



The Chain Locker, Falmouth, Cornwall Historic building record and watching brief

Cornwall Archaeological Unit

Report No: 2017R058

The Chain Locker, Falmouth, Cornwall

Historic building record and watching brief

Client	St Austell Brewery
Report Number	2017R058
Date	September 2017
Status	Final
Report author(s)	Jo Sturgess and Peter Dudley
Checked by	Sean Taylor and Andy Jones
Approved by	Andy Jones

Cornwall Archaeological Unit

Cornwall Council

Fal Building, County Hall, Treyew Road, Truro, Cornwall, TR1 3AY

Tel: (01872) 323603

Email: enquiries@cau.org.uk Web: www.cau.org.uk

Acknowledgements

This study was commissioned by Steve Peacock of the design management partnership on behalf of St Austell Brewery and carried out by Cornwall Archaeological Unit, Cornwall Council.

Fieldwork was carried out by Jo Sturgess, Francis Shepherd and Peter Dudley.

Dates and types of wallpapers were kindly identified by Gill Saunders of the Victoria and Albert Museum.

The Project Manager was Sean Taylor.

The views and recommendations expressed in this report are those of Cornwall Archaeological Unit and are presented in good faith on the basis of professional judgement and on information currently available.

Freedom of Information Act

As Cornwall Council is a public authority it is subject to the terms of the Freedom of Information Act 2000, which came into effect from 1st January 2005.



Cornwall Archaeological Unit is a Registered Organisation with the
Chartered Institute for Archaeologists

Cover illustration

Planked door in partition wall, with surviving late 19th century flower wallpaper on second floor.

© **Cornwall Council 2017**

No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by any means without the prior permission of the publisher.

Contents

1	Summary	1
2	Introduction	3
2.1	Project background	3
2.2	Aims	3
2.3	Methods	3
2.3.1	Fieldwork: watching brief	3
2.3.2	Fieldwork: historic building recording	4
3	Location and setting	4
4	Designations	4
5	Site history	5
6	Development history of the buildings	6
7	Building record results	9
7.1	North-west (Front) wall of the Chain Locker	9
7.2	North-east wall in the Front Range of the Chain Locker	10
7.3	South-west wall in the Front Range	11
7.4	First and second floor partition wall	11
7.5	Second floor structure in the Front Range of the Chain Locker	12
7.5.1	Second floor structure in room 12 (Office)	12
7.5.2	Second floor structure in room 11 (Store)	12
7.5.3	Second floor structure in room 10 (Bathroom)	12
7.6	Roof structures	12
8	Watching Brief results	13
9	References	13
9.1	Primary sources	13
9.2	Publications	14
9.3	Websites	14
10	Project archive	14
11	Appendix 1: Table of Finds	40
12	Appendix 2: Written Scheme of Investigation	41

List of Figures

Fig 1 Location map.

Fig 2 Site extent.

Fig 3 Extract from the 1690 Plan of Kiligrew lands, Falmouth (© CRO ref: X1432).

Fig 4 Quay Street and Town Quays on the 1690 Plan of Kiligrew lands, Falmouth (© CRO ref: X1432).

Fig 5 Extract from the 1773 map of Falmouth.

Fig 6 Extract from 'A view of Falmouth and adjacent places' drawn by H Michell and engraved by R Pollard published in 1806.

Fig 7 Extract from the OS First Edition One Inch Map c1809.

Fig 8 Tithe Map, 1841.

Fig 9 First Edition of the Ordnance Survey 25 Inch Map, c1880.

Fig 10 Second Edition of the Ordnance Survey 25 Inch Map, c1907.

Fig 11 Ordnance Survey 25 Inch Map, 1932-39.

Fig 12 Ground floor phase plan.

Fig 13 First floor phase plan.

Fig 14 Second floor phase plan.

Fig 15 Roof phase plan.

Fig 16 North-west (front) wall exterior elevation.

Fig 17 North-west (front) elevation of the Chain Locker on Quay Street.

Fig 18 Exposed, moulded lintel with later lintel inserted below it for support above ground floor window in north-west (front) elevation of the Chain Locker.

Fig 19 North-west (front) wall interior elevation.

Fig 20 Ground floor north-west wall showing original, blocked front door opening.

Fig 21 Ground floor north-west wall showing original window opening at south-west end.

Fig 22 First floor in Front Range of Chain Locker looking east.

Fig 23 Second floor south-west half of north-west (front) wall.

Fig 24 Second floor north-east half of north-west (front) wall.

Fig 25 Ground floor interior elevation of phase 1 north-east wall in the Front Range.

Fig 26 Ground floor phase 1 north-east wall in the Front Range.

Fig 27 First floor phase 1 north-east wall in the Front Range showing original fireplace blocked with brickwork to the south-east.

Fig 28 First floor north-east wall in the Front Range showing chamfered lintel with ogee stops over original fireplace blocked with brickwork to the south-east.

Fig 29 Second floor north-east wall in the Front Range showing original blocked fireplace with timber lintel.

Fig 30 Ground floor south-west wall in the Front Range showing large fireplace blocked with brickwork to the south-east.

Fig 31 Second floor south-west wall in the Front Range showing fireplace blocked with brickwork to the south-east.

Fig 32 South-east elevation of partition wall at first floor level.

Fig 33 South-east elevation of partition wall showing original first and second floor levels.

Fig 34 Partition wall, two panelled door at original first floor level.

Fig 35 Partition wall, showing ledged door and plank walling at second floor level and lath and earth plaster walling below at first floor level- both behind later studwork.

Fig 36 North-west elevation of partition wall at first floor level showing lath and earth plaster to right.

Fig 37 North-west elevation of partition wall at second floor level.

Fig 38 North-west elevation of partition wall at second floor level.

Fig 39 Late 18th century wallpaper on north-west elevation of partition wall at second floor level.

Fig 40 Tapestry paper from the 1760s on the south-east wall of room 12.

Fig 41 Daisy wheel (a witches mark or apotropaic mark: a ritual protection symbol made to keep evil spirits out of the building) on the south-east wall of room 6.

Fig 42 Second floor in Front Range- detailed floor plan.

Fig 43 Room 12 (Office): 20th century floor overlying 18th and 19th century floors.

Fig 44 Room 11 (Store): floorboards (4) overlying lath and plaster ceiling (3).

Fig 45 Room 10 (Bathroom): floorboards (2) overlying earlier floor (1).

Fig 46 19th century replacement roof structure over Front Range looking south-west.

Fig 47 19th century replacement king post roof structure over the higher Rear Range looking north-east.

Fig 48 Late 17th or 18th century roof structure over the range running along the rear north-east side of the building (looking south-east).

Fig 49 Late 17th or 18th century second floor wall and roof of the narrow range which runs along the rear north-east side of the building. The upper studwork was added in the 19th century to raise the height of the rest of the rear range (looking east).

Fig 50 Late 17th or 18th century studwork of second floor wall in room 13. (looking south).

Fig 51 Location plan of features uncovered during watching brief.

Abbreviations

CAU	Cornwall Archaeological Unit
CIfA	Chartered Institute for Archaeologists
CRO	Cornwall Record Office
HER	Cornwall and the Isles of Scilly Historic Environment Record
MCO	Monument number in Cornwall HER
NGR	National Grid Reference
OD	Ordnance Datum – height above mean sea level at Newlyn
OS	Ordnance Survey
WSI	Written Scheme of Investigation

1 Summary

Cornwall Archaeological Unit was commissioned by Mr Steve Peacock, Director of the design Management Partnership on behalf of St Austell Brewery to carry out a programme of archaeological recording during the redevelopment of the Chain Locker and Shipwright's Arms, Quay Street, Falmouth, TR11 3HH, a Grade II Listed Building (DCO5050; SW 81082 32579, Figs 1 and 2).

The recording (a watching brief during groundworks) was required as part of condition 3 imposed on the approval of planning application PA16/08204.

Following initial site works it became apparent that some historic fabric would need to be removed to make the building safe. Consultation between the client and two of Cornwall Council's Senior Development Officers (Historic Environment) resulted in the agreement that some historic building recording was necessary. This included the recording of an exposed section of historic partition wall in the Chain Locker, the early first and second floor structures where visible in the front part of the Chain Locker and roof structures where visible in the Chain Locker.

At a later date during the works a decision was made to take down the front wall of the building as it had become unstable. CAU were asked by CAD Heritage (CAD Architects Ltd) on behalf of St Austell Brewery to make a record of the interior elevation before it was removed.

This report outlines the results of the archaeological watching brief and historic building record.

The results of the work have revealed that parts of the building are likely to date to the 17th century when the Town Quays were first built. It has also revealed that major phases of remodelling occurred in 18th, 19th and 20th centuries.



Fig 1 Location map.

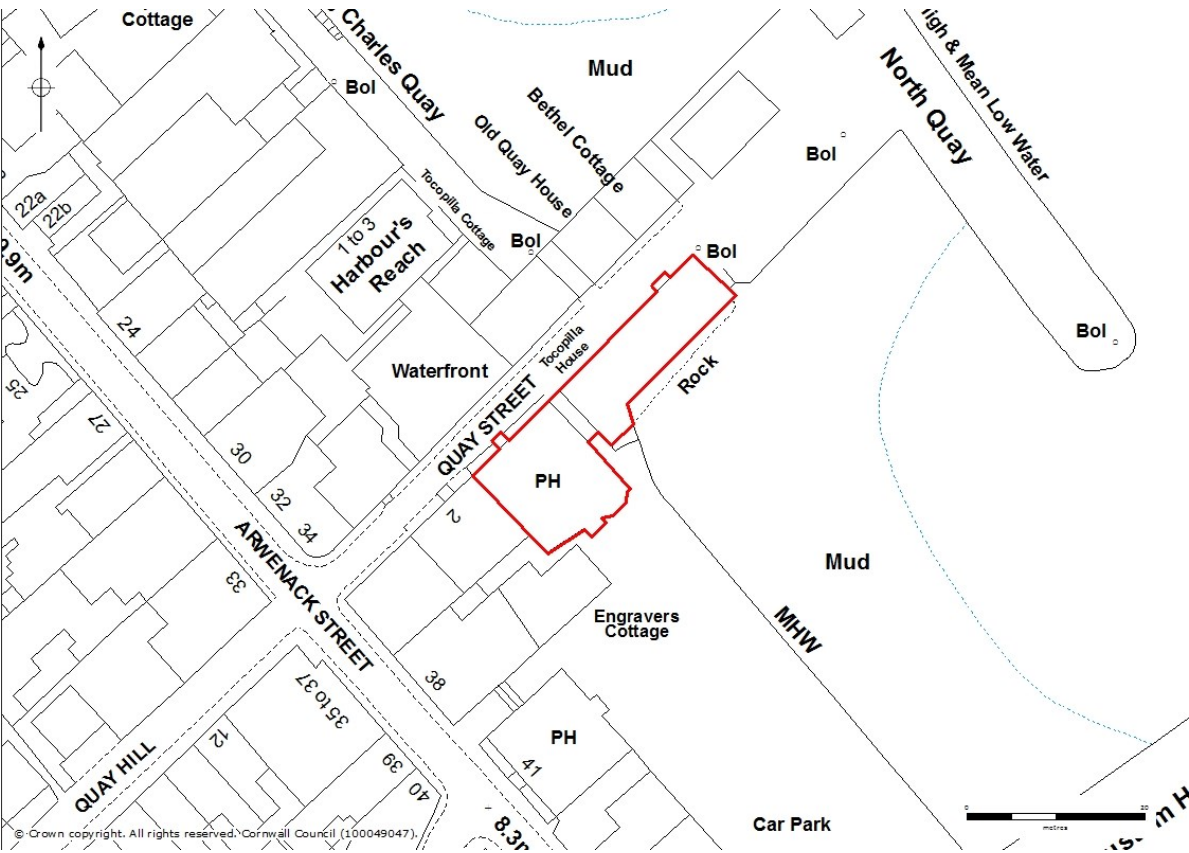


Fig 2 Site extent.

2 Introduction

Note: For the purposes of description in this report the south-west half of the building (everything to the south-west of the external covered passage which leads through the building giving access from Quay Street to the quay) is referred to as the Chain Locker, and the north-east half of the building (everything north-east of the passage) is referred to as the Shipwright's Arms.

2.1 Project background

The Chain Locker and the Shipwright's Arms (both formerly part of the Marine Hotel) form a Grade II Listed Building. Proposals for major refurbishment of the two buildings resulted in the conditional approval of planning application PA16/08204. Condition 3 of the consent required a programme of archaeological work to be undertaken. This was agreed to be in the form of an archaeological watching brief during groundworks associated with the refurbishment. Cornwall Archaeological Unit (CAU) were requested by Mr Steve Peacock, Director of the design management partnership undertake the work and a written scheme of investigation (WSI) was submitted for approval prior to commencement. During the renovation works, undertaken in November and December 2016, evidence for various phases of historic development of the buildings was uncovered along with surviving fabric which appeared to date to the late 17th and 18th centuries.

In response to the discovery of the newly exposed historic fabric, CAU were commissioned by CAD Heritage (CAD Architects Ltd) on behalf of St Austell Brewery to carry out a historic building record to document what had been revealed prior to any further renovation works. This work was defined and requested by Nina Paternoster and Charles Johns (Senior Development Officers, Cornwall Council). It included the recording of an exposed section of historic partition wall in the Chain Locker, the first and second floor structures where visible in the Front Range of the Chain Locker and roof structures where visible within the Chain Locker.

At a later date during the works a decision was made to take down the front wall of the building as it had become unstable. CAU were asked to make a record of the interior elevation before it was removed. The exterior elevation at the time was obscured by scaffold and netting and could not be fully assessed or recorded although was seen to contain fabric of late 17th or 18th century date.

2.2 Aims

The principal aim of the work was to record specific elements of the historic fabric of the building as they were exposed and to record any archaeological remains exposed during groundworks. A full historic building record was not undertaken.

The objectives were to obtain a record of elements of the site prior to alterations.

2.3 Methods

All recording work was undertaken according to the Chartered Institute for Archaeologists standards and guidance (CIfA 2014a, 2014b). The Chartered Institute for Archaeologists is the professional body for archaeologists working in the UK.

The recording work was undertaken in accordance with the WSI (Appendix 2 at the end of this report).

2.3.1 Fieldwork: watching brief

The watching brief was undertaken by Peter Dudley and focussed on the reduction in floor level of the main bar of the Chain Locker (room 1) to insert a new concrete floor.

Short visits to site were undertaken over four days in early March 2017 as the floor level was reduced in sections by the construction team using picks and shovels. Recording was undertaken using digital photography, with descriptive detail added to existing measured floor plans.

The watching brief revealed further detail of the building including the foundations of an internal stone-built wall (in the Front Range of the main bar, room 1).

2.3.2 Fieldwork: historic building recording

A full historic building record was not undertaken. On the advice of the SDOHE certain elements of the building which had been exposed during the works were targeted for recording. All detailed recording work was confined to the Chain Locker only.

Measured information and detail, as appropriate, was added to copies of existing contractors drawings. Analysis of the fabric was undertaken on site (recorded as notes) allowing a description to be written up at the archive stage.

A detailed measured survey along with descriptive notes and photographic survey was undertaken for the following elements of the Chain Locker:

- The internal elevation of the front wall prior to removal.
- The ground floor elevation of the north-east wall in the Front Range.
- A first and second floor partition wall dividing the Front Range (rooms 3 and 9) from the rear range (room 2).
- The second floor structure in the Front Range.

Photographic records alongside brief descriptive notes were made for the following elements of the Chain Locker:

- The north-east and south-west walls within the Front Range.
- The three roof structures within the Chain Locker.

3 Location and setting

The Chain Locker and Shipwright's are located within the historic core of Falmouth on Custom House and North Quay (collectively known as Town Quays) which were created in c1670 by Sir Peter Kiligrew. The buildings back onto on the north-west side of the quays and front Quay Street, a narrow street giving direct access onto North Quay. They lie at a level of approximately 2m OD sandwiched between the edge of the quay and Quay Street. The adjoining buildings are separated at ground floor level by an external passage between the quay and Quay Street. The Shipwright's lies to the north-east of the passage and Chain Locker whilst the Chain Locker adjoins No. 2 Quay Street to the south-west.

4 Designations

The Chain Locker and Shipwright's Arms together form a Grade II Listed Building. The quayside on which they stand is designated as a Grade II* Listed Building and both lie within the Falmouth Conservation Area and the designated Historic Settlement.

The Listed Building description for the Chain Locker and Shipwright's Arms is as follows:

*SW8132NW QUAY STREET 843-1/8/181 Marine Hotel with Shipwrights and 10/09/68
Chain Locker (Formerly Listed as: QUAY STREET Marine Hotel)
GV II*

Public house, run as 3 public houses, with former warehouse converted to Shipwrights. Probably C18 in part, otherwise early and mid C19. Pebble dash on stucco with strings and plain architraves; hipped roofs: dry Delabole slate to part of rear, grouted scantle slate to front of Shipwrights (left), otherwise asbestos slate; some cast-iron ogee gutter to rear of Chain Locker. Double-depth plan. 2 storeys, 3 storeys (centre) and 2 storeys. Shipwrights is a 3-window range with 2-light casements with 3 vertical panes per light, except for central window which is blind. The Marine Hotel is a 3-window (2nd-floor) range with original 16-pane hornless sashes over mid/late C19 canted bay windows.

Chain Locker is a 4-window range with C20 4-pane casements and late C19 canted bay window to ground floor towards right. The bay windows have hornless sashes with large panes and moulded cornices. Rear elevation is 3 storeys on 3 levels plus Shipwrights on the right which is 3 storeys. Chain locker (left) has tall 2-window range with original 12-pane hornless sashes to upper floors and a low single-window range with a late C19 horned sash over a 2-storey canted bay of similar date. The Marine Hotel has a 4-window 1st-floor range with 3 original 12-pane hornless sashes; 1st floor with lean-to projection over ope, fire escape doorway and steps and late C19 canted oriel window with horned sashes. Shipwrights is a 4-window range plus glazed end on the right, all C20 windows. INTERIOR not inspected.

The Listed Building description states that the buildings are probably 18th century in part with early and mid 19th century additions, but it now seems that the Chain Locker (formerly part of the Marine Hotel), at least, is likely to have originated in the mid/late 17th century, was remodelled and extended in the late 17th or first half of the 18th century, then remodelled and extended again (with the addition of what is now The Shipwright's Arms) in the mid to late 19th century and altered again in the mid to late 20th century.

5 Site history

During the medieval period Penryn was the main town and port on the Fal estuary and Falmouth, as it is now, did not exist. A precursor of the present Arwenack House, which lies approximately 300m to the south-east of the Chain Locker, appears to have been the only house that existed at the south-east end of Falmouth at that time. This was the seat of the Kiligrews from the 14th century. However, there was also a small settlement at this time to the north-west, around the area of what are now The Moor and Market Strand. This small settlement later became known as Smithick.

The construction of the twin castles of St Mawes and Pendennis on opposite sides of the estuary in the 16th century meant that the estuary beyond (the Carrick Roads) was efficiently defended from this date. The consequence of this was that the large natural harbour close to Arwenack House and Smithick started to become a haven for shipping (Berry 1998). This paved the way for later development and in 1613 Sir John Kiligrew of Arwenack House began to build houses to create a new town and port at Smithick which extended from the Market Strand to the Fish Strand (Penaluna 1838). During the Civil War in the mid 17th century Pendennis Castle (a royalist stronghold) was held siege and was the last English fortresses to surrender. After the Civil War had ended and King Charles II was restored to the throne, he remembered the determination of the garrison at Pendennis and helped the settlement and port there to develop and thrive. In 1652 Sir John Kiligrew of Arwenack procured the right to receive customs dues at Smithick which resulted in the construction of a new customs house near Market Strand which instantly drew revenue and trade away from Penryn where customs dues had previously been made. In 1660 King Charles II proclaimed that from that time onwards Smithick would become known as Falmouth and in 1661 a royal Charter of Incorporation was given to Falmouth meaning that the settlement officially became a town (Penaluna 1838).

From 1661 onwards the new town of Falmouth expanded. The Town Quays which included Custom House Quay and North Quays, where the Chain Locker and Shipwright's Arms are located, were built between 1660 and 1676 by Sir John Kiligrew and this enabled the continuing growth of the town as a port.

A plan of Kiligrew lands drawn up in 1690 (Figs 3 and 4), shows that the quays had been completed by this date, and also shows several buildings on either side of Quay Street. Of particular note are the buildings shown in the location of the Chain Locker and Shipwright's Arms. Parts of the buildings shown on the 1690 plan still remain *in situ* forming certain elements of the Chain Locker as it stands today. Another map of Falmouth dated 1773 (Fig 5) also shows the quays with buildings standing in the

location of the Chain Locker. An engraving entitled 'A view of Falmouth and places adjacent' published in 1806 (Fig 6) shows the whole town at that date viewed from the opposite side of the estuary. The Town Quays are shown along with buildings in the area of Quay Street; although artistic licence has clearly been used, since Quay Street itself is not illustrated.

The next available map is OS Surveyor's drawing of c1809 (Fig 7). This shows a block of buildings on the quayside in the location of the Chain Locker but is not detailed enough to define layouts of the buildings. This is also true of the Tithe map of 1841 (Fig 8) which shows all the buildings on the south-east side of Quay Street as a single, simplified block and does not show any clear detail of layout. However, the Tithe map does at least indicate that the Shipwright's Arms had not been constructed by 1841.

The first detailed map to show the layout of the buildings is the First Edition OS map of c1880 (Fig 9). The layout of the south-western part of the Chain Locker at this date appears substantially as it is today only without the porch on the rear elevation which was added in the late 20th century. The map also shows that at some point in the mid 19th century, between 1841 and c1880, the Chain Locker had been extended to the north-east and a building (now the Shipwright's Arms) had been constructed adjoining the end of this north-east extension. By the 1860s the present Chain Locker had become The Marine Hotel as it is mentioned in a lease of that date. The lease shows that the hotel was at that time part of the estate of the Wodehouse family, Earls of Kimberley of Arwenack, Falmouth (CRO ref: K/38). Although the first reference to the Marine Hotel found to date is in the 1860s, it seems quite likely that this three-storey building had operated as a hotel or inn before this date and quite possibly from when it was first constructed. From 1871 to at least 1891 the hotel was run by Nathan Vos, a Jewish Dutchman (now buried in the Jewish cemetery off Falmouth Road) who lived there with his family and several servants who carried out hotel and bar duties. The boarders listed in the census returns for 1871, 1881 and 1891 were all mariners or captains of vessels from overseas. In directories of the 1870s Nathan Vos is listed as both a hotel keeper and ship chandler. This indicates that the adjoining Shipwright's Arms which was built as an extension to the Marine Hotel at around this time was almost certainly built as a ship chandlery, ideally located on the side of the quay where boats could pull up to load equipment and provisions for their journeys. At the beginning of the 20th century Thomas Henry Gimlett had become the new hotel keeper.

Both the c1907 and c1932-39 OS maps (Figs 10 and 11) indicate that the external plan of the buildings had not changed since c1880. In 1939 Leslie Herbert Floyd is listed as the hotel keeper at the Marine Hotel. During the mid 20th century the ground floor bar was named 'The Chain Locker Bar' but it was clearly still part of the Marine Hotel at this time. It is unclear at exactly what date the property ceased to function as a hotel and at what date the chandlery was converted and renamed the Shipwright's Arms, although this clearly occurred at some point in the mid/late 20th century.

During the second half of the 20th century (c1970s) the Chain Locker underwent major remodelling internally which included the removal of some historic walls.

6 Development history of the buildings

(See Figs 12-15 for phase plans and room locations).

As a full historic building record was not undertaken during the course of the refurbishment, a full analysis of the development of the buildings has not been possible. However, cursory phasing of the fabric was recorded where possible and should the opportunity arise further recording would almost certainly reveal much more.

The earliest building on site is the Chain Locker (former Marine Hotel with later Chain Locker Bar). The Shipwright's Arms which comprises a three storey extension of the

Marine Hotel and an adjoining two-storey building (probable former chandlery) to the north-east was constructed at some point between 1841 and c1880.

Phase 1: mid to late 17th century

From the evidence collected during the course of the works it has been possible to establish a rough idea only of what the original 17th century **phase 1** building(s) looked like. It appears to have been either a single or two adjoining three-storey buildings occupying the front (north-west) three quarters of the Chain Locker (south-west part of the building). It is possible that there were two gable ended roofs with the gables fronting Quay Street and it is clear that the frontage itself extended further forward into Quay Street from its present location.

The cursory phase plans (Figs 12-14) show that the earliest surviving wall (**phase 1**) in the present building is the north-east wall of the Chain Locker within the Front Range, which divides the Chain Locker from the ground floor external passage and later extensions. It was noted during the recording that the north-east wall clearly pre-dated the front wall (Quay Street wall) of the Chain Locker. The front wall was seen to butt up against an earth-plaster internal finish on the north-east wall indicating that the north-east wall once continued further to the north-west into Quay Street. This **phase 1** wall was clearly built as part of a three-storey building but the gable apex at the top was added during **phase 2**. The original extent of the wall to the north-west and south-east could not be established since the wall had been truncated at both ends.

The phasing of the opposing north-west half of the south-west wall (partition wall between the Chain Locker and No 2 Quay Street) was not clearly established, but it is likely that it too was built during **phase 1**. As with the **phase 1** north-east wall, the south-west wall also reached three-storey height as a single build and was also truncated to the south-east (seen at first floor level to the south-east of the **phase 2** partition wall dividing room 2 from room 3).

During the excavation of the ground floor in the Front Range of the building the stone footings of a wall were encountered which ran parallel with and approximately 3.5m from the **phase 1** north-east wall. It is possible that this wall was also associated with the **phase 1** building(s), perhaps supporting a valley between two roof structures.

Phase 2: late 17th or first half of the 18th century

During **phase 2**, which probably dates to the first half 18th century but may date to late 17th century, the building(s) were radically remodelled. The plan-form of the Chain Locker that existed prior to the present renovation works was mainly created as part of the **phase 2** remodelling, although with a few 19th and 20th century alterations. As part of the **phase 2** remodelling the original (**phase 1**) wall fronting Quay Street was demolished and replaced with a new three-storey front wall set further back, presumably in order to make Quay Street a little wider. The surviving partition wall at first and second floor level (parallel with the new front wall) was also inserted at this time and the building was completely reroofed to create a Front Range with a gable added to the top of the **phase 1** north-east wall. The new **phase 2** roof (which no longer survives) was aligned north-east south-west over the newly created Front Range. At the same time the north-eastern half of the rear of the **phase 1** building was demolished to extend further back. Here a separately roofed, narrow, three-storey range was built which now forms the rear, north-east part of the Chain Locker. It retains its first and second floor structures and its roof which runs from the rear (south-east) wall of the Chain Locker towards Quay Street (finishing where it meets the Front Range). This is the earliest surviving roof in the buildings. It has trusses comprising principal rafters and tie beams with timber-pegged mortice and tenon joints (the pegs have not been sawn off), and there are two sets of in-line butt purlins on either side and a ridge purlin. None of the timbers are chamfered- a clear sign that there was always a ceiling below it. It survives intact for most of its length but has been truncated at the north-west end by the insertion of a later, nailed 19th century catslide roof lying

at right angles to it along the front range of the building. It is likely to be a late 17th or early-mid 18th century roof and is an important part of the Listed Building. Tree ring sampling would give a clearer idea of its date.

The layout created during **phase 2** in the south-western part of the Chain Locker is harder to interpret since this area was heavily remodelled in the 19th century during **phase 3**. The surviving early partition wall (dividing room 2 from rooms 3 and 9) at first and second floor level in the south-west half may have been an external wall at this date, although there are many elements that suggest that it was not and that the south-west half of the **phase 1** rear wall remained *in situ* further to the south-east during **phase 2**. The indications that the first and second floor partition wall was an internal wall include the evidence for sawn-off, exposed joists at second floor level on what would have been the external (south-east) face, the fact that there are seemingly original door openings at first and second floor levels, the intact remains of a hessian, papered and painted interior finish overlying horse hair-rich earth plaster on what would have been the external face, the fact that the partition has clearly been truncated at the north-east end suggesting that it continued through the building to the north-east and the fact that the masonry south-west wall (into which the partition wall is tied) could be seen to continue beyond it to the south-east where it has then been truncated. It seems likely that during **phase 2** there was a double roofed building here, with two roof structures lying at right-angles to the narrower roof over the rear north-east range.

Phase 3: 19th century

The building had become 'The Marine Hotel' by at least the 1860s. In the mid 19th century (at some point between 1841 and c1880) during **phase 3** the hotel underwent a major remodel which involved the following: the rear half of the Chain Locker (the **phase 1 and 2** south-western part, reaching as far to the north-west as the **phase 2** partition wall which divides rooms 2 from 3 and 9, was demolished and rebuilt as a much taller structure extending further to the rear (quayside). This involved the removal of the **phase 1 or 2** rear wall, the **phase 2** first and second floor structures and the roof over this area (it also included the removal of the **phase 2** roof over the Front Range of the building). The newly rebuilt, much larger structure to the rear south-west part was given a new first floor structure and a second floor structure set at a much higher level than the second floor level elsewhere in the building. In addition the newly inserted king post roof structure was also set at a much higher level over the south-west portion of the building with an adjoining new catslide roof replacing the **phase 2** Front Range roof. The resulting large room (2) at first floor level with high ceiling in the south-west part of the building may have been multi-functional, possibly being used as a dining hall for the hotel. The whole rear elevation appears to have been rebuilt at this time and bay windows were added to the north-east narrow range. The front wall was also heavily remodelled during **phase 3** with a new entrance door inserted at first floor level with granite steps up to it from the street, the original door opening was blocked, an oriel bay window was inserted at first floor level, a new double door opening was inserted at ground floor level and all except one of the **phase 2** window openings were altered to take smaller windows. The two adjoining buildings that now form the Shipwright's Arms were also added as extensions to the north-east of the Chain Locker during **phase 3**. The building that adjoins the Chain Locker was built at this time as a three-storey extension of the hotel, but the two-storey building added to the north-east was presumably purpose built as a chandlery with room above which was run by the hotel keeper.

Phase 4: mid to late 20th century

At some point during the mid to late 20th century The Marine Hotel ceased to function as a hotel, but its bar (the Chain Locker Bar) continued to be run as a public house along with the Shipwright's Arms which may also have existed as a first floor bar whilst

the hotel was still in existence. The next major remodel of the Chain Locker (**phase 4**) appears to have taken place in the c1970s when much of the ground floor was opened up by removing sections of the walls dividing the three separately roofed elements of the building and timber cladding was applied to the majority of wall surfaces.

7 Building record results

Building recording was limited to elements of the Chain Locker deemed at the time either to be under threat of removal (the front wall and the first and second floor structures) or of particular structural interest (the first and second floor partition wall and roof structures). However, brief notes on other elements of the building were made when possible. The Shipwright's Arms was not subjected to a building record.

7.1 North-west (Front) wall of the Chain Locker

(See Figs 16-24).

Recording of the front wall involved measured detail and annotation added to the interior elevation drawing (Fig 19), detailed analysis, description and a photographic record. A partial record was also made of the exterior elevation where it was not obscured by scaffold and netting. This external elevation was covered by 20th century painted, roughcast render at the time of the survey.

From evidence uncovered during the recording work it is now clear that the front wall was built as part of a major remodel of the building during **phase 2** and is likely to date from the late 17th or first half of the 18th century. However, since its construction the wall has undergone various alterations (mainly to window and door openings in the 19th century during **phase 3**).

The front wall is a stone rubble-built wall bonded with earth mortar which has undergone many alterations dating to a variety of periods. It is narrower than the **phase 1** north-east wall. At ground floor level the original front door opening is now blocked and has a window inserted in it. The present wide door opening at the north-east end is a later (probably 19th century) insertion and has blocking on either side of it against the original splayed jambs indicating that this is likely to have been a window opening when first built.

The late 17th or early 18th century, **phase 2** dating of the front wall has been evidenced by a number of surviving elements:

- The stone rubble masonry is bonded with an earth mortar and remnants of earth and hair plaster remain *in situ* on the interior surface suggesting an early date.
- A lead musket ball was retrieved from well within the earth mortar bonding of the wall on the second floor.
- An exterior timber window lintel, exposed below the more recent roughcast render at ground floor level to the south-west, is clearly purpose-made for the window. It has ovolo moulding along its chamfer with roll stops at each end. These mouldings are consistent with a late 17th or 18th century date (Fig 18). Part of the south-west jamb of the original window frame appears to survive here which also has an ovolo moulding on the internal face (more may survive but it was obscured at the time of recording).
- The fact that the original window openings on all three floors are wide suggests the existence of casement windows originally. The window openings on the second floor have been narrowed in the 19th century and the present windows were all inserted later. At first floor level an oriel bay window and external door opening with portico and granite steps up to it were inserted during **phase 3** in the mid/late 19th century, and the two window openings either side were narrowed to take sash windows. At ground floor level the double door opening to the north-east has been inserted in an earlier, wider opening which appears to have been a window – the blocked original jambs which are clearly visible either side of the present opening are splayed (indicating a window rather than a door)

and do not reach down to the floor. To the south-west of this there is an original blocked door opening (with straight-sided jambs) which has a later window inserted in it, and south-west of this there is a window which has been narrowed and altered when the external granite steps to first floor were added during **phase 3**. At the south-west end of the ground floor elevation an original **phase 2** window opening survives with what appears to be at least part of the ovolo moulded original frame at the south-west jamb (see above).

- The second floor level joists are clearly coeval with the construction of the front wall- they have not been inserted at a later date. These joists have plain chamfers on their undersides and are also contemporary (and tied-in with) the internal stud and cob partition wall to the south-east which has construction techniques and mouldings consistent with a late 17th or early 18th century date. Essentially the front wall, the second floor joists and the partition wall are all clearly of the same construction phase (**phase 2**).

It was noted during the recording that the north-east wall clearly pre-dated the front wall. The front wall was seen to butt up against an earth-plaster internal finish on the north-east wall indicating that this wall once continued further to the north-west into Quay Street. The location and form of the original front wall is unknown.

It was not possible to tell if the south-west gable wall pre-dated or was contemporary with the front wall. However, this wall is also constructed from stone rubble masonry bonded with an earth mortar and has remnants of earth and hair plaster remaining *in situ* on the interior surface.

It may be possible to obtain a tree ring date from the moulded lintel over the window at ground floor level in the front wall. There is also a large timber lintel (with bark surviving) over an original kitchen fireplace at ground floor level in the south-west gable wall which could also be sampled for tree ring dating.

7.2 North-east wall in the Front Range of the Chain Locker

(See Figs 25-28)

The internal modern (c1970s) timber cladding which covered the majority of the ground floor walls was removed from the wall surfaces at the front of the building. This revealed the stone rubble walls of the early phases of the building.

The north-east wall (originally the exterior wall of the **phase 1** building) was seen to have been truncated at both its north-west and south-east ends. It was clear that it had originally extended further in both directions. It is a substantial stone rubble wall, roughly 0.8m thick and bonded with earth mortar. Its ground floor internal elevation (Figs 25 and 26) retained areas of early (probably original) earth and hair plaster which had had several coats of whitewash applied to its surface. In the centre of the wall two phases of later fireplaces had been inserted. The latest fireplace was constructed of brick bonded with lime mortar (probably 19th century) set within and partially blocking a wider, taller fireplace which had a projecting stone rubble-built breast abutting the surface of the earlier wall behind.

At first floor level the north-western part of an original **phase 1**, large fireplace was exposed during the works (Figs 27 and 28); its south-eastern end had been removed when the south-eastern part of the north-east wall was taken down during **phase 2**. The fireplace lintel remained complete, although with no support at its south-east end. It had a plain chamfer with ogee stops at either end and was supported by a chamfered timber corbel at its north-west end. The interior face of the chimney breast held substantial remains of an original whitewashed earth and hair plaster which had been heavily sooted by the fire. At a later date the south-east half of the fireplace had been blocked with brickwork and a mid 19th century cast iron fireplace had been inserted in it.

At second floor level another original large fireplace was uncovered (Fig 29). This had a plain chamfered timber lintel and had been blocked with stone and brickwork.

Above ceiling level on the second floor, the stone built gable wall comprised a very different build, clear evidence that it had been added at during **phase 2** when a new roof aligned south-west to north-east was constructed over the remodelled Front Range.

7.3 South-west wall in the Front Range

The south-west wall (originally likely to be part of the phase 1 building) was seen to have been truncated at its south-east end. As with the north-west wall it was clear that it had originally extended further to the south-east. It is a substantial stone rubble wall bonded with earth mortar. Its ground floor internal elevation (Fig 30) retained areas of an early (probably original) earth and hair plaster which had had several coats of whitewash applied to its surface. It has an original, wide, protruding chimney breast extending from the ground floor to the top of the building. At ground floor level there is a large, original kitchen fireplace with timber lintel over (Fig 30). This was altered and narrowed with the insertion of brick work to the south-east in the 19th century (**phase 3**) in order to insert a cast iron range, the broken-up remains of which were exposed during the present works. The timber lintel over the original fireplace has bark surviving and could be sampled for tree ring dating.

At first floor level the wall was obscured by a modern plaster finish but it seems likely that a blocked fireplace exists here too.

At second floor level a fireplace was uncovered towards the south-east end of the front room (Fig 31). This had been narrowed and shortened in height (probably in the 19th century) by the insertion of brickwork along its south-east side and above in order to add a cast iron insert.

7.4 First and second floor partition wall

(See Figs 32-39).

The south-east elevation of an internal partition wall was recorded at first floor level after the removal of 20th century plasterboard (see Fig 13 for location and Figs 32-35).

The plasterboard wall covering had replaced late 19th or early 20th century lath and plaster attached to a timber studwork frame of the same date. The studwork frame was left *in situ* and directly behind it lay another partition wall of either late 17th or 18th century date. This earlier internal partition wall is of high historic significance, retaining its original fabric including two late 17th or 18th century doors and wall coverings at first floor level of similar date. It displays evidence for two-storeys (original first and second floors), showing that the earlier second floor structure in room 2 had been removed to the south-east. This radical alteration appears to have occurred in the mid to late 19th century when the building was extended to the rear and room 2 to the south-east was heightened to create a single storey where there had previously been both a first and a second floor.

At original first floor level the early partition wall comprised a timber frame infilled with cob and covered with laths and earth plaster. This in turn was covered by hessian stretched over the surface and held in place by close set tacks in the rails and studs. The hessian itself had several layers of wallpaper, lining paper and paint applied to it. At the north-east end of the first floor section of wall a late 17th or early 18th century two-panelled door remained *in situ*. The present door opening (just off-centre at first floor level) is a 20th century insertion.

Above the level of the door openings on the first floor the sawn-off joists of the former, removed, second floor were visible, and the walling above this at second floor level comprised wide horizontally laid planks supported by vertically set studs. Towards the south-west end of the second floor section of wall a late 17th or early 18th century ledged door with wide chamfers to the ledges remained *in situ*. The whole of the second floor timber wall bore the remains of yellow paint or perhaps varnished paintwork that had yellowed with age.

A small section of the north-west elevation of this wall was revealed at first floor level and was seen to comprise lath and earth plaster (Fig 36) and at second floor level the

full north-west elevation was revealed and recorded (See Figs 37-39 and front cover). Here the timber planked wall retained remnants of various phases of wallpaper dating from the late 18th century through to the late 19th century. Below the layers of wallpapers the wall could be seen to have been painted with several layers of paint of various colours including green, blue and white.

7.5 Second floor structure in the Front Range of the Chain Locker

(See Figs 42-45)

7.5.1 Second floor structure in room 12 (Office)

Along the north-west wall of the office a few 20th century floorboards were taken up to reveal the structure below. The 20th century floorboards (4) were supported on 20th century joists. These joists lay directly on top of 19th century tongue and groove floorboards (3) which in turn overlay probable 18th century floorboards (2) supported on plain chamfered joists (5) of the same date. Attached to the underside of the chamfered joists was a lath and plaster ceiling (1) of probable 19th century date.

7.5.2 Second floor structure in room 11 (Store)

Where a few floorboards were taken up in room 11 the sequence revealed below was similar to that seen in the Office. The 20th century floorboards (5) and (6) were supported on chamfered joists of possible 18th century date as were the earlier floorboards (4). The remains of a lath and plaster ceiling (2) were attached to the base of the joists and below this modern ceiling boards (1) had been attached to the earlier lath and plaster. An earlier lath and plaster ceiling (3) was also noted, attached to the 18th or 19th century floorboards (4). In the east corner of the room a square area of boards (6) appeared to have been taken up and re-laid.

7.5.3 Second floor structure in room 10 (Bathroom)

Where floorboards were taken up in room 10 the sequence revealed below was as follows: reused 19th century floorboards (2) supported on modern joists which in turn overlay 18th or 19th century floorboards (1). Another layer of floorboards could be just seen below this.

7.6 Roof structures

(See Figs 46-48).

There are three roof structures within the Chain Locker and two roof structures over the Shipwright's Arms. The roof structures over the Shipwright's Arms were not recorded.

The present roof occupying the Quay Street Front Range of the Chain Locker is a 19th century catslide roof built at the same time and as the lower part of the king post truss roof to the south-east over the raised, rear range of the building (Figs 46 and 47). Each of the north-western principle rafters continue up from the Front Range to join at the apex of the south-east range, forming a continuous slope. The positions of some of the earlier trusses associated with the **phase 2** roof over the Front Range can be seen where mortices have been cut into the head rail of the partition wall dividing room 2 from room 9.

The roof running from the rear (south-east) wall of the Chain Locker towards Quay Street, along the north-east side of the building is the earliest surviving roof (Fig 48). Its trusses comprise principal rafters with tie beams joined by two sets of in-line butt purlins on either side and a ridge purlin. The mortice and tenon joints have timber pegs (the pegs have not been sawn off in many places). None of the timbers are chamfered - a clear sign that there was always a ceiling below it. The roof is hipped at the south-east end and survives intact for most of its length but has been truncated at the north-west end by the insertion of the nailed 19th century catslide roof over the Front Range lying at right angles to it. This roof is likely to be a late 17th or 18th century roof and is an important part of the Listed Building. These roof timbers also have potential for tree ring dating.

Photographs were taken at the time of the survey of the exposed original south-west wall of this narrow, early roofed range at second floor level. This comprised a studwork frame covered in lath and plaster (Figs 49 and 50).

8 Watching Brief results

The groundworks to reduce the floor level in the main bar (room 1) of the Chain Locker (see Fig 51 for extent and detail) revealed an earlier stone wall in the north-eastern part and various remains of earlier floor surfaces in the south-western part. The existing concrete floor was removed and the ground excavated to a depth of between 0.4m and 0.5m.

The surviving stone wall measured 2.8m in length (although it may have continued to the south-east), by 0.35m wide and varied between 0.22m and 0.4m high. It was constructed with poor-quality fragments of shillet bonded in an earth mortar. The wall was built on a layer of what appeared to be redeposited shillet and subsoil. It appeared that it was bonded with the footings of the front north-west wall, but there was no sign on the internal elevation of the front wall that it had been bonded to it at a higher level.

The floor of the main bar was mainly a pale yellowish brown, firm to compact, silty clay predominantly composed of small fragments of shillet. Judging by the location of the Chain Locker, it is possible that this is redeposited material brought in from above the site (and above the former river cliff). In the western part of the room this material was interspersed with the very occasional area of finer, sandier material as well as oyster shells. The floor here had been greatly disturbed with more recent activity indicated by rat burrows. Several fragments of clay pipe were recovered from the redeposited material dating from the mid 17th century through to the early 19th century (see Appendix 1: Table of Finds). At the north-eastern end of room 1 in the Front Range, to the north-east of the internal wall footings, and corresponding with the western jamb of the door opening, was an area of dark blackish brown material, including ashes and lime mortar, suggesting a later phase of infilling here or a phase of ground disturbance of possible 19th century date.

Along the south-western edge of room 1 in the rear range, the remains of a cobbled surface were found against the wall. A small area of exposed stone flags and brickwork flooring was identified to the south-east of the cobbles, most probably associated with the 19th century remodelling of the hotel. This appeared to have been greatly truncated by 20th century alterations to the floor level, perhaps as part of the reworking of the bar area in the 1970s.

9 References

9.1 Primary sources

Ordnance Survey, c1880. 25 Inch Map First Edition (licensed digital copy at CAU)

Ordnance Survey, c1907. 25 Inch Map Second Edition (licensed digital copy at CAU)

Ordnance Survey, c1932-39. 25 Inch Map Second Edition (licensed digital copy at CAU)

Ordnance Survey, MasterMap Topography

OS Surveyor's drawing of c1809

Tithe Map and Apportionment, c1840. Parish of Falmouth (licensed digital copy at CRO)

1690 Plan of Kiligrew lands, Falmouth (CRO ref: X1432)

Map of Falmouth 1773

'A view of Falmouth and adjacent places' drawn by H Michell and engraved by R Pollard published in 1806

Lease of the Marine Hotel: CRO ref: K/38

Census Returns for Falmouth: 1871, 1881 and 1891

9.2 Publications

Berry, E. 1998. *Falmouth Conservation Area Appraisal* Carrick District Council report

CIfA, 2014a. *Standard and guidance for the archaeological investigation and recording of standing buildings or structures*, Reading

CIfA, 2014b. *Standard and guidance for an archaeological watching brief*, Reading

Penaluna, W, 1838. *An Historical survey of the County of Cornwall Vol 1* London

9.3 Websites

<http://www.heritagegateway.org.uk/gateway/> Online database of Sites and Monuments Records, and Listed Buildings

10 Project archive

The CAU project number is **146638**

The project's documentary, digital, photographic and drawn archive is maintained by Cornwall Archaeological Unit

Electronic data is stored in the following locations:

Project admin: \\Sites\ Sites F\Falmouth Chainlocker Building Recording and WB 146638

Digital photographs: \\Historic Environment (Images)\ SITES.E-H\Sites F\FALMOUTH\Falmouth Chainlocker and Shipwrights 146638

Electronic drawings: \\Historic Environment (CAD)\ CAD Archive\Sites F\Falmouth Chainlocker and Shipwrights 146638

Historic England/ADS OASIS online reference: cornwall2-300379

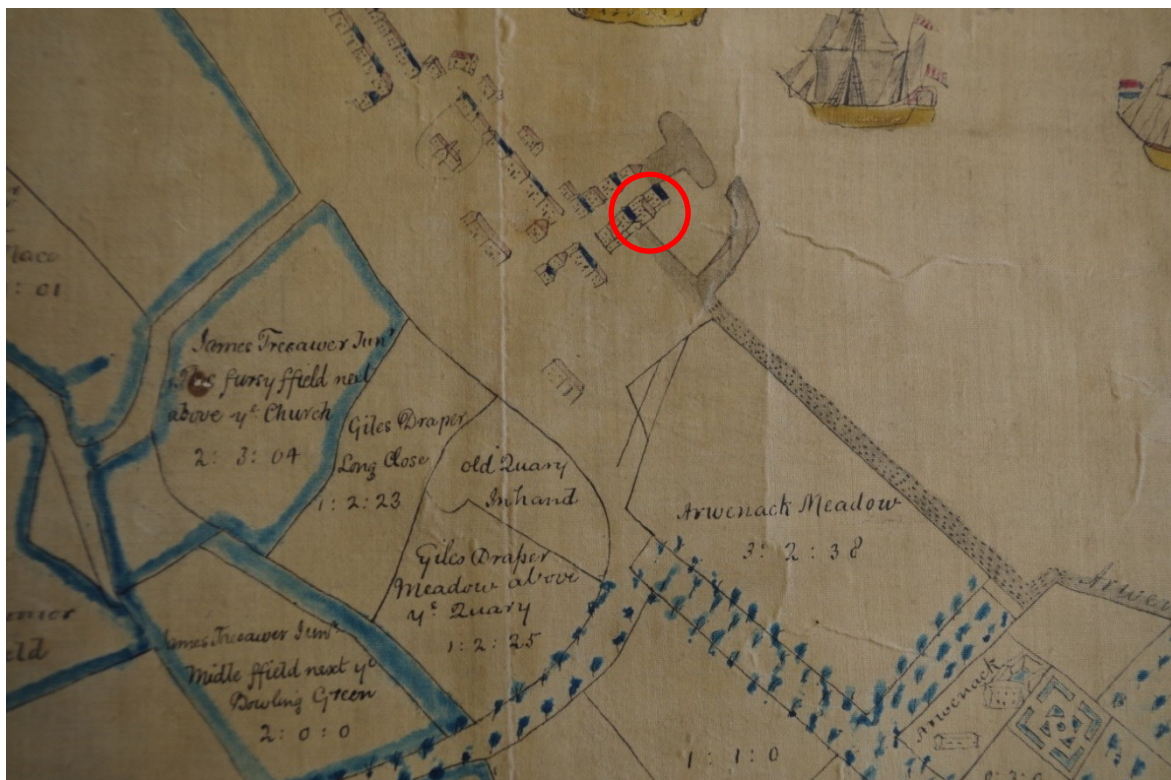


Fig 3 Extract from the 1690 Plan of Kiligrew lands, Falmouth (© CRO ref: X1432).

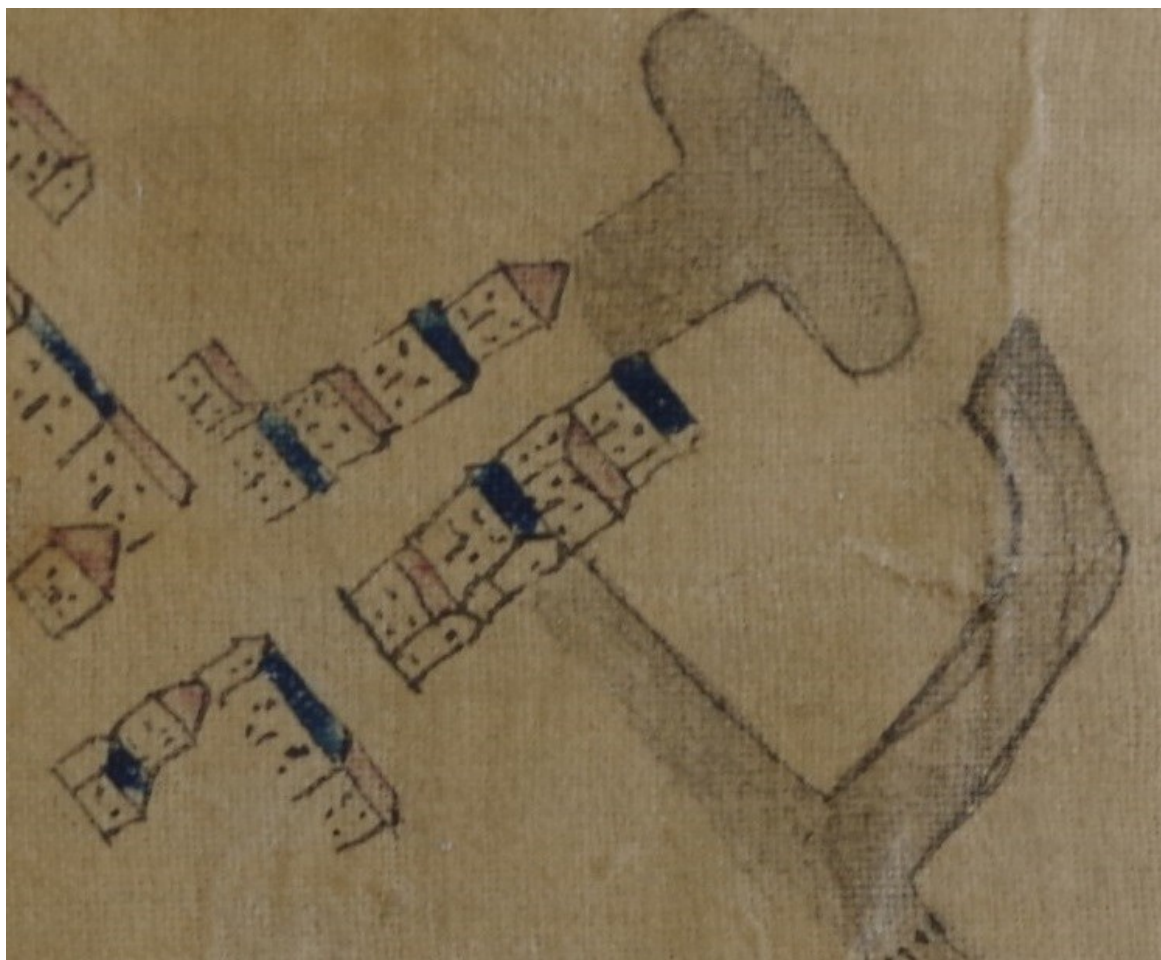


Fig 4 Quay Street and Town Quays on the 1690 Plan of Kiligrew lands, Falmouth (© CRO ref: X1432).



Fig 5 Extract from the 1773 map of Falmouth.



Fig 6 Extract from 'A view of Falmouth and adjacent places' drawn by H Michell and engraved by R Pollard published in 1806.



Fig 7 Extract from the OS First Edition One Inch Map c1809.



Fig 8 Tithe Map, 1841.

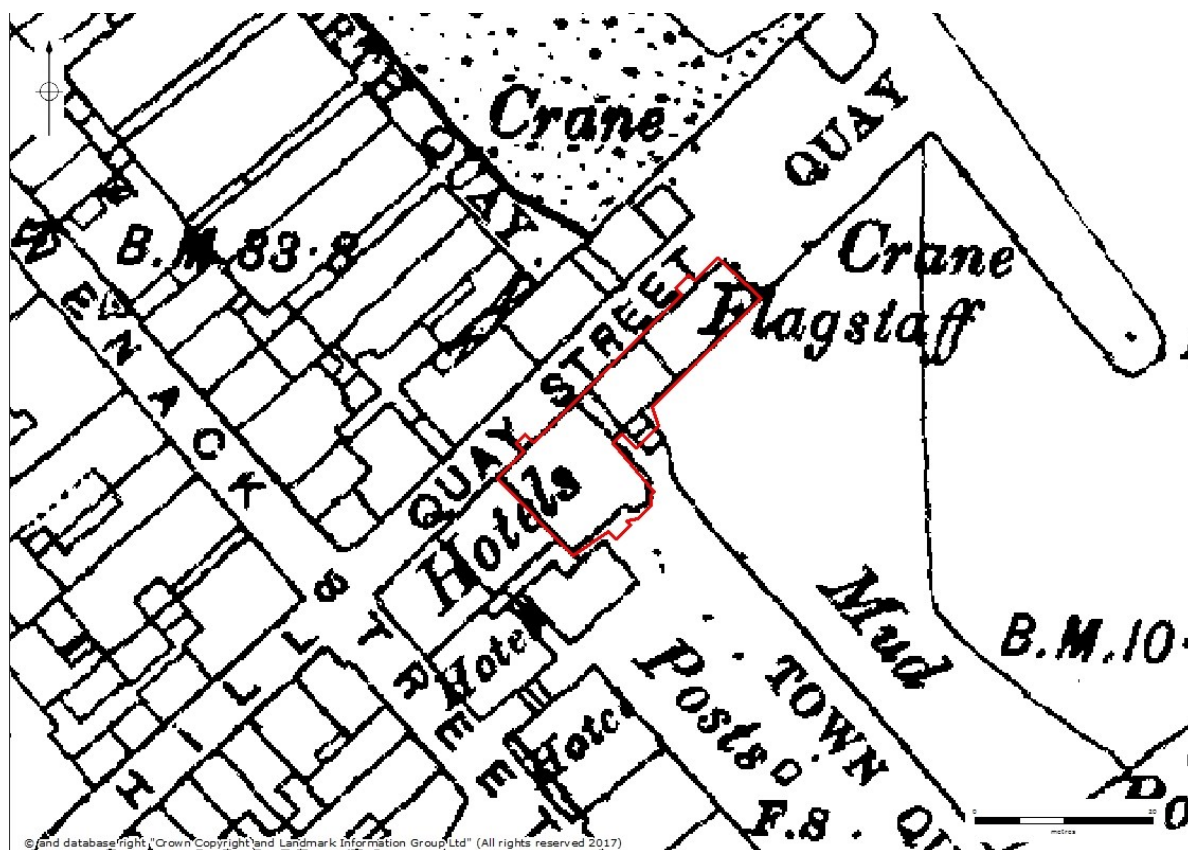


Fig 9 First Edition of the Ordnance Survey 25 Inch Map, c1880.

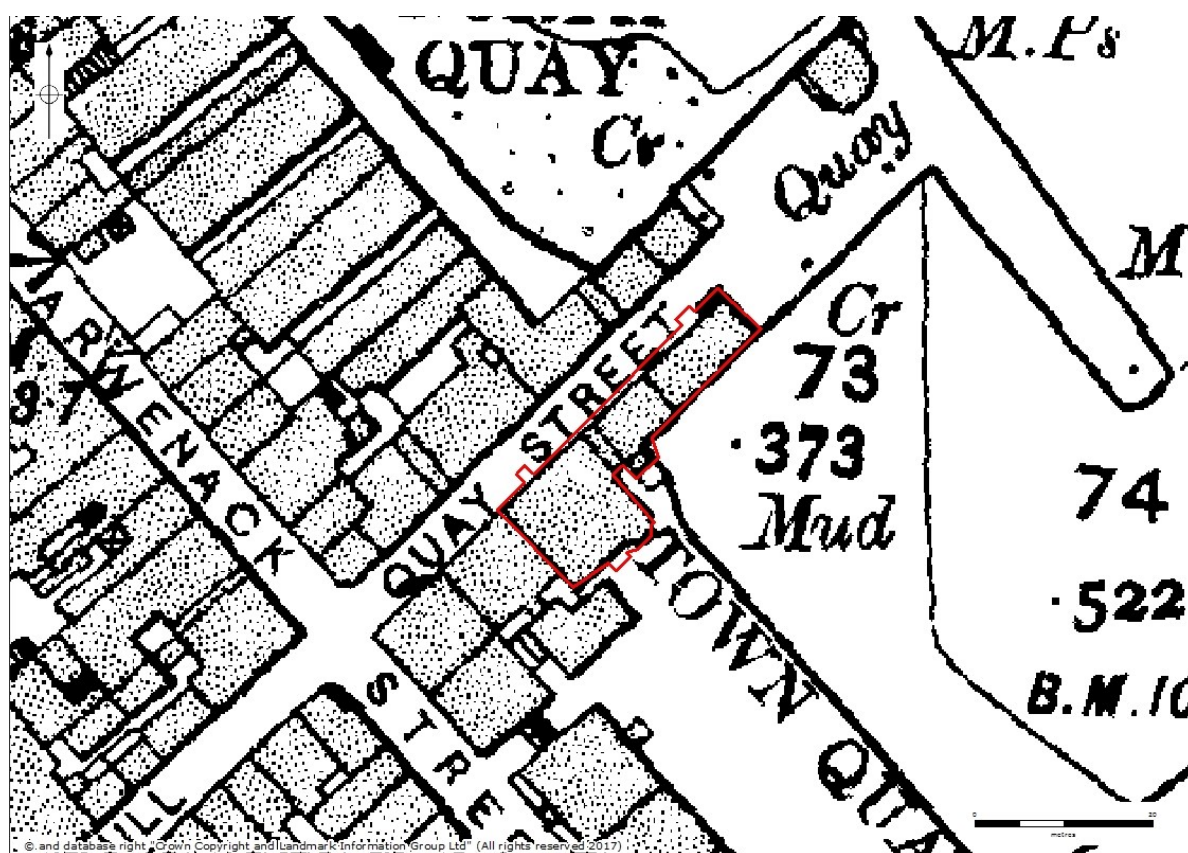


Fig 10 Second Edition of the Ordnance Survey 25 Inch Map, c1907.

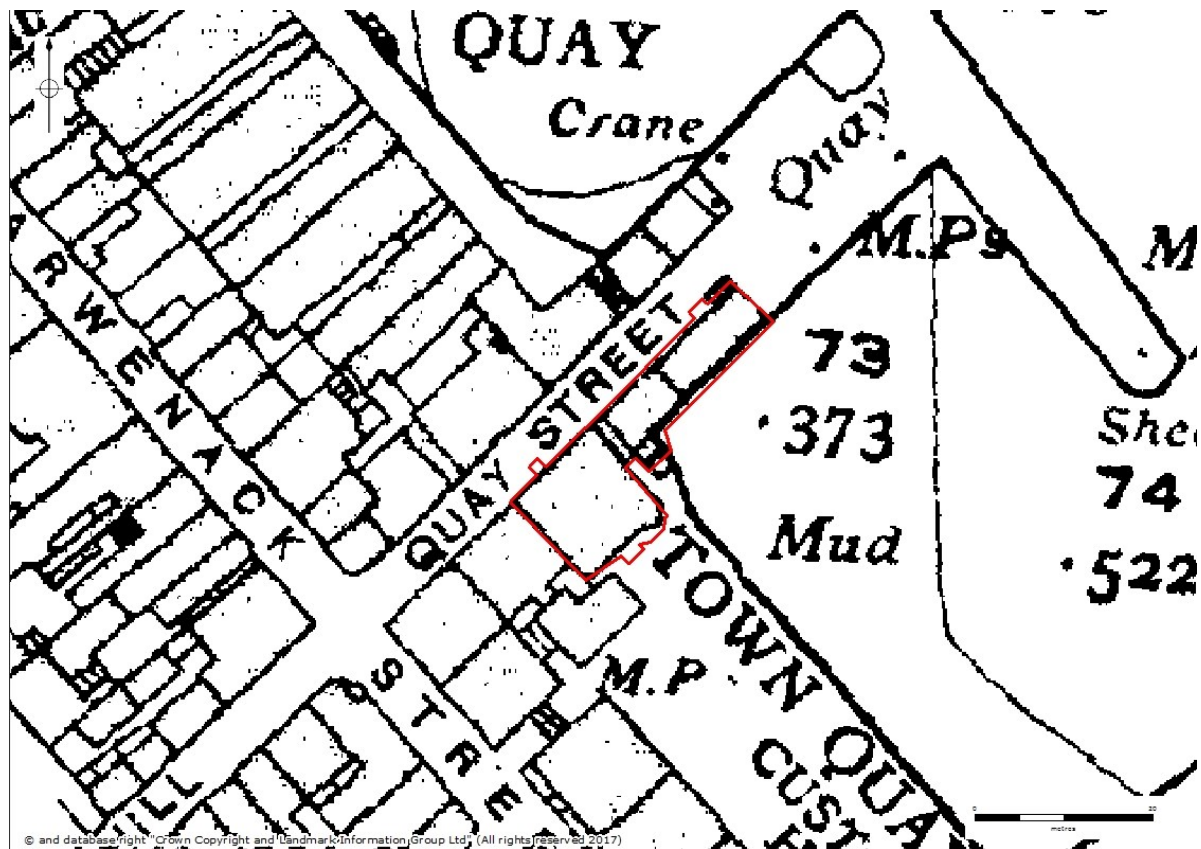


Fig 11 Ordnance Survey 25 Inch Map, 1932-39.

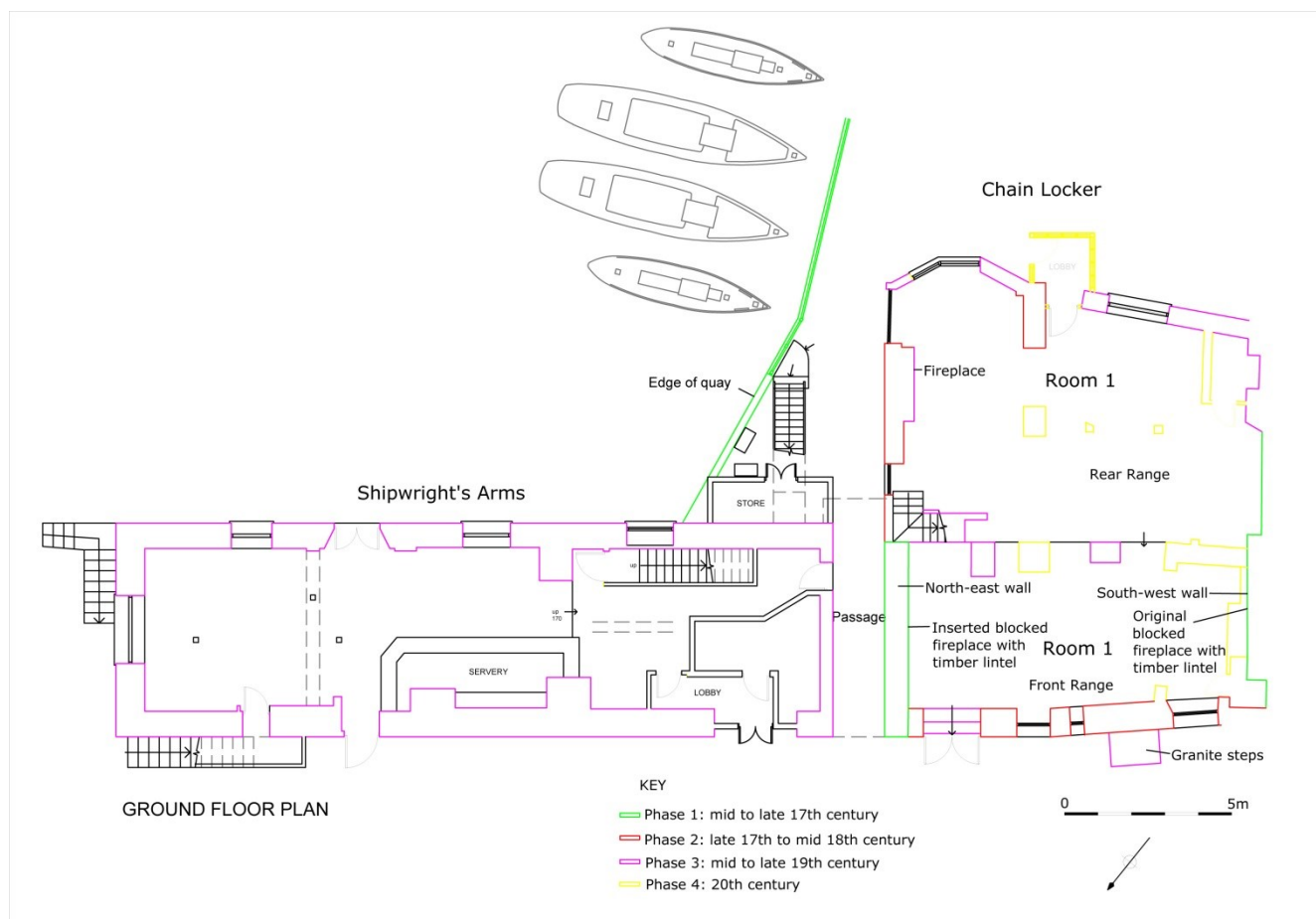


Fig 12 Ground floor phase plan.

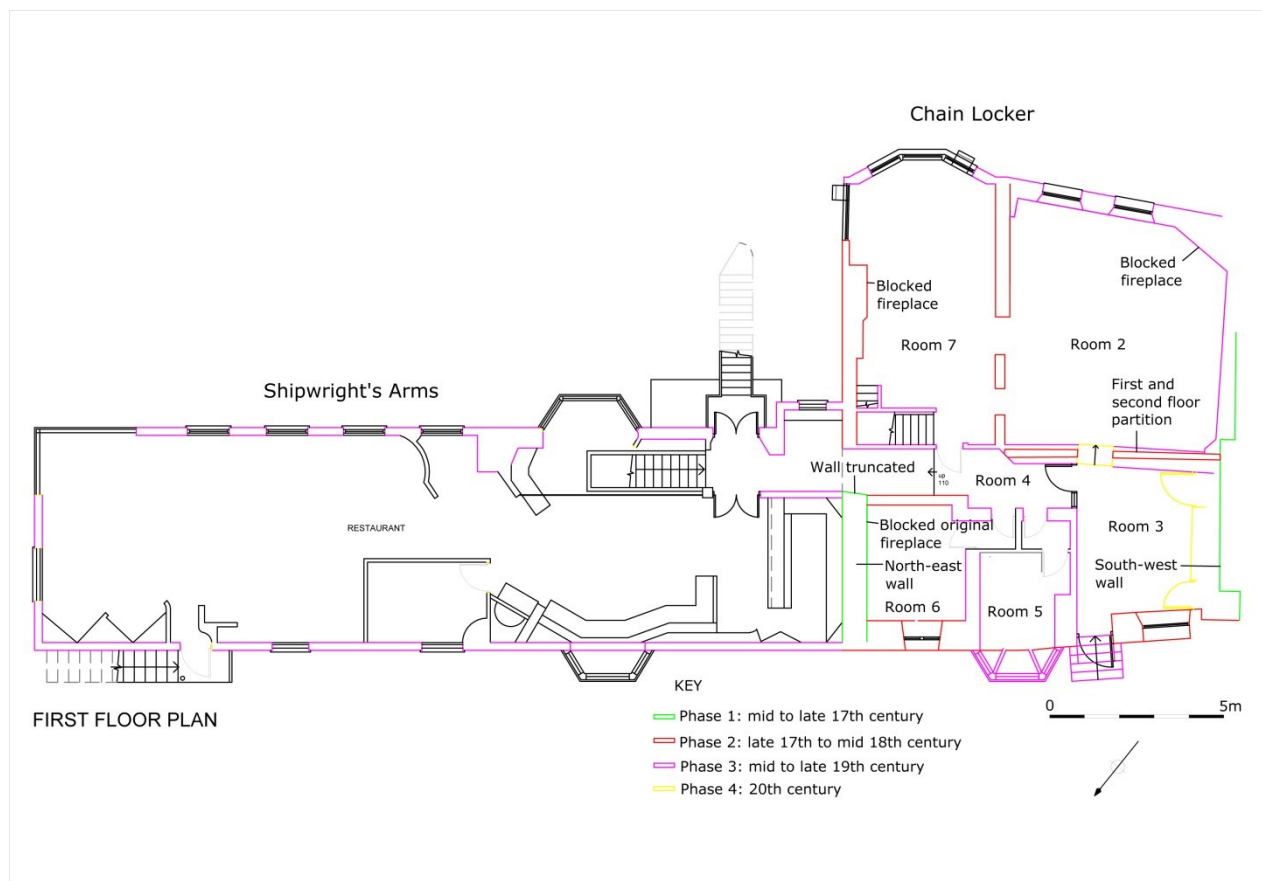


Fig 13 First floor phase plan.

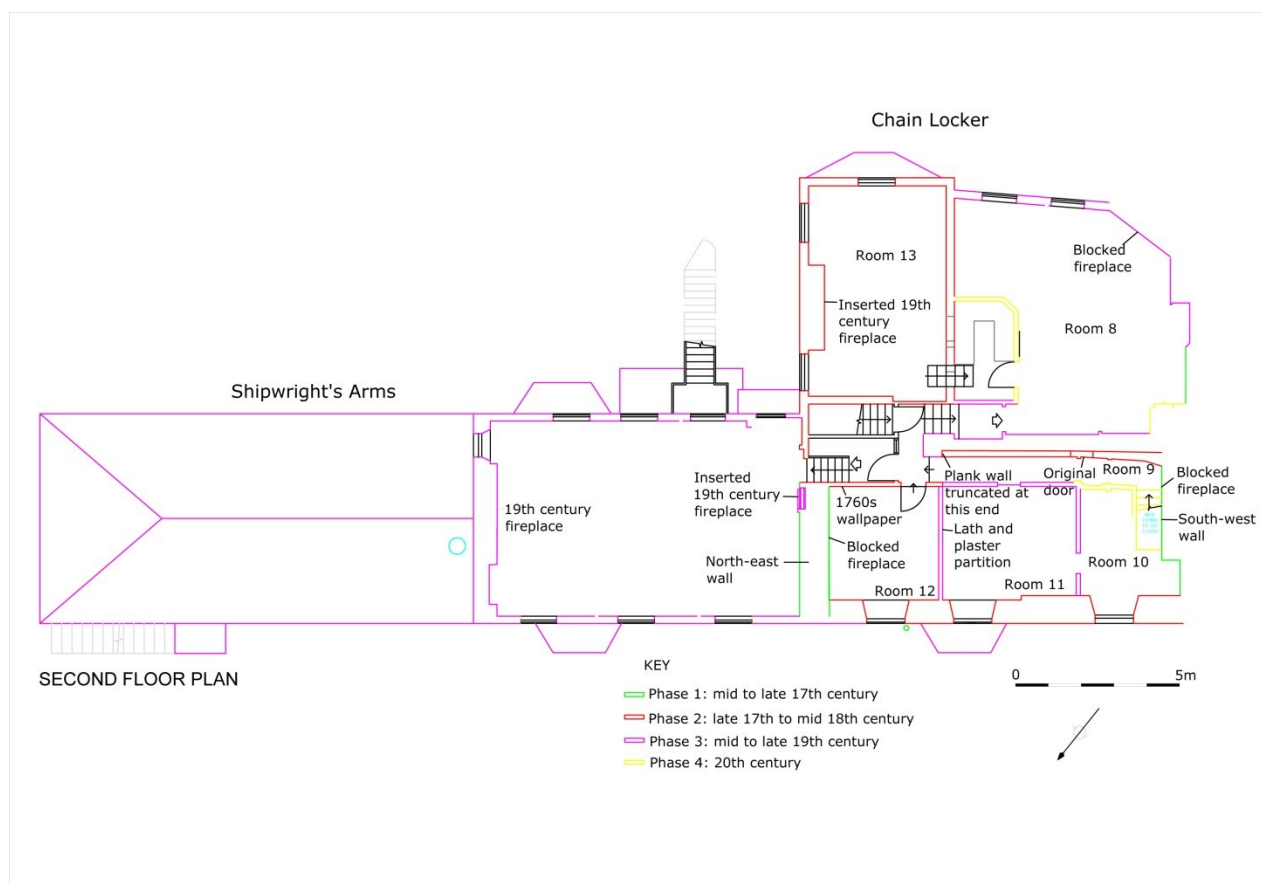


Fig 14 Second floor phase plan.

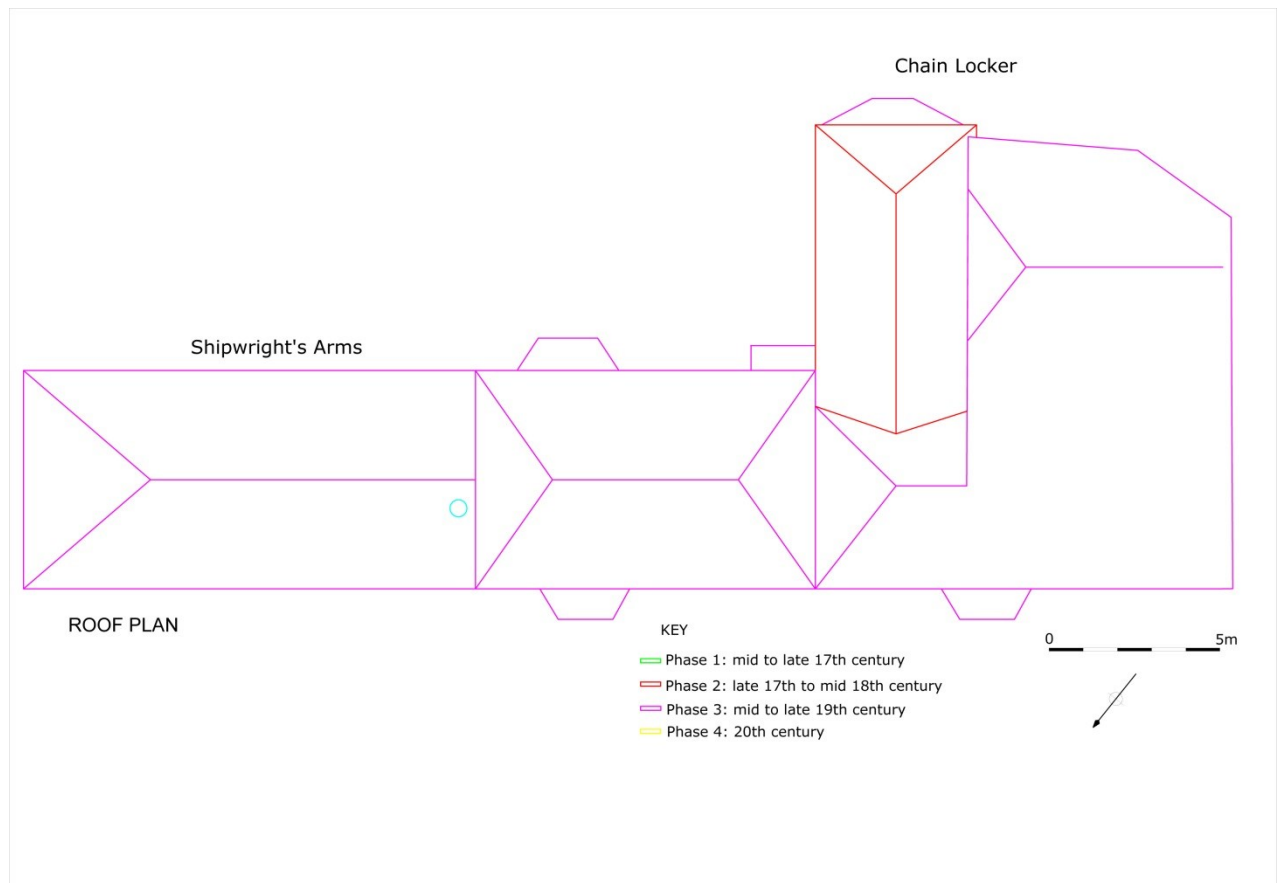


Fig 15 Roof phase plan.

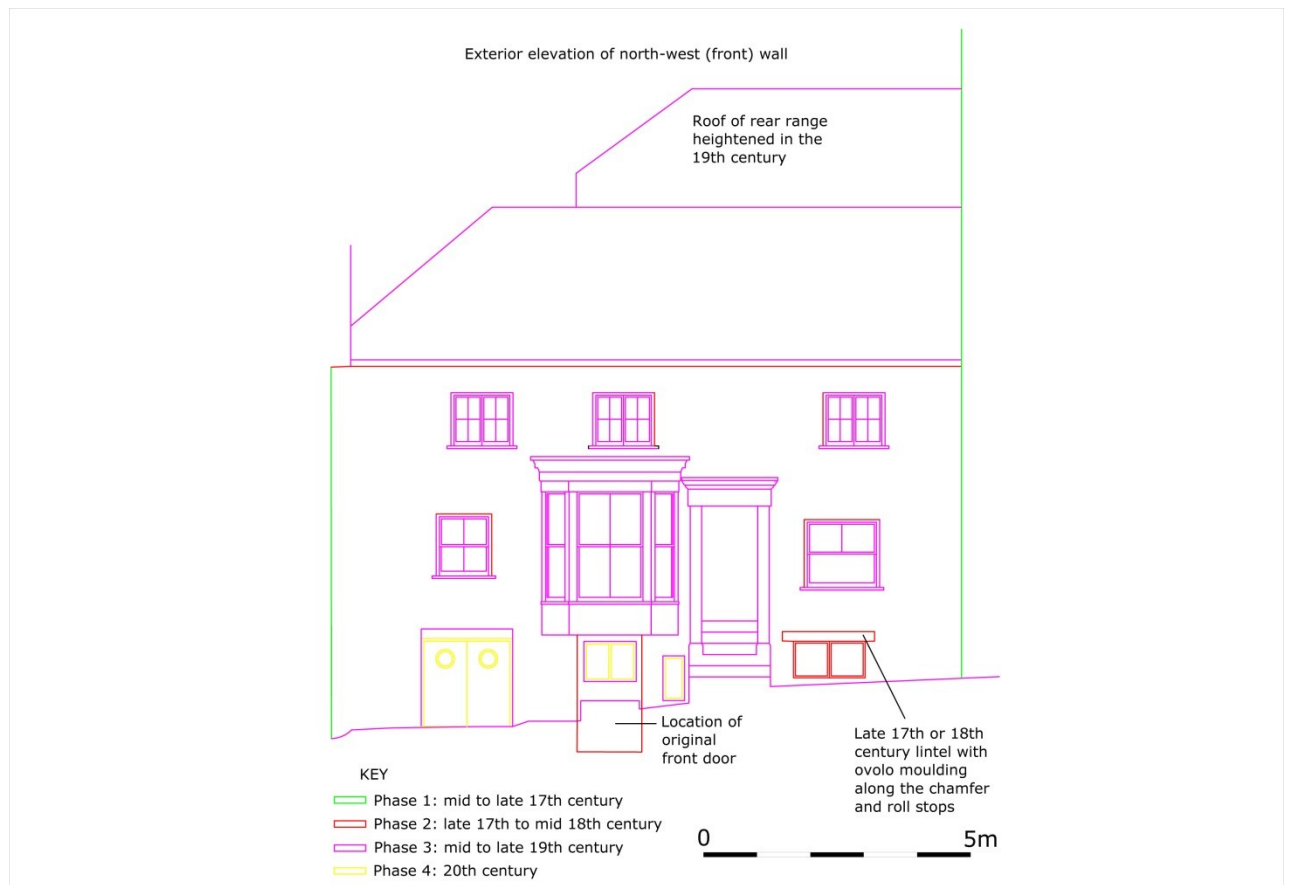


Fig 16 North-west (front) wall exterior elevation.



Fig 17 North-west (front) elevation of the Chain Locker on Quay Street.



Fig 18 Exposed, moulded lintel with later lintel inserted below it for support above ground floor window in north-west (front) elevation of the Chain Locker.

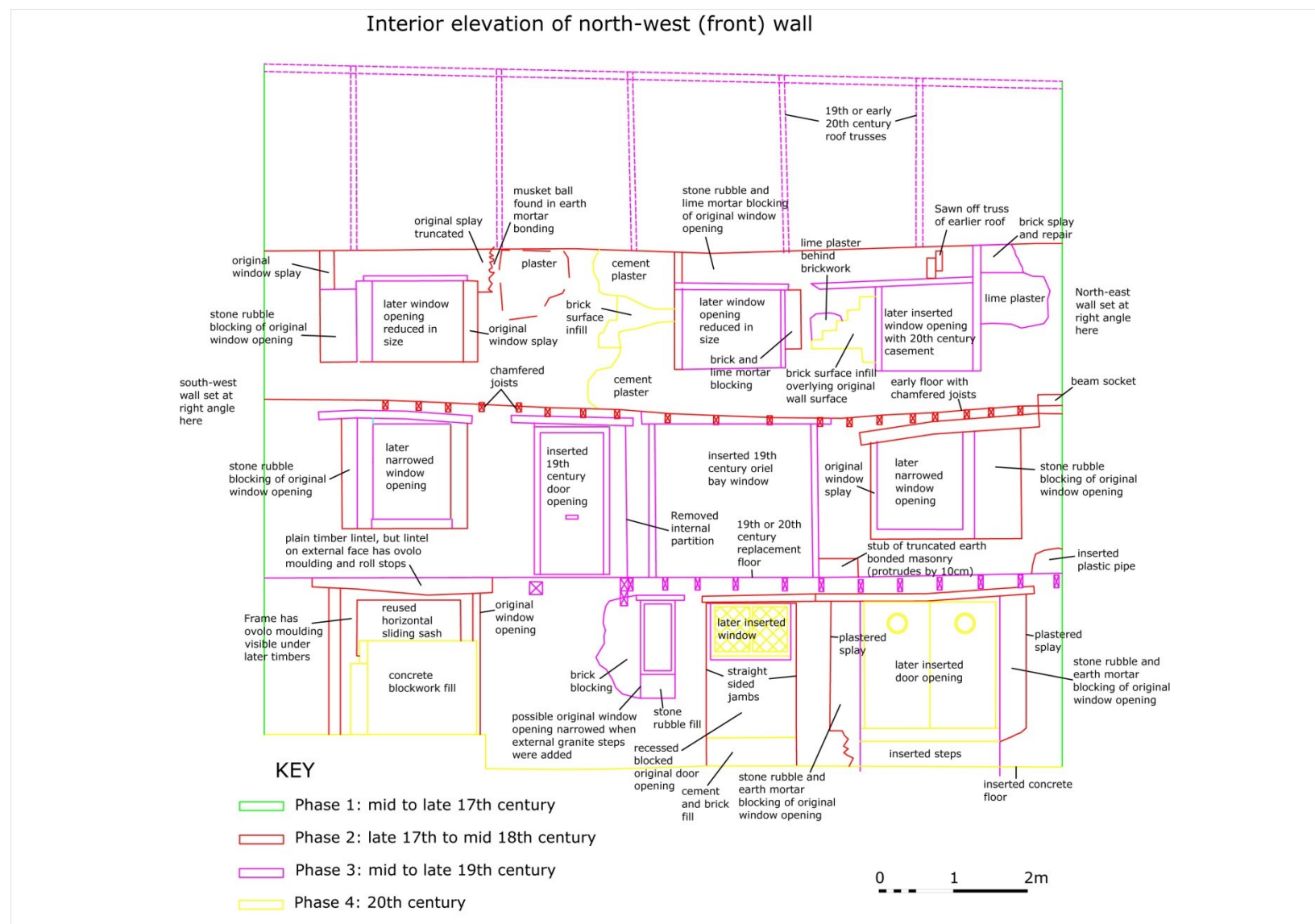


Fig 19 North-west (front) wall interior elevation.



Fig 20 Ground floor north-west wall showing original, blocked front door opening.



Fig 21 Ground floor north-west wall showing original window opening at south-west end.



Fig 22 First floor in Front Range of Chain Locker looking east.



Fig 23 Second floor south-west half of north-west (front) wall.



Fig 24 Second floor north-east half of north-west (front) wall.

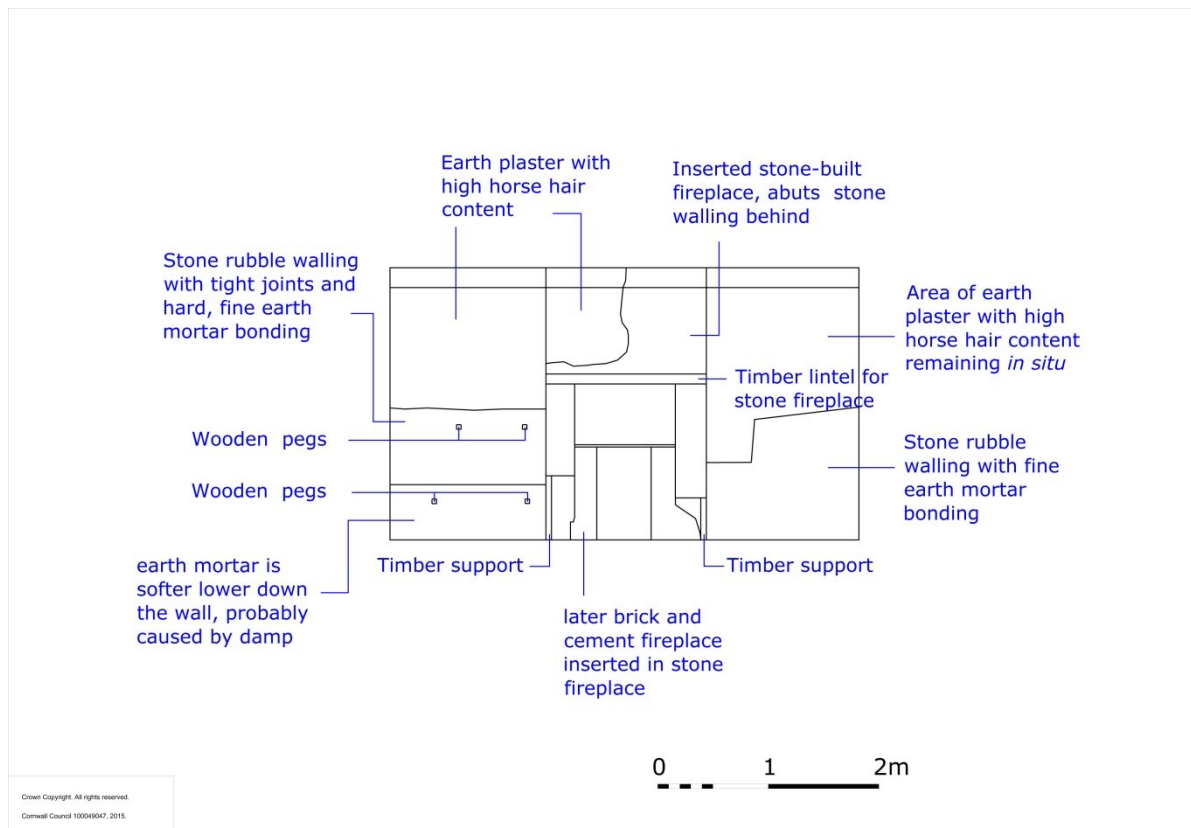


Fig 25 Ground floor interior elevation of phase 1 north-east wall in the Front Range.



Fig 26 Ground floor phase 1 north-east wall in the Front Range.



Fig 27 First floor phase 1 north-east wall in the Front Range showing original fireplace blocked with brickwork to the south-east.



Fig 28 First floor north-east wall in the Front Range showing chamfered lintel with ogee stops over original fireplace blocked with brickwork to the south-east.



Fig 29 Second floor north-east wall in the Front Range showing original blocked fireplace with timber lintel.



Fig 30 Ground floor south-west wall in the Front Range showing large fireplace blocked with brickwork to the south-east.



Fig 31 Second floor south-west wall in the Front Range showing fireplace blocked with brickwork to the south-east.

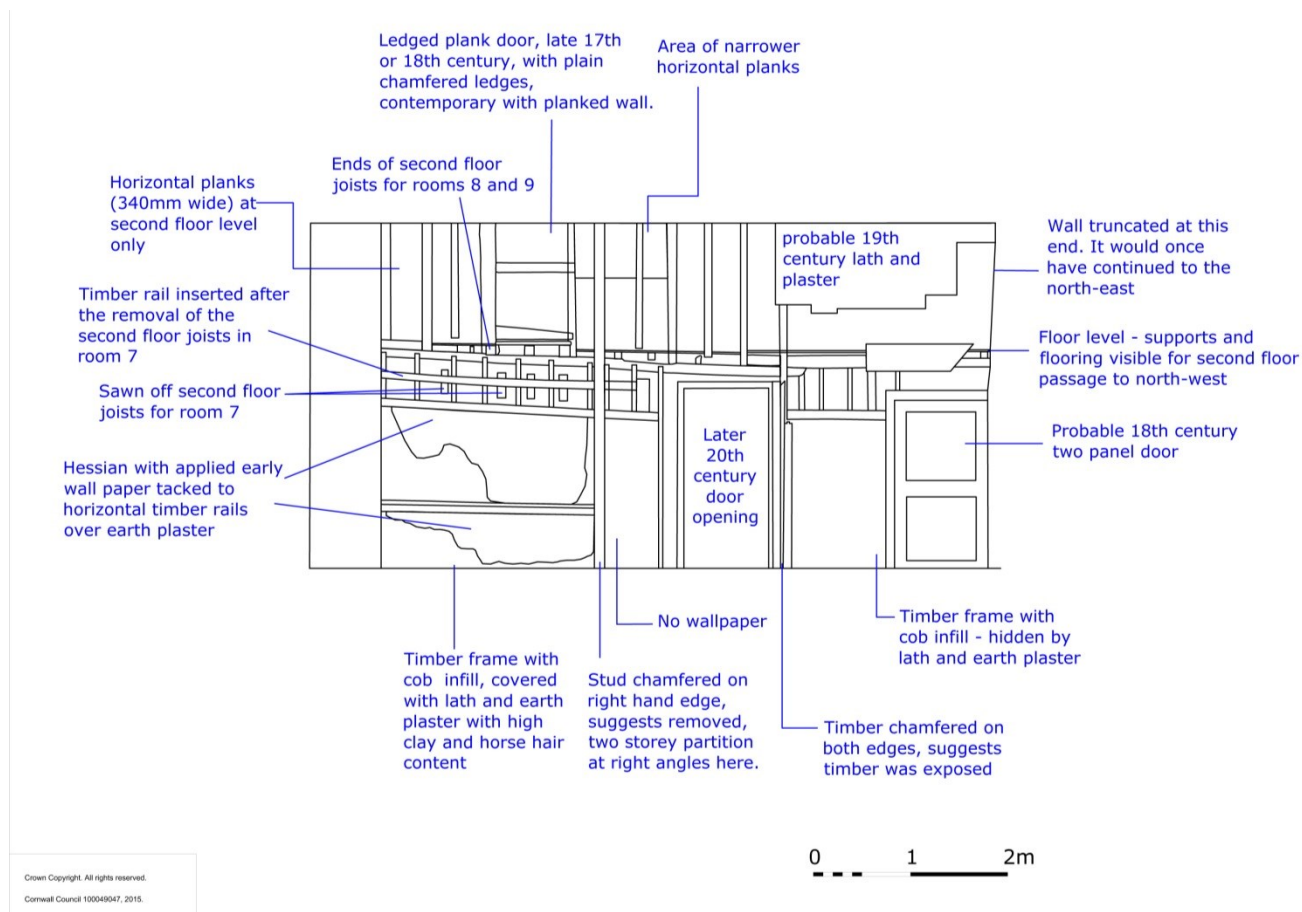


Fig 32 South-east elevation of partition wall at first floor level.



Fig 33 South-east elevation of partition wall showing original first and second floor levels.



Fig 34 Partition wall, two panelled door at original first floor level.



Fig 35 Partition wall, showing ledgered door and plank walling at second floor level and lath and earth plaster walling below at first floor level- both behind later studwork.



Fig 36 North-west elevation of partition wall at first floor level showing lath and earth plaster to right.

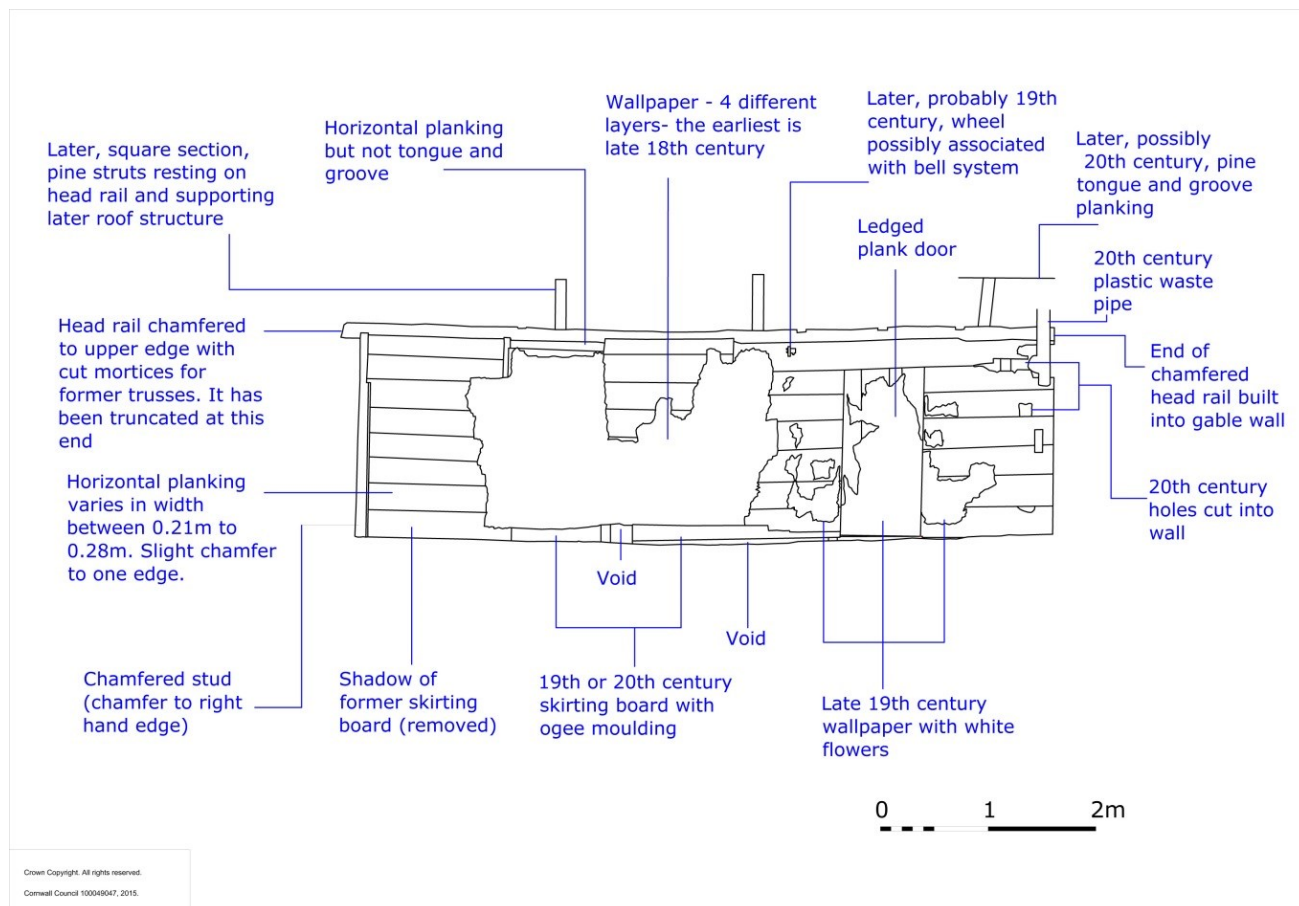


Fig 37 North-west elevation of partition wall at second floor level.



Fig 38 North-west elevation of partition wall at second floor level.



Fig 39 Late 18th century wallpaper on north-west elevation of partition wall at second floor level.



Fig 40 Tapestry paper from the 1760s on the south-east wall of room 12.



Fig 41 Daisy wheel (a witches mark or apotropaic mark: a ritual protection symbol made to keep evil spirits out of the building) on the south-east wall of room 6.

PLAN OF SECOND FLOOR STRUCTURE IN FRONT RANGE OF CHAIN LOCKER

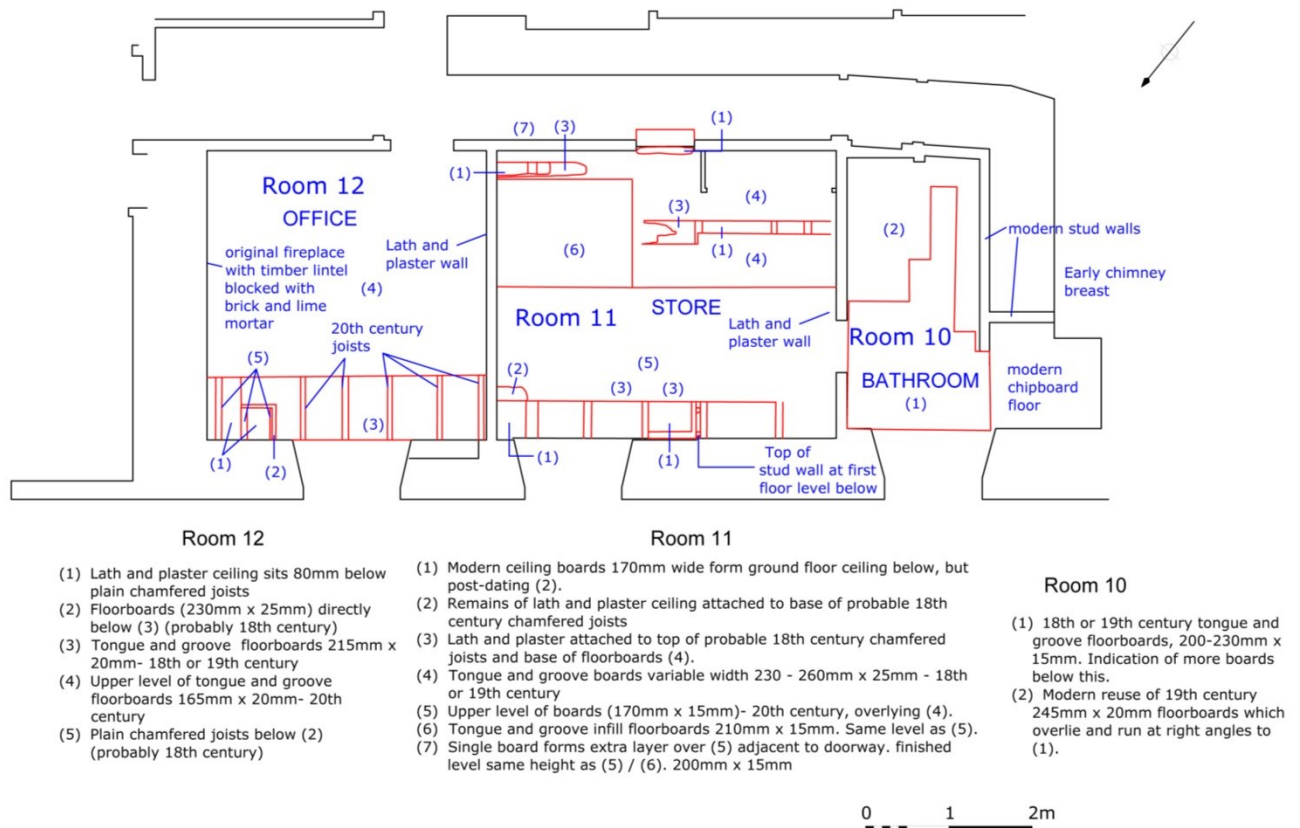


Fig 42 Second floor in Front Range- detailed floor plan.



Fig 43 Room 12 (Office): 20th century floor overlying 18th and 19th century floors.

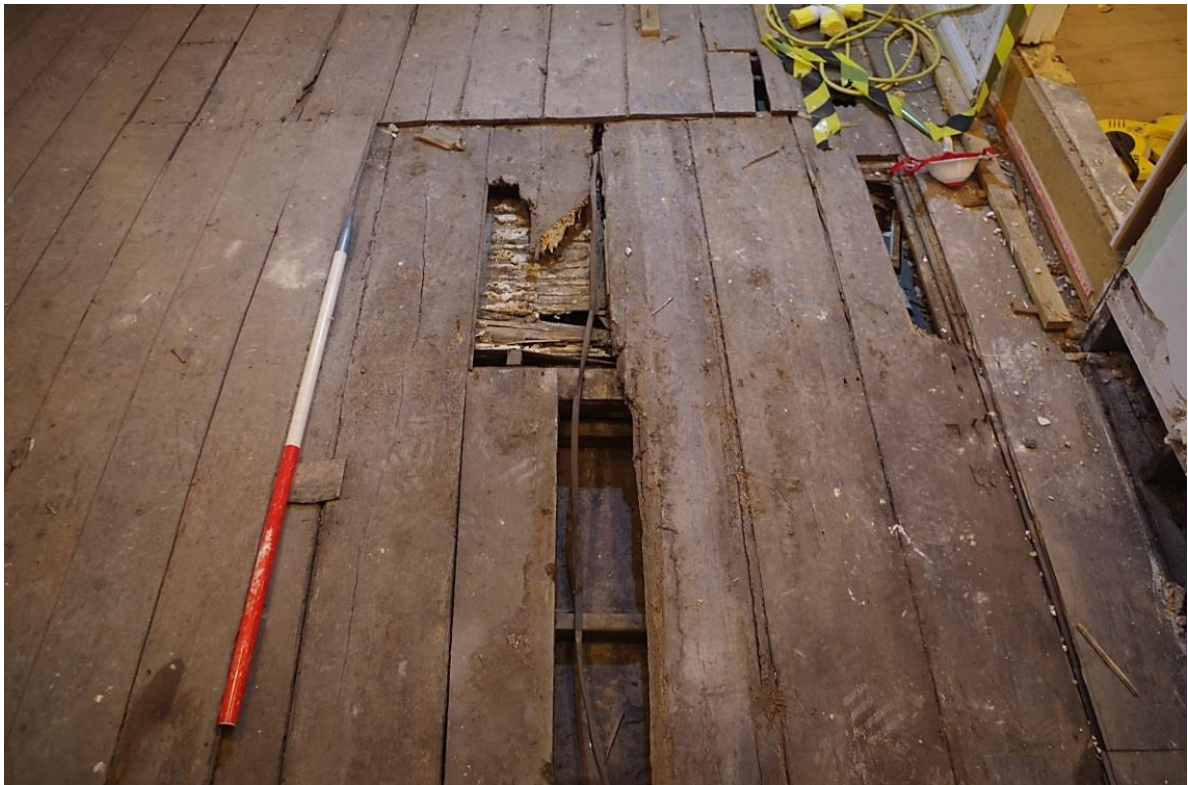


Fig 44 Room 11 (Store): floorboards (4) overlying lath and plaster ceiling (3).



Fig 45 Room 10 (Bathroom): floorboards (2) overlying earlier floor (1).



Fig 46 19th century replacement roof structure over Front Range looking south-west.



Fig 47 19th century replacement king post roof structure over the higher Rear Range looking north-east.



Fig 48 Late 17th or 18th century roof structure over the range running along the rear north-east side of the building (looking south-east).



Fig 49 Late 17th or 18th century second floor wall and roof of the narrow range which runs along the rear north-east side of the building. The upper studwork was added in the 19th century to raise the height of the rest of the rear range (looking east).



Fig 50 Late 17th or 18th century studwork of second floor wall in room 13. (looking south).

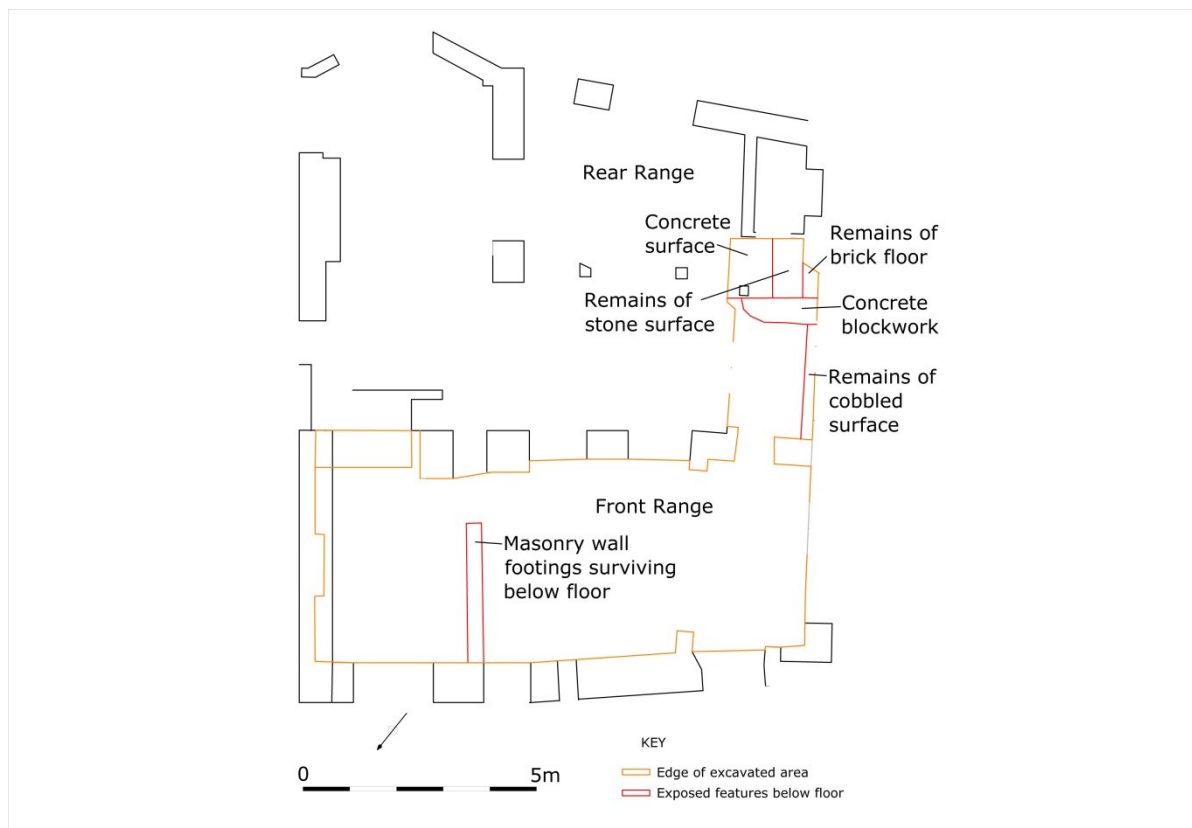


Fig 51 Location plan of features uncovered during watching brief.

11 Appendix 1: Table of Finds

Number	Location	Context	Description	Date
1	North-west (Front) wall - internal	Earth mortar of wall	Musket Ball (spherical indicating that it may not have been fired)	17th century?
2	Main bar (NW side)	Floor (mixed redeposited shillet, subsoil and oyster shells)	Clay pipe bowl - diameter of hole, 3.05mm.	Mid-17th century (1656)
3	Main bar (NW side)	Floor (mixed redeposited shillet, subsoil and oyster shells)	Clay pipe bowl and stem (fragment) - diameter of hole, 1.54mm.	Mid 19th century (1845)
4	Main bar (NW side)	Floor (mixed redeposited shillet, subsoil and oyster shells)	Clay pipe stem (fragment) - diameter of hole, 2.7mm.	Early 18th century (1700)
5	Main bar (NW side)	Floor (mixed redeposited shillet, subsoil and oyster shells)	Clay pipe stem (fragment) - diameter of hole, 2.22mm.	Late 18th century (1760)
6	Main bar (NW side)	Floor (mixed redeposited shillet, subsoil and oyster shells)	Clay pipe stem (fragment) - diameter of hole, 1.91mm.	Late 18th century (1799)
7	Main bar (NW side)	Floor (mixed redeposited shillet, subsoil and oyster shells)	Clay pipe stem (fragment) - diameter of hole, 1.68mm.	Early 19th century (1828)
8	First floor	Partition wall	Hessian wallpaper	18th century?
9	First floor (north component of Hotel)	Papered over narrow chamfered ceiling joists	Wallpaper (with painted 'swirl' decoration)	19th century?

12 Appendix 2: Written Scheme of Investigation

Client: St Austell Brewery
Client contact: Steve Peacock
Client tel: 029 2064 4829
Client email: steve@designmanagementpartnership.com

Project background

Cornwall Archaeological Unit (CAU), Cornwall Council have been requested by Mr Steve Peacock, Director of the design Management Partnership to provide a written scheme of investigation (WSI) and estimate for a programme of archaeological recording ahead of the redevelopment of the Chain Locker/Shipwright's Arms, Quay Street, Falmouth, TR11 3HH, a Grade II* Listed Building (DCO5050; SW 81082 32579).

The recording was required as part of condition 3 imposed on the approval of planning application PA16/08204 (proposed alterations to external elevations and internal floor space, new external seating area, balconies at first floor level and erection of a kitchen store and a bin/barrel store). A separate application for Listed Building consent for the works, PA16/08205 was also approved with conditions.

This WSI is for a watching brief during the works.

Site history

The site lies within the historic settlement of Falmouth, within the Conservation Area (DCO170). Falmouth developed in the early 17th century from the medieval settlement of *Smythwyck*, derived from the English 'smith's village'. The town was a deliberate attempt by the Killigrew family of Arwenack to develop their 'shattered' finances (Kirkham 2005, 18), making use of their estate's proximity to the largest natural harbour in England, its location as the first haven for vessels returning from the Americas, and the presence of the fortifications of Pendennis.

The town successfully gained the customs facilities for the Fal, previously located at Penryn, in 1652. This was followed by the granting of a royal charter in 1661 for 'the "village" of Smythwicke and its associated port to become the "town" of Falmouth' (*ibid*, 19).

The town grew rapidly from this point, having already tripled in size from the 1620s to the 1660s. The town attracted merchants involved in the export of pilchards and tin and, despite disputes with the landowners, the Killigrews, the port prospered. The growing importance of Falmouth was guaranteed by the establishment of the port as the base for the Post Office's packet service, at first from Spain and Portugal, but later expanded to cover the West Indies, the Mediterranean, and South America. The opportunities this presented to the local economy to provide services for both ships and crew were substantial. At the beginning of the 18th century Falmouth had grown to become the largest town in Cornwall, with around 400 houses and a population of 2000. By 1724 it had become 'by much the richest and best trading town in this county' according to Daniel Defoe.

The town quays, Custom House and North Quays, were built around 1670 by the Killigrews. At the time this area was to the south of the town, closer to the family seat at Arwenack, which lay 300m to the SSE of North Quay.

By 1801 the town's population had risen to nearly 5000, and remained the largest town in Cornwall. The area around Custom House Quay became a focus for the more prosperous inhabitants with the construction of a number of impressive town houses.

The Chain Locker and Shipwrights building complex dates to this period. The listing description provides the following information:

SW8132NW QUAY STREET 843-1/8/181 Marine Hotel with Shipwrights and
10/09/68 Chain Locker (Formerly Listed as: QUAY STREET Marine Hotel)

GV II

Public house, run as 3 public houses, with former warehouse converted to Shipwrights. Probably C18 in part, otherwise early and mid C19. Pebble dash on stucco with strings and plain architraves; hipped roofs: dry Delabole slate to part of rear, grouted scantle slate to front of Shipwrights (left), otherwise asbestos slate; some cast-iron ogee gutter to rear of Chain Locker. Double-depth plan. 2 storeys, 3 storeys (centre) and 2 storeys. Shipwrights is a 3-window range with 2-light casements with 3 vertical panes per light, except for central window which is blind. The Marine Hotel is a 3-window (2nd-floor) range with original 16-pane hornless sashes over mid/late C19 canted bay windows. Chain Locker is a 4-window range with C20 4-pane casements and late C19 canted bay window to ground floor towards right. The bay windows have hornless sashes with large panes and moulded cornices. Rear elevation is 3 storeys on 3 levels plus Shipwrights on the right which is 3 storeys. Chain locker (left) has tall 2-window range with original 12-pane hornless sashes to upper floors and a low single-window range with a late C19 horned sash over a 2-storey canted bay of similar date. The Marine Hotel has a 4-window 1st-floor range with 3 original 12-pane hornless sashes; 1st floor with lean-to projection over ope, fire escape doorway and steps and late C19 canted oriel window with horned sashes. Shipwrights is a 4-window range plus glazed end on the right, all C20 windows. INTERIOR not inspected.

The importance of Falmouth as a port declined in the 19th century with the rise in steam-powered vessels less vulnerable to the vagaries of the weather leading to the bypassing of the port in favour of towns already connected to London by rail. Falmouth lost packet services to Liverpool and Southampton in the 1840s.

To compensate for the loss of trade attempts were made, with some success, to boost the burgeoning tourist trade. New hotels and pubs were established around the Town Quays and existing establishments refurbished. This included the Marine Hotel and its 'infamous' Chain Locker bar (Mayou 2016, 4).

Known archaeological sites

The development is situated within an area of archaeological potential. Previously identified sites within or adjacent to the area of the proposed development include:

- Grade II Listed Custom House Quay and King Charles Quay and North Quay and Quay Walls and Steps (DCO5033; MCO4777)
- Grade II Listed 2 Quay Street (DCO5049), a town house adjacent to the Chain Locker/Shipwrights.
- Grade II Listed Dolphin Hotel (DCO5173).

Potential sites

There is potential for buried archaeological sites to survive within the project area and there is the scope for the survival of previously unrecorded archaeological remains and artefacts of all periods.

Aims and objectives

The principal aim of the study is to gain a better understanding of the history and development of the building and quay. Specific aims are:

- To ensure that the site works are carried out in such a way as to allow recording as set out in this WSI.
- To establish the presence/absence of archaeological remains and record archaeological features and deposits affected by the scheme.
- To determine the extent, condition, nature, character, date and significance of any archaeological remains encountered.

- To establish the nature of the activity on the site.
- To identify any artefacts relating to the occupation or use of the site.
- To deposit the archive (including any finds) with the relevant museum and disseminate the results of discoveries as a concise archive report and, if merited, wider publication.

The objectives are to obtain an archaeological record of the site prior to alterations.

Key objectives are:

- To locate and identify and record post-medieval settlement activity in the area of the development, thereby providing further information on the archaeology of the development site and the surrounding area.

Working methods

All recording work will be undertaken according to the Chartered Institute for Archaeologists *Standards and Guidance for Archaeological Investigation and Recording*. Staff will follow the CIfA *Code of Conduct* and *Code of Approved Practice for the Regulation of Contractual Arrangements in Archaeology*. The Chartered Institute for Archaeologists is the professional body for archaeologists working in the UK.

Fieldwork: archaeological recording

Archaeological recording will include architectural features and details of sub-surface elements. Measured information and detail, as appropriate, will be added to copies of existing contractors drawings (to be supplied to CAU by the client).

An archaeological watching brief will be undertaken during works. These should be carried out under archaeological supervision. Where a machine is used, it should be fitted with a toothless bucket. Any reduced areas should be excavated cleanly down to a level at which archaeological features or layers can be expected to be revealed (i.e. top of the "natural"). The area will then be inspected by an archaeologist and any archaeological features or layers exposed in the excavated area will be carefully excavated by hand and archaeologically recorded by written description, plan and section and photographic record as appropriate by a CAU archaeologist.

During the archaeological recording the archaeologist will:

- Identify and record any archaeological features that are revealed; the level of recording will be appropriate to the character/importance of the archaeological remains.

If complex and/or significant archaeological deposits are encountered then the archaeological requirements should be reviewed by the client, the Senior Development Officer (Historic Environment), and CAU. **In the event that remains cannot be preserved *in situ* then full-scale excavation may be required.** A contingency should be allowed to record any significant archaeological remains which are uncovered during the works. The significance of the remains should be agreed between the client, the Senior Development Officer (Historic Environment), and CAU.

Where necessary the detailed archaeological recording may include:

- Excavation of archaeological features exposed in the excavated areas and plotting them onto a base map.
- Production of plans and section drawings of the excavated features and recording of features using a continuous numbering system.
- Retrieval of artefacts.

Recording - general

- Site drawings (plans, sections, locations of finds) will be made by pencil (4H) on drafting film; all plans will be linked to the Ordnance Survey Landline (electronic) map; all drawings will include standard information: site details,

- personnel, date, scale, north-point.
- All features and finds will be accurately located at an appropriate scale. Sections will normally be drawn at 1:10 and plans at 1:20.
- All archaeological contexts will be described to a standard format linked to a continuous numbering sequence.
- Photography: monochrome photography will be used as the main record medium, with colour digital images used more selectively and for illustrative purposes. This will include both general and site specific photographs. Photographs should have a scale and detailed ones should include a north arrow.
- Drawings and photographs will be recorded in a register giving details of feature number and location.
- Sealed/undisturbed archaeological contexts in the form of buried soils, layers or deposits within significant archaeological features will be sampled for environmental evidence and dating material. In the event that significant organic remains are encountered, advice may be needed from Hayley McParland (Regional Advisor for Archaeological Science).
- If human remains are discovered on the site the Senior Development Officer (Historic Environment) and the Public Health will be informed. All recording will conform to best practice and legal requirements.
- If human remains are uncovered, which require excavation, they will be excavated with due reverence. The site will be adequately screened from public view. Once excavated, human remains must not be exposed to public view.
- If human remains are not to be removed their physical security will be ensured, by back filling as soon as possible after recording.

Treatment of finds

The archaeological fieldwork may produce artefactual material.

- All finds in significant stratified contexts predating 1900 AD (eg, settlement features) should be collected by context and described. Post-medieval or modern finds may be disposed of at the cataloguing stage. This process will be reviewed ahead of its implementation.
- All finds will be collected in sealable plastic bags which will be labelled immediately with the context number or other identifier.

Creation of site archive

Following review with the CAU Project Manager the results from the fieldwork will be collated as an archive. This will involve washing and cataloguing of finds, the indexing and cross-referencing of photographs, drawings and context records.

All finds, etc will be stored in a proper manner (being clearly labelled and marked and stored according to CAU guidelines).

- All records (context sheets, photographs, etc) will be ordered, catalogued and stored in an appropriate manner (according to CAU guidelines).

Archive report

A written report will include:

- Summary
- Project background
- Aims and objectives
- Methodology
- Location and setting
- Designations
- Site history

- Archaeological results
- Chronology/dating evidence
- Significance
- Impacts
- Mitigation measures
- Conclusions
- References
- Project archive index
- Supporting illustrations: location map, historic maps, plans, elevations/sections, photographs

A paper copy and a digital (PDF) copy of the report, illustrations and any other files will be held in the Cornwall HER. Paper and/or electronic copies of the report will be distributed to the client, to local archives and national archaeological record centres.

Archive deposition

An index to the site archive will be created and the archive contents prepared for long term storage, in accordance with CAU standards.

The archiving will comprise the following:

1. All correspondence relating to the project, the WSI, a single paper copy of the report, stored in an archive standard (acid-free) documentation box.
2. A2 drawn archive storage (plastic wallets for the annotated record drawings).
3. Black and white film negatives will be hung in archive standard hangers and deposited with the Royal Cornwall Museum
4. The project archive will be deposited initially at ReStore PLC, Liskeard and in due course (when space permits) at Royal Cornwall Museum.
5. Digital data will be stored on the Cornwall Council network which is regularly and frequently backed up.

CAU uses the following file formats for stored digital data:

DOCX Word processed documents
XLSX Spreadsheets
PDF Exports of completed documents/reports/graphics
JPG Site graphics and scanned information
DNG or TIF Digital photographs
DWG AutoCAD drawings, measured surveys
MXD ArcView GIS (electronic mapping) data
AI Adobe Illustrator graphics

Timetable

The study is anticipated to be commenced during December 2016. CAU will require at least one weeks' notice before commencement of work, in order to allocate field staff and arrange other logistics.

The archive report will be completed within 3 months of the end of the fieldwork. The deposition of the archive will be completed within 3 months of the completion of the archive report.

Monitoring and Signing Off Condition

Monitoring of the project will be carried out by the Senior Development Officer (Historic Environment). Where the SDOHE is satisfied with the archive report and the deposition of the archive written discharge of the planning condition will be expected.

1. The SDOHE will monitor the work and should be kept regularly informed of progress.
2. Notification of the start of work shall be given preferably in writing to the SDOHE at least one week in advance of its commencement.
3. Any variations to the WSI will be agreed with the SDOHE, in writing, prior to them being carried out.
4. If significant detail is discovered, all works must cease and a meeting convened with the client and the SDOHE to discuss the most appropriate way forward.

Monitoring points during the study will include:

- Approval of the WSI
- Completion of fieldwork
- Completion of archive report
- Deposition of the archive

References

- English Heritage, 2006. *Understanding Historic Buildings: A guide to good recording practice*. English Heritage, Swindon
- English Heritage, 2007. *Understanding the Archaeology of Landscapes: A guide to good recording practice*. English Heritage, Swindon
- Kirkham, G, 2005. *Falmouth*, Truro (Historic Environment Service)
- Mayou, S, 2016. *Heritage Impact Assessment, proposed refurbishment and repair of Grade II Listed Public House and former restaurant including the addition of balconies: The Chainlocker & Shipwrights, Quay Street, Falmouth TR11 3HH*, Truro (CAD Heritage)

Cornwall Archaeological Unit

Cornwall Archaeological Unit is part of Cornwall Council. CAU employs 20 project staff with a broad range of expertise, undertaking around 120 projects each year.

CAU is committed to conserving and enhancing the distinctiveness of the historic environment and heritage of Cornwall and the Isles of Scilly by providing clients with a number of services including:

- Conservation works to sites and monuments
- Conservation surveys and management plans
- Historic landscape characterisation
- Town surveys for conservation and regeneration
- Historic building surveys and analysis
- Maritime and coastal zone assessments
- Air photo mapping
- Excavations and watching briefs
- Assessments and evaluations
- Post-excavation analysis and publication
- Outreach: exhibitions, publication, presentations

Standards



CAU is a Registered Organisation with the Chartered Institute for Archaeologists and follows their Standards and Code of Conduct.

<http://www.archaeologists.net/codes/ifa>

Contract

CAU is part of Cornwall Council. If accepted, the contract for this work will be between the client and Cornwall Council.

The views and recommendations expressed will be those of CAU and will be presented in good faith on the basis of professional judgement and on information currently available.

Project staff

The project will be managed by Sean Taylor who will:

- Discuss and agree the detailed objectives and programme of each stage of the project with the client and the field officers, including arrangements for health and safety.
- Monitor progress and results for each stage.
- Edit the project report.
- Liaise with the client regarding the budget and related issues.

Work will be carried out by CAU field staff, with assistance from qualified specialists and sub-contractors where appropriate. The project team is expected to include:

Sean Taylor BA, MCIfA

Archaeological Projects Officer with CAU, with a range of experience in undertaking archaeological assessments, excavations, evaluations, and watching briefs, and also landscape surveys. Also some experience in recording historic buildings. Past projects include supervising the Mitchell to Newlyn East SWW watching brief, and the Tremough, Scarcewater, Tregony, Camelford, and SWW Avon excavations, and managing the Truro Eastern District Centre archaeological mitigation. A large number of assessments have been carried out on road schemes, SWW pipelines, and various smaller projects. Landscape surveys include six assessments on the Lizard as part of the HEATH project and a number of surveys for the National Trust. GIS-led projects include the Seascapes Bristol Channel, China Clay industry assessment, and England's North Sea Ports. Experienced user of AutoCAD, Adobe Illustrator, GIS, and GPS and EDM survey equipment. Holder of a CSCS card.

Carl Thorpe BSc

Archaeologist and Finds Manager with CAU. His extensive fieldwork experience includes excavations at Tintagel, several churches (St Mawgan in Pydar, Mullion, Bodmin Friary, Tintagel) and miscellaneous watching briefs over 20 years covering a wide range of sites dating from the Neolithic to the post-medieval. Carl has undertaken numerous post-excavation projects, including Gwithian, Trethurgy, Trevelgue Head, Tintagel, Stannon, Tremough, and Boden. Carl is a national specialist in post-Roman ceramics (contributed analysis and report to University of Glasgow's publication of Excavations at Tintagel). He has a detailed knowledge of Cornish later prehistoric, Romano-British, medieval and post-medieval ceramics. He is a specialist in stone artefacts and also has a wide knowledge of other categories of finds (glass, metalwork etc) from most periods. Carl is an experienced archaeological artefact illustrator with numerous published examples including finds from Tintagel and Trethurgy. His research interests include the Romans in Cornwall; the post-Roman period in Britain and its trade connections; early medieval inscribed stones; medieval graffiti and graffiti games. Member of the Society for Medieval Archaeology.

Report distribution

Paper copies of the report will be distributed to the client, to local archives and national archaeological record centres.

A digital copy of the report, illustrations and any other files will be held in the Cornwall HER and also supplied to the client on CD or other suitable media.

Copyright

Copyright of all material gathered as a result of the project will be reserved to Cornwall Archaeological Unit, Cornwall Council. Existing copyrights of external sources will be acknowledged where required.

Use of the material will be granted to the client.

Freedom of Information Act

As Cornwall Council is a public authority it is subject to the terms of the Freedom of Information Act 2000, which came into effect from 1st January 2005.

CAU will ensure that all information arising from the project shall be held in strict confidence to the extent permitted under the Act. However, the Act permits information to be released under a public right of access (a "Request"). If such a Request is received CAU may need to disclose any information it holds, unless it is excluded from disclosure under the Act.

Health and safety statement

CAU follows Cornwall Council's *Statement of Safety Policy*.

Prior to carrying out on-site work CAU will carry out a Risk Assessment.

Insurance

CAU is covered by Cornwall Council's Public and Employers Liability Insurance, with a policy value of £50m. The Council also has Professional Negligence insurance with a policy value of £10m.

*Sean Taylor
Archaeology Projects Officer
12/12/2016*

Cornwall Archaeological Unit

*Cornwall Council
Fal Building, County Hall,
Treyew Road,
Truro, Cornwall. TR1 3AY
Tel: 01872 324364
Email: setaylor@cornwall.gov.uk*

Cornwall Archaeological Unit

Fal Building, County Hall, Treyew Road, Truro, Cornwall,
TR1 3AY

(01872) 323603
enquiries@cau.org.uk
www.cau.org.uk

