of 1595, and the Falmouth map of 1773. Gyllyng Street was called Porhan Lane/Hill in the 18C - 19C and given its current name in the 1880s.
Rarity	It's historic connection as the main route leading to Arwenack Manor, and its potential significance for an interpretation trail.
Aesthetic Interest	A rich variety of buildings, historic sites, and with views over the church and harbour.
Group Value	The linking together of the historic carriage way from town to Arwenack Manor
Archaeological Interest	The Higher burial ground/Churchyard; the site of Widows' Retreat; the Lawn Steps (former gardens of cottages at Mount Zion).
Archival Interest	As above
Historical Association	<p>Primarily with Arwenack Manor, its grand avenue probably established with its re-building in 1571 (now Arwenack Avenue), the 17/18C gate posts and the 16C carriage route into town (now Gyllyng Street).</p> <p>The grand avenue was known as the 'Long Walk' in the Killigrews times, the family dying out in 1745. The avenue was leased to Thomas Deeble in 1737 as a rope walk and the trade continued until the 19C. It was restored in the late 19C, and the central tree-lined footpath serves as a reminder. The gate posts mark the former main entrance to the Manor. These are grade II listed, but in poor condition and the easterly of the two is at serious risk.</p> <p>The Falmouth School of Art (1902) is an arts and crafts building of architectural merit, with a commanding presence, retaining most of its original design.</p>  <p><i>Falmouth School of Art. Source: Falmouth History Archive @ The Poly</i></p>



Falmouth map 1773; showing, from left to right, the Rope Walk; Porhan Hill/Gyllyng Street; Barbary Hill. Source: Falmouth Art Gallery & Tom Weller


Gyllyng Street marks the start of the old carriage way to the town, along which there are sites and buildings of historic interest. To the side of the street on Pike's Hill is a late 19C folly of a stone arch constructed by the owner of an end of terrace house (now 34 Gyllyng Street). Opposite is the distinctive former Friends Meeting House (1805), converted into flats but retaining its form, architectural detail and steeply sloping roofs.

Much of the original walls to the early/mid 19C Higher Burial Ground or Churchyard remain, particularly the southern stretch which has the characteristic horizontal and vertical stonework found on the walls of the harbour, and ramparts of Pendennis Castle. The path leading into the Churchyard through an arch still following the same zig-zag route remains. Just inside the arch is the late 19C Mortuary (now a dwelling), and the tomb of Thomas Arundel Lewis RN (1794-1875), who commanded HM Brig *Crane*, one of the last Packet Ships to operate from Falmouth.



Falmouth map 1848, showing Church Yard and Widow's Retreat. Source Suttlesworth and Sons, London; copy from Tom Weller,

Barbary Hill follows an ancient track now connecting Gyllyng Street with Wodehouse Terrace. It borders the site of the Former Widows Retreat (or Row).

	<p>This was founded in 1810 by Lord Wodehouse and Samuel Tregelles for ten ‘poor and aged Widows of good character who have not submitted for parochial assistance.’ It remained until 1945 and was demolished by 1946. The wall fronting onto Gyllyng Street remains, and some traces of the entrance steps and walls of the 10 dwellings.</p> <p>The Lawn Steps date from the last half of the 19C. Before then the ground formed the front gardens to a pair of 18C cottages at Mount Zion. One of the cottages at the head of the steps is now the Seaview Inn.</p>  <p><i>Pair of 18C cottages Mount Zion. Source: Philp., J. (1827) 'A Panorama of Falmouth'; http://books.google.com/</i></p>
Designed Landscape Interest	The Higher Burial Ground/Churchyard; Lawn Steps
Landmark Status	The Arwenack Gateposts (compromised by parked cars); The entrance walls and gateposts to Lawn Steps, although not of great architectural merit, with the steps and setting are a recognisable landmark.
Social and Communal Value	Pedestrian way along Arwenack Avenue; serving Falmouth Town Station route into town
Summary of actions	<p>The areas and buildings identified on the NDP plan as UHA04a-h to be included on the Local Listing register.</p> <p>UHA04a (SW812321-SW810324); the central tree lined path and verges of Arwenack Avenue, and the area in front of the Grade II Listed Arwenack gateposts, where parking should be controlled or minimised.</p> <p>UHA04b (SW810323); The 1902 Arts and Crafts Falmouth School of Art</p> <p>UHA04c (SW809324); the late 19C stone arch folly</p> <p>UHA04d (SW809325); the 1805 Friends Meeting House (Gyllyng Hall)</p> <p>UHA04e (SW809325-SW808326); the historic walls to the Churchyard/Higher Burial Ground.</p> <p>UHA04f (SW809325); Thomas Arundel Lewis' tomb</p> <p>UHA04g (SW808326); the wall and archaeological remains of the former Widow's Retreat</p> <p>UHA04h (SW808326); the Lawn Steps, gate posts and walls and grounds of the former gardens of the 18C Mount Zion cottages.</p>



The 17/18C Arwenack Manor gateposts. Photo: Mike Jenks



Arwenack Avenue, formerly the 'Long Walk' and the 'Rope Walk'. Photo: Mike Jenks



Falmouth School of Art, 1902. Photo: Mike Jenks



The late 19C Folly, leading to Restormel Terrace and 1805 Friends Meeting House. Photo: Mike Jenks



Gyllyng Street, formerly Porhan Hill. Photo: Mike Jenks



Historic walls to the Churchyard (Higher Burial Ground). Photo: Mike Jenks



Thomas Arundel Lewis' tomb, 1875. Photo: Mike Jenks



Wall and site of the former Widows' Retreat 1810-1945. Photo: Mike Jenks

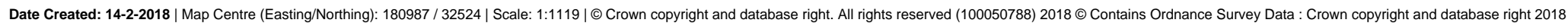


Lawn Steps, looking up to the Seaview Inn – formerly gardens and 18C cottages. Photo: Mike Jenks




Lawn Steps looking down towards the pedestrian route and steps to Well Lane. Photo: Mike Jenks







Name of Asset	UHA05: Woodlane
Location	SW810323-SW805322
Ownership/control	Cornwall Council and various private dwellings and buildings

Criterion	Description
Age	<p>Early track 16C or earlier, shown on the Burghley 1595 map. Development began with Grove Hill's foundations laid in 1788, followed by large villas in the early 19C on the south side, and spacious terraced dwellings from early to late 19C on the north side.</p>  <p><i>Burghley map 1595; Woodlane is on the boundary of fields between the windmill and Arwenack Manor. Source British Map Library (online)</i></p>
Rarity	Falmouth's only wealthy 18/19C 'garden' suburb.
Aesthetic Interest	Fine Victorian terraces and semi-detached villas on the north side of Woodlane, and some well-preserved large houses and villas on the south side from the 19C, and 18C Grove Hill House and former stables and coach house. A raised and tree lined footpath on the northern side of the street.
Group Value	The road, with its tree lined footpath, and significant landscaping, gives it a coherent character, and a link to its 'garden' suburb roots.
Archaeological Interest	n/a
Archival Interest	Grove Hill, Rosehill, and the Fox connection with the growth and expansion of Woodlane, and the gardens on the south side. The former fields and ownership of the Killigrew Land and its subsequent ownership by Lord Wodehouse and the pattern of its sale thereafter.
Historical Association	<p>Aside from its ownership by the Killigrews/Lord Wodehouse, the key association is with the Fox family. George Croker Fox I leased the land for Grove Hill in 1771, and his son G C Fox II built Grove Hill in 1788. It was then countryside, his wife being '...a little intimidated at the view of residing in the Country...' Rosehill was built in the early 19C and occupied by Robert Were Fox.</p> <p>By 1827 large villas had been built on the south side: Woodlane House (9 Woodlane, now a social club); Rosehill and Kerris Vean (25-27, now Falmouth</p>

University); Wodehouse Place (31-33, the latter a convent); a substantial villa (no 45) on the corner of Woodlane and Melvill Road. On the north side, Grove House and the beginnings of Woodlane Terrace.



Richard Thomas Map 1827. Source: Tom Weller and <http://books.google.com/>

By 1880 Woodlane was almost fully developed. A Girls High School (now King Charles Primary School) was built in the early 20C, and in the mid to late 20C on the south side Trelawney Avenue was developed on a vacant field, Woodlane Drive and Woodlane Close in the gardens either side of Woodlane House, and Grovehill Crescent in the eastern part of Grove Hill's grounds.



1880 OS map. Source: Tom Weller

	<p>The north side of the road retains more of its original 19C character; the south side has significant buildings that are unspoiled, but some erosion of its history due to the break-up of some of the large gardens.</p> <p>The architectural character of the north side is enhanced by: Grove House (No. 2, Grade II listed); the terraces (4-34 Woodlane, 30-34, and 4-6 are Grade II listed), formerly known as Woodlane Terrace; a row of terraced houses with 'Dutch' gables (40-46 Woodlane and Albany House), formerly known as Witton Villas.</p> <p>The south side: the 19C granite gateposts to Grove Hill and 18C Grove Hill House and its walls (Grade II listed including the westerly gatepost, but not the easterly gatepost on the corner of Grovehill Crescent and Swanpool Street); the granite gateposts and remaining walls to Woodlane House (the Social Club); the group of buildings from Belmont to Kerris Vean (21-27; 25 Rosehill is Grade II listed) including the walls gates and gateposts, owned by Falmouth University (the character of which has been compromised by heavy handed corporate branding in inappropriate black and white, and illuminated pyramidal signage – which is reversible).</p>
Designed Landscape Interest	The north side includes significant landscaping: a tree preservation area fronting Alma, now Woodlane Crescent (although compromised by a large concrete corporate university sign and illuminated signs); a raised and tree-lined footpath and grass verges.
Landmark Status	Grove Hill House; Rosehill.
Social and Communal Value	Pleasant pedestrian route into Falmouth and Event Square on a tree-lined raised pavement separated from traffic. Busy for the University, Primary School and Doctor's surgery.
Summary of actions	<p>The areas and buildings identified on the NDP plan as UHA05a-f to be included on the Local Listing register.</p> <p>UHA05a (SW809323-SW808323); 19C 'Dutch' gable terraces, 40-46 and Albany House, Woodlane.</p> <p>UHA05b (SW806322-SW805322); 19C Victorian terraces 8-28 Woodlane</p> <p>UHA05c (SW810323); 19C east granite gatepost to Grove Hill, and (SW809323) unlisted 19C walls to Grove Hill (now boundary of 5 Woodlane)</p> <p>UHA05d (SW809322-SW808322); 19C granite gateposts and remaining 19C walls to former Woodlane House.</p> <p>UHA05e (SW 807322-SW806322); 19C villas, walls, gates and gateposts, nos 21 (Belmont), 23 and 27 (Kerris Vean) Woodlane.</p> <p>UHA05f (SW810323-SW805322); The raised and tree-line footpaths from the corner of Swanpool Street to Albany Road. The Woodlane Crescent Tree Protection Area should be extended to cover this area.</p>



'Dutch' gable terrace, 19C Witton Villas. Photo: Mike Jenks



19C gatepost to old entrance to Grove Hill; the easterly post is by the 20mph road sign. Photo: Mike Jenks



19C gate posts and wall to former Woodlane House. Photo: Mike Jenks



Wall to former Woodlane House (Social Club). Photo: Mike Jenks



19C gate posts to former Woodlane House, and 19C walls to Grove Hill. Photo: Mike Jenks



Kerris Vean, 27 Woodlane. Photo: Mike Jenks



23 and 25 (Rosehill) Woodlane. Photo: Mike Jenks



21 (Belmont) Woodlane, and granite gateposts. Photo: Mike Jenks



Raised and tree-lined footpath, Woodlane. Photos: Mike Jenks









Designed Landscape Interest	Assessed as having ‘high’ value in the NDP Landscape Character Assessment.
Landmark Status	High, as implied by its name ‘The Bowly’
Social and Communal Value	A recognised and much used community amenity and one of the few play areas in Falmouth.
Summary of actions	The area identified on the NDP plan as UHA06 to be included on the Local Listing register.



Looking West towards Earle’s Retreat. Photo: David Yelland





Entrance – Victoria Cottages, the Observatory and Albert Cottages in the background. Photo: Ruth Hills



Green space, Albert Cottages in the background. Photo: Ruth Hills



Name of Asset	UHA07: St George's Arcade
Location	SW808327
Ownership/control	Gilbert West

Criterion	Description
Age	1912
Rarity	Once a cinema, and since early 1960s, Falmouth's only shopping arcade.
Aesthetic Interest	An ebullient and colourful façade, which with the St George and the Dragon sculpture, is more fairground than any identifiable architectural style.
Group Value	n/a
Archaeological Interest	Probably not as it is unlikely that anything of the former tenements exist to uncover.
Archival Interest	As part of the growth of courts of tenements situated behind the houses facing on to Market Street, and their demolition and redevelopment. Also for the history of the cinemas in Falmouth.
Historical Association	<p>In 1848 the property was listed as '16 & 18 Church Street and the whole of Snow Court' comprising 'Two Dwelling-houses and numerous Tenements in the rear' leased to F.A.R.W.Snow. This was demolished in 1912 and rebuilt as a cinema. A fire in the 1950s caused serious damage, and it was renovated as the shopping arcade in the 1960s.</p>  <p><i>The inside of the cinema, and outside in 1963. Sources: Heather Rowley (above), and Falmouth History Archive @ The Poly(below)</i></p> 

	The sculpture of St George and the Dragon was pulled down by a student as a prank in the 1990s, and the Police car investigating ran over the remains. It was restored and reinstated by Falmouth Civic Society on 23 rd April 2016
Designed Landscape Interest	n/a
Landmark Status	High; a 'stand out' façade, with colourful sculptures, adding some fun to the street scene.
Social and Communal Value	Of communal value, adding independent shops to Falmouth's offer.
Summary of actions	The façade and steps leading into the arcade, and the St George and the Dragon sculpture, identified on the NDP plan as UHA07 to be included on the Local Listing register.



The façade before and after the restored St George and the Dragon sculpture was reinstated. Photos: Mike Jenks





Name of Asset	UHA08: 39 High Street, Falmouth. TR11 2AF
Location	SW806330
Ownership/control	Darren Wilcox Jones

Criterion	Description
Age	<p>Early 20C, probably 1906. The 1880 OS 25" map shows no building on the site location, but an open space giving access to Britton's Yard, leading down to the waterfront. By 1906 the contemporary map shows the area built up.</p> <p>It is close to two Grade II* listed buildings to the North – a late 17C/early 18C house, and on the other side of the street the Old Town Hall of 1710. It is next to two Grade II listed early 19C town houses/former shops, and opposite there is a row of five early 19C shops/houses. Opposite is the 19C gates and walls to the former Carn's Yard stables, and Carn's Cottage.</p>
Rarity	It has a unique facade so is unusual for a building of this style to have survived in Falmouth - it is a rarity that should be retained.
Aesthetic Interest	The CSUS survey notes that there 'is a significant earlier twentieth century element in Falmouth's architectural character.' This includes Arts and Crafts and Art Nouveau influenced buildings and also highlighted is this façade which 'continues to be a striking feature in High Street.' (2005, p.50). At the time of the survey the building was well maintained and in good condition, being used as an architectural practice's offices. The condition today is of neglected and rapid deterioration.
Group Value	The façade forms a striking feature in the street scene, adding to the visual variety of High Street.
Archaeological Interest	Possibly, the use to which the empty site was put prior to its development, while surrounded by 19C properties. It may have been a 'leftover' from the catastrophic fire of 1862 which destroyed some 30 homes. If so, then there could have been old houses there, although it may be complicated by the fact that the road was widened by 10 ft. after the fire..
Archival Interest	<p>Evidence of its original use and function has not been found. However the FHA street database has reference to one of the buildings in the High Street being used as a hotel garage, being listed in the directories (Lake's/Kelly's) of 1921 and 1933 as the Kings Hotel Motor Garage. It seems probable that it was built for that purpose. Between 1950 and 1967 it was listed as being Falmouth Boat Construction and a Chandlers, and this may have continued until the 1980s. Its last uses were for an architectural practices office, and then for a designer and retail outlet, and it is now empty and at risk.</p> <p>The CSUS survey (2005, p.50) records it as being purpose built for the Kozey Cinema, but this is incorrect. The Kozey Picture Palace was located behind 23 High Street which opened on 14th February 1911. The FHA noted rumours that, after it closed in the 1920s, the 'Kozey later re-located to Malins Hall' but there</p>

	<p>was ‘no evidence to support this’.</p> <p>Along with the incorrect CSUS survey, the renumbering of the High Street at some point in the 1930s and perhaps also in the 1970s or 80s also led to some ambiguity over its use. The Kings Hotel Garage was numbered 38 until the 1930s and then it was listed as 39. Number 38 is now a building called Malins Hall (previously from the 1890s, no.37).</p> <p>Falmouth History Archive (FHA) research indicates that Malins Hall was ‘a Calisthenic (exercise) Hall in the late 1800s and Temperance meetings were held there in the early 1900s’. Also it was used for a Suffragist meeting in 1911, ‘a Valentine’s fair in the 1920s and was host to The Falmouth Full Gospel Mission Church in the 1930s.’ Before then it was owned by the Harris Brothers and may have been used for theatre performances and entertainment purposes, hence the confusion over the Kozey Cinema. Malins Hall from the 1960s to 1990s was also in use by Falmouth Chandlers/West Country Chandlers.</p>
Historical Association	As above
Designed Landscape Interest	None
Landmark Status	A significant and memorable feature in the street
Social and Communal Value	There may be aural history and memories of it, and is a visible reminder of its former uses.
Summary of actions	The building façade identified on the NDP plan as UHA08 to be included on the Local Listing register.



Malins Hall in around 1910 was a relatively new and striking feature in the High Street scene, and retains that character to the present day (Source: Nicola Darling-Finan, 2001)



Photo included in the 2005 CSUS survey, showing its use as CSA's (architects) offices



2012 being used by Camellia Designs, with maintenance of the lower level, but neglect of the parapet.



Condition in 2018. Nothing maintained since Camellia Designs left, and considerable deterioration to the parapet, with vegetation growing, cracks appearing and damp evident. There is concern also at the condition of the decorative ironwork.



Street scene: the former Kozey Cinema forming an interesting feature in High Street (Source, Google Street View)



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Appendix Local Listing (example of detailed proposal): **Falmouth School of Art**

The foundation stone for the Falmouth School of Art was laid in 1901, and the building opened in 1902. It is an arts and crafts building of considerable architectural merit, with a commanding presence, and retaining most of its original external design¹. The building is located next to the Grade II Listed gateposts to the former Arwenack Avenue, and it forms a prominent feature when walking up the Avenue.

The Falmouth Art School building is included in the Falmouth Neighbourhood Development Plan as a candidate for Local Listing (UHA04b (SW810323)). Of concern is that potential changes of tenancy and uncertainty over its future suggest that it would be better if it was, if possible, spot listed.

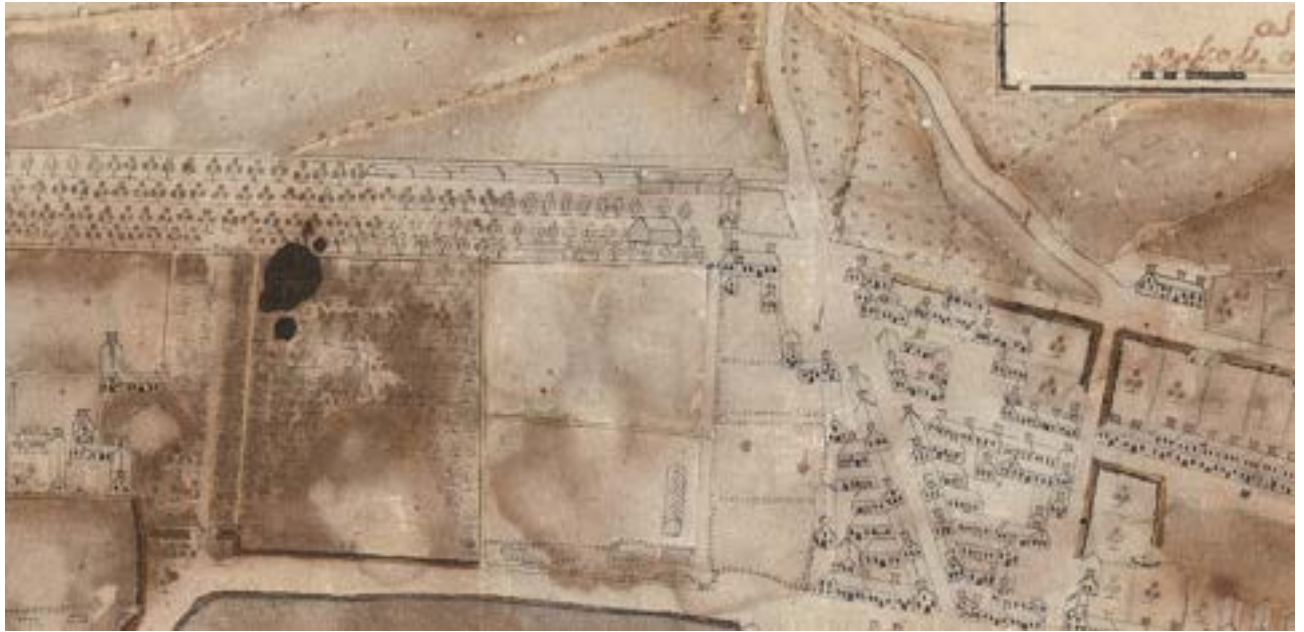
The setting

Falmouth Art School is situated at the northern end of Arwenack Avenue. The Avenue was originally the main entrance way to Arwenack Manor with two large stone gateposts, each capped with a stone ball. From the mid 18C the avenue was used for a rope business, hence its name - the Rope Walk. From the mid 18C, the northern end of the avenue was built on, and subsequently the rope-works buildings were considerably extended down the avenue to the south. In 1848 the area was listed as 'The Rope Walk and Avenue, with a Dwelling House, Workshops, Spinning-ground and Appurtenances.' and tenanted by 'W and E.C.Carne' (Shuttleworth, 1848). Buildings extended further down the Avenue in the late 19C. Clearly, the area in which the Art School was to be constructed was built up with numerous industrial sheds and other buildings.

At the time the Art School was built, the rope-works had ceased business (around 1895), and according to Susan Gay it was then called Manor Avenue. The removal of these buildings and the building of the Art School in 1901-2 at first was not necessarily liked. Susan Gay noted that: 'Another recent mistake has been in the creation of the excellent Art School in a corner which obstructs the view of the fine old Manor Avenue, as one approaches it, and the view of the harbour from above' (p.190). However, subsequently new buildings have effectively blocked any distant views that may have been present at that time.

Its setting now is a great improvement from its past industrial uses, and the clear run of the length of the avenue now gives an impression of its tree-lined form that was formerly the entrance to Arwenack Manor. However, at the northern end, car parking and poor design of the hard landscaping currently detracts from the setting. But this would be relatively easy to fix, and careful design would improve it, complementing its potential for listed status. Despite the cars, the Art School now stands proud as part of the fine setting of the Avenue, gateposts and road opposite which was the former carriage drive from the town centre to Arwenack Avenue. It forms an important and memorable architectural feature in the town.

¹ It has not been possible to inspect the interior, due largely to a gaming company wishing to keep its business and intellectual copyright secure.



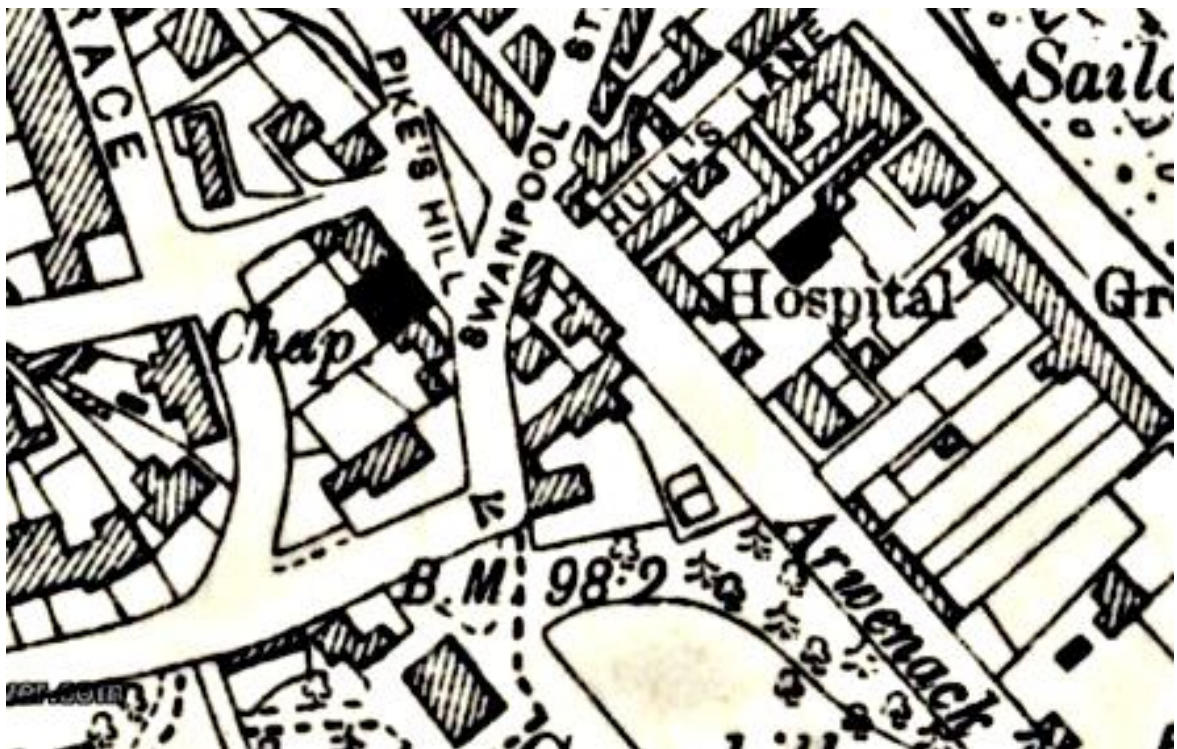
1773. The 'avenue was leased to Thomas Deeble in 1737 as a rope walk' (Gilson, 1990). The 1773 map shows the buildings gathered at the northern end, and the covered sheds running down the avenue (Falmouth Art Gallery).



1848. The rope-works buildings are clearly seen. Above (to the west) are gardens and a reservoir, and below (to the east) are a cluster of houses, an office, workshops and a carpenter's yard (Shuttleworth, 1848).



1880. Towards the end of the rope-works business, with intensive development at the northern end of the avenue (where the Art School was to be built), and covered sheds stretching the length of the avenue (Digimap, copy from Tom Weller).



1906. The Falmouth Art School built, and the Rope Walk (or Manor Avenue) now named Arwenack Avenue cleared of the old industrial sheds (National Library of Scotland).



Late 1890s at the end of the rope-works business, showing the open sheds down the avenue, and (probably) repairs to a fallen wall (Brian Osborne's 'Images of the Past' collection #607).



1904, Arwenack Avenue restored as a route, leading to Gyllyng Street and on into town. Looking north, but the trees hide the new Falmouth School of Art (Brian Osborne's 'Images of the Past' collection #1043).



Late 1890s. The Arwenack Avenue gateposts taken from the site for the Art School, and the view that Susan Gay may have been talking about. Soon to be obscured by a row of houses being built (Brian Osborne's 'Images of the Past' collection #1547).

The building



The Falmouth School of Art around 1905 (Falmouth History Archive @ The Poly)

The style is Arts and Crafts and is one of very few in Falmouth; others arguably include the Red House in Melvill Road, the old cottage hospital at the top of Killigrew Street and the Gyllyngdune 'Chapel'. As such the Falmouth School of Art is an important surviving building and an exemplar locally of the Arts and Crafts style.

The building, as far as can be seen, retains most of its original external features and details. It is a two storey structure with a single storey annexe: its principal elevation faces east. The main façade has three bays with gable roofs, and a shallow brick arched porch with the name over the entrance. The single storey annexe has two bays, one with a gable. The pitched roofs are of slate with decorative clay ridge tiles (three hole arched crest ridges) with frond finials. The walls are white rough cast render, with exposed brick quoins and exposed brick jambs around all the windows (except for one at the rear). On the east façade the windows are large to let in light, as befits its function for art studios. The lower two thirds are fixed, the top third having centre pivoting casements. The south elevation has a timber oriel window supported by carved timber angles, and also a brick framed round window. The barge boards are black painted timber, however the decorative timber details on the south and north elevations of the two storey part of the building have been lost, but the one on the single storey north gable is still in place. The chimneys are brick with distinct mouldings at the top, but the chimney pots have been lost.

The building thus has considerable architectural merit, with almost all of its original external features surviving. It remains, within its Arts and Crafts style, as an early example of form following function.



The Falmouth School of Art looking much the same today as it did in 1902 (Photos: Mike Jenks)



Cultural importance in Falmouth

As well as its architectural merit, it is something of an icon in the cultural history of Falmouth. This can be traced prior to its establishment and subsequently as its foundation of an art school running classes, and ultimately to its current status in the University of Falmouth. In 1901 it was noted both in the minutes of the Royal Cornwall Polytechnic Society (RCPS), and in Susan Gay's book (1903 p.238) that: on August 19th 1901 the 'Art School commenced in Manor Avenue in memoriam ANNA MARIA FOX; stone laid by Lord St. Levan.' The RCPS (1901) minutes also noted that it was 'named as memorial to Anna Maria Fox and RCPS as pioneers for education in Art and Science in the County'.

The RCPS was instrumental in setting up art classes and was the precursor of the Falmouth School of Art. Anna Maria Fox (who with her sister Caroline inspired the founding of the Cornwall Polytechnic Society in 1833) was a good amateur artist² and was responsible for organising the art section of the RCPS's Annual Exhibitions. Both Anna Maria and Caroline 'had won medals in the Fine Art Department (so had their brother) and were clearly interested in encouraging young artists' (Pearson, 1973). Their advocacy for art classes for children and women, did not go that far, as the RCPS minutes noted 'no success' (Michael Carver notes).

Nevertheless, perhaps inspired by Anna Maria, in 1852 an Art Union was formed in association with RCPS to run art classes. By March 9th 1896 science and art rooms had been opened in the municipal buildings (Gay, p.238). It is from these roots that the Falmouth Art School was built.

² The Cornwall Artists Index notes that: 'Her own exhibitions and contributions to the RCPS activities throughout her long life are recorded in the Annual Reports of Proceedings of the RCPS 1833ff, as she remained an active member until her death. She was a painter and craftswoman, and the organiser of the Arts sections of the Annual exhibitions.'

In 1902, 'Falmouth School of Art was a wholly private venture and offered classes such as Freehand Drawing, Model Drawing, Painting from Still Life, Drawing from the Antique, Drawing in Light & Shade, and Memory Drawing of Plant Form' (Wikipedia). In 1938 the Local Education Authority took over the administration and in the 1940s the School was recognised by the Ministry of Education. The consequent expansion of the School and increasing student numbers necessitated a move to Woodlane (Kerris Vean) in the 1950s.

The building has remained in use as an annexe of the University of Falmouth, until recently in use for some of the Masters Courses. Its continuous use for studio accommodation, with its original large windows letting in light, has matched its original function with its use over time, and it is this that helps retain its special character, and importance in the culture of art in Falmouth.

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