

8-10 Webber Street, Falmouth, Cornwall

Updated Heritage Impact Assessment



Heritage Consultancy

SOUTHWEST ARCHAEOLOGY

8-10 Webber Street, Falmouth, Cornwall

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Executive Summary

This report presents the results of an updated heritage impact assessment for the proposed extension of the temporary car park on the site of the 8-10 Webber Street onto the site of a former Baptist Chapel, demolished after 1970. The remaining fragmentary walls of the chapel were demolished and levels reduced when the temporary car park was formed. The site is deeply terraced into the hillside and solid bedrock was observed across the site. Accordingly, despite being in the oldest part of Falmouth, its archaeological potential is low.

The proposed reuse of the plot as a car park, being a low-rise, low-intensity use, is unlikely to have more than a negligible effect on the setting of nearby designated heritage assets and the Falmouth Conservation Area.

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FIGURE 1: LOCATION MAP © CROWN COPYRIGHT AND DATABASE RIGHT 2026.

1 INTRODUCTION

1.1 PROJECT BACKGROUND

South West Archaeology Ltd. (SWARCH) was instructed by CSA Architects (the Agents) on behalf of a private client to prepare a heritage impact assessment (HIA) for the extension of a temporary car park on the site of 8-10 Webber Street, Falmouth, Cornwall.

1.2 SCOPE AND CONTEXT

This report provides a desk-based assessment of the archaeological potential of the site with the results of a walkover survey. In addition, it considers any indirect impacts on the Conservation area and nearby Listed buildings.

The site consists of an area c.200m² in extent (c.17×12m) that lies within the Falmouth Conservation Area and close (c.10-20m) several Grade II Listed buildings.

1.3 PROPOSALS

Planning permission was granted in 1984 for the demolition of the former Baptist Chapel (C1/8301495H); permission for the demolition of No.8-10 Webber Street was granted in 2017 (PA16/10010), with permission to use the site as a temporary car park (PA24/08926) granted in 2024. The current proposals are for extending the car park to include the footprint of the demolished former chapel. No further details are forthcoming at this time.

It is proposed to use the vacant plot as a temporary (5 year) car park.

1.4 CONSULTATION

Given the limited nature of these proposals, no consultation was undertaken prior to this report.

1.5 LOCATION, TOPOGRAPHY, GEOLOGY, AND SOILS

The site comprises a sub-rectangular plot of land on the north-western side of Webber Street, behind the street frontage, near the centre of Falmouth. A former Baptist Chapel (subsequently used as a Salvation Hall) once occupied the site; this was demolished after 1984 and the plot lay vacant. The site is located at the base of a south-east facing slope at a height of between c.10.8m AOD and c.14.8m AOD. The soils of the site are classed as 'urban'¹ and they overlie the sedimentary bedrock of the Porthleven Breccia Member².

1.6 METHODOLOGY

The desk-based research and impact assessment were undertaken in accordance with the relevant guidance and in line with the SWARCH HIA methodology³. The site was visited on the 30th of August 2024 by B. Morris.

1.7 LIMITATIONS AND CAVEATS

The site was not revisited for this submission; CSA architects have provided photos of the current (10th January) state of the property, and the upper terrace was assessed in 2024.

1.8 QUALITY ASSURANCE

This assessment has been undertaken by South West Archaeology Ltd. (SWARCH) is a Registered Organisation (RO) with the Chartered Institute for Archaeologists (CIfA) and a member of the Federation of Archaeological Managers & Employers (FAME). SWARCH employees working on this project are appropriately qualified academically and commercially, and are Members (MCIfA) of the Chartered Institute for Archaeologists; SWARCH directors hold doctoral qualifications in archaeology.

1.9 PREVIOUS WORK

The site was the subject of a short heritage statement prepared to support an earlier planning application⁴, as well as the earlier iteration of this report⁵.

1.10 HISTORICAL BACKGROUND

The history and development of Falmouth is well known, and its development as expressed through the built environment is explored in detail in the Conservation Area Appraisal⁶ and the CSUS report for the town⁷. To summarise:

During the medieval period Penryn was the principal port on the Fal Estuary, with Arwenack Manor, seat of the Killigrew Family 1385-1700, the main settlement in the Falmouth area. In 1539-45 the castles at Pendennis and St Mawes were constructed, and in later 16th century Falmouth Haven acquired victualling facilities. Sir John Killigrew (IV) sought permission to develop the port 1613-17, and a map of c.1613 appears to show a small group of structures (12 houses, four inns, and a row of cellars) in the Smithick area of the later town. The growth and potential of the settlement must have been clear, as in 1613 Helston, Penryn and Truro petitioned against the proposal for a new town here. After the Civil War Sir Peter Killigrew successfully obtained permission to a transfer of customs from Penryn to Falmouth, and in 1652 the Customs and Excise established its presence. Sir Peter also obtained a weekly market and two annual fairs. In 1661 it was formally incorporated as a town (*'that Village from henceforth shall not be called, named, or known by the name of the Village of Smythwicke, but in all times hereafter shall be called, named, or known by the name of our Town of Falmouth'*), and the parish of Falmouth carved out of that of St Budock. A big stimulus to early growth was the establishment of the Post Office Packet Station in 1688. The town steadily grew throughout the 18th century to become the largest town in Cornwall

by 1801. The Packet was removed to Southampton in the 1850s and the town briefly declined, but two dry docks were built in 1859, and the arrival of the railway in 1863 promoted the tourist trade, marking a significant increase in prosperity.

2 POLICY AND LEGISLATION

2.1 STATUTORY LEGISLATION

<i>Ancient Monuments and Archaeological Areas Act 1979</i>	<i>Confers a duty on the Secretary of State to maintain a Schedule of monuments of national importance and areas of archaeological importance. It is a criminal offence to carry out unauthorised works or to destroy or cause damage to a monument covered by this act as well as to metal detect without written consent.</i>
<i>Planning (Listed Buildings and Conservation Areas) Act (1990)</i>	<i>Part 1 confers a duty on the Secretary of State to maintain a List of buildings of special architectural or historic interest and provides a statutory duty to preserve the special character of heritage assets covered by this act, including their setting. It is a criminal offence to carry out works to a Listed Building which affect its character without the necessary authorisation. It requires consideration of the contribution a building makes to any group of buildings of which it forms part (group value). Part 2 requires local authorities to designate as Conservation Areas, areas of special architectural or historic interest. It requires that special attention is paid to preserving or enhancing the character or appearance of these areas in exercising planning functions</i>
<i>Treasure Act (1996)</i>	<i>Defines 'treasure' as: any object except a coin, over 300 years old with a metallic content of at least 10% precious metal, one of two or more coins found together meeting these criteria or one of at least 10 coins over 300 years old. It also makes provision for objects found in association with the above. There is a duty to notify the coroner of any find or acquisition of an object which may be covered by this act.</i>

<i>Burial Act (1857)</i>	<i>Covers the removal of human remains from a burial place and requirement for consent, often in the form of a license issued by the Ministry of Justice</i>
<i>Hedgerow Regulations (1997)</i>	<i>Contains criteria for the protection of 'important' hedgerows. This includes hedgerows marking a boundary of at least on historic (pre 1850) parish or township; is included in the schedule of monuments under the Ancient Monuments and Archaeological Areas Act 1979; is wholly or partly within a site which falls under this act or on land adjacent to and associated with any monument or feature on such a site; marks a boundary of a pre-1600AD estate or manor or is visibly related to any building or other feature of such an estate or manor; is recorded as an integral part of a field system pre dating the Inclosure Acts or is part of/related to any building or feature associated with such as system.</i>
<i>Historic Buildings and Ancient Monuments Act (1953)</i>	<i>Established the provision of a register of gardens of special historic interest</i>
<i>National Heritage Act (1980, amended 1983 & 1997)</i>	<i>1980: Established a National Heritage Memorial Fund 1983: Established the Historic Buildings and Monuments Commission for England (now Historic England) with responsibility for overseeing heritage management and reporting to the Secretary of State.</i>
<i>Electricity Act 1989</i>	<i>Requires regard to the desirability of protecting sites, buildings and objects of architectural, historic or archaeological interest</i>

2.2 NATIONAL PLANNING POLICY FRAMEWORK

General policy and guidance for the conservation of the historic environment are now contained within the *National Planning Policy Framework* (Department for Levelling Up, Housing and Communities 2023). The relevant guidance is reproduced below:

Paragraph 195: Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage

Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

Paragraph 200: In determining applications, local planning authorities should require the applicant to describe the significance of any heritage assets affected, including the contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should be consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which a development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

Paragraph 201: Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

Paragraph 203: In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c) the desirability of new development making a positive contribution to local character and distinctiveness.*

Paragraph 205: When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the

greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 206: Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

Paragraph 207: Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and*
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.*

Paragraph 208: Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Paragraph 209: The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the

application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Paragraph 212: Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

Paragraph 213: Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 207 or less than substantial harm under paragraph 208, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

A further key document is the Planning (Listed Buildings and Conservation Areas) Act 1990, in particular section 66(1), which provides statutory protection to the setting of Listed buildings:

In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

2.3 LOCAL POLICY

Cornwall Local Plan: Strategic Policies 2010-2030: Policy 24: Historic environment

Development proposals will be permitted where they would sustain the cultural distinctiveness and significance of Cornwall's historic rural, urban and coastal environment by protecting, conserving and where appropriate

enhancing the significance of designated and non-designated assets and their settings.

Development proposals will be expected to:

- sustain designated heritage assets;*
- take opportunities to better reveal their significance;*
- maintain the special character and appearance of Conservation Areas, especially those positive elements in any Conservation Area Appraisal;*
- conserve and, where appropriate, enhance the design, character, appearance and historic significance of historic parks and gardens;*
- conserve and, where appropriate, enhance other historic landscapes and townscapes, including registered battlefields, including the industrial mining heritage;*
- protect the historic maritime environment, including the significant ports, harbours and quays.*

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

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

Great weight will be given to the conservation of the Cornwall's heritage assets. Where development is proposed that would lead to substantial harm to assets of the highest significance, including undesignated archaeology of national importance, this will only be justified in wholly exceptional circumstances, and substantial harm to all other nationally designated assets will only be justified in exceptional circumstances.

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

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

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

3 DESK-BASED ASSESSMENT

3.1 CARTOGRAPHIC DEVELOPMENT

Carrick Roads/Falmouth Haven is depicted in a series of large-scale, early maps, none of which show much detail. Falmouth was a post-medieval port: Penryn was the medieval port on the Fal. Falmouth (or rather, *Smythwicke*) developed from the late 16th century, eclipsing Penryn in the later 17th century. The first map of Smithick dated c.1613 (not available to this study⁸) shows only a small group of structures (12 houses, four inns, and a row of cellars). The urban extent of Falmouth is shown on the 1748 Martyn Map (Figure 2), extending from the grounds of Arwenack Manor to the south to the Greenbank to the north.



FIGURE 2: EXTRACT FROM THE 1748 MARTYN MAP; THE SITE IS INDICATED (HARVARD).

There is a more detailed map of c.1773 map; the original was not available to this study, but a low resolution image is available on the

Falmouth Art Gallery website⁹ (Figure 3); this shows Webber Street running back from Market Strand and indicates the street was flanked by houses/structures. The 1827 survey of the town by Thomas (Figure 4) shows the layout of the streets, and significant buildings. While unlabelled, the Baptist Chapel is shown as a dark square.



FIGURE 3: EXTRACT FROM THE C.1773 MAP OF FALMOUTH HELD BY THE FALMOUTH ART GALLERY (FAMG1000.167).

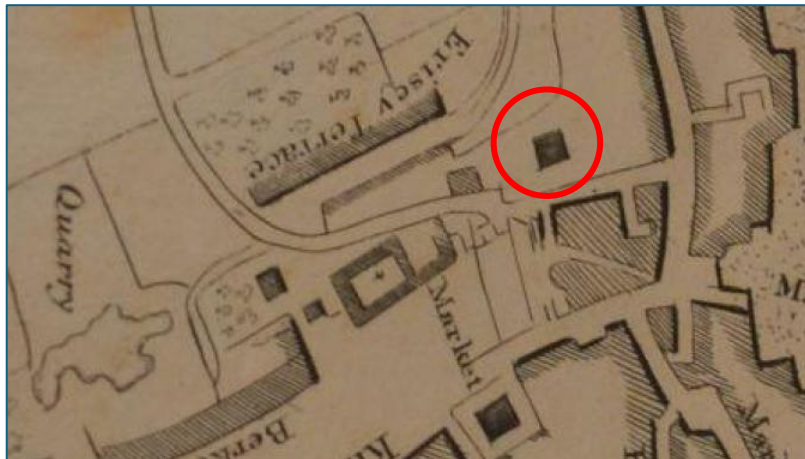


FIGURE 4: EXTRACT FROM THE 1827 SURVEY BY THOMAS; THE SITE IS INDICATED (COURTNEY LIBRARY).

The 1841 Falmouth tithe map (Figure 5) shows the site and the surrounding area in greater detail but only details those areas liable to pay tithe. The site formed a part of Plot 319, a collection of houses, yards, gardens, streets, quays, and roads that were owned by Lord Wodehouse and occupied by the 'Inhabitants of Falmouth'. Webber Street, Erisey Terrace, and Tresawna Terrace are all shown, as was the market to the south, whilst the quarry from which Quarry Hill takes its name is depicted to the south-west. The arable fields all fall under the ownership of Lord Wodehouse, split between multiple tenants.

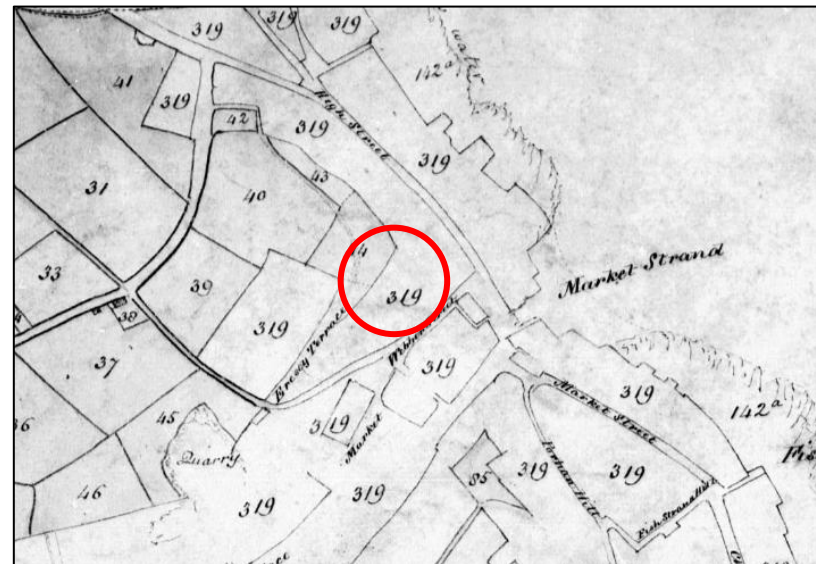


FIGURE 5: EXTRACT FROM THE 1841 FALMOUTH TITHE MAP; THE SITE IS INDICATED (TNA).

TABLE 1: EXTRACT FROM 1841 FALMOUTH TITHE APPORTIONMENT; THE SITE IN GREEN.

No.	Landowner	Occupier	Plot Name	Cultivation
17	Lord Wodehouse	John Jago Junior and John Jago	Field	Arable
18		Jago	House and Garden	-
35	Lord Wodehouse	Joseph Rowe Junior	Trevethan Field	Arable
36			Middle Field	Arable
37			House Field	Arable

No.	Landowner	Occupier	Plot Name	Cultivation
38			House and Garden	-
39			Field	Arable, Waste
40		Thomas Trebilcock	Field	Arable, Road
42			Little Plot	Arable
43			Garden Plot	Arable
44			Field	Arable, Waste
45			Quarry Field	Arable, Path
46		John Brimacombe	Field	Arable, Waste
47		Late John Besanka	Inner Field	Arable
48			Middle Field	Arable
49			Outer Field	Arable
50		Thomas Trebilcock	Field	Arable
51			Field	Arable, Waste
52		George M. Nicholls	Field	Arable
53		Philip Lanyon	Field	Arable
68			Field	Arable
69		John Dunning	Field	Arable
83		Thomas Trebilcock	Field	Arable
84		Joseph Welch	Field	Arable
85			Little Hill	Pasture
319		Inhabitants of Falmouth	Tenement In Trevethan, Houses, Yards, Gardens, Streets, Quays, and Roads	-

The 1848 sale map ('plan of a portion of the manor and estates of Arwenack') (Figure 6) shows the buildings around the site, but not the site itself – the site did not then form part of Arwenack. However, the layout of the depicted plots is similar to that of 1880. The most detailed 19th century map is the 1:500 scale Ordnance Survey (OS) town plan, surveyed in the late 1870s and published in 1880 (Figure 7). This clearly depicts the many houses along Webber Street, with covered passages accessing back yards and courts to the rear. Immediately to the south of the site a smithy is shown, and the Baptist Chapel is shown in a quarry, hachures indicating this building was cut back deeply into the slope. At this time, population densities would have been extremely high, with many of these back courts crowded with poor or struggling families. The c.1908 25" OS map (Figure 8) is less detailed, but shows the same range of buildings,

with one exception. No.8 Webber Street was demolished between 1877 and c.1906 and is shown as a vacant plot. The Baptist Chapel is labelled on this map 'Hall'. The 1935 25" OS map (Figure 9) is very similar to that of c.1908, with the exception that a structure in the yard behind Nos. 8-9 had been removed, and No.8 had been rebuilt. No.14 Webber Street is labelled [Women's] Inst[itute], and the former chapel is labelled 'S.A. Hall' [S.A. = Salvation Army]. The 1969 OS map (Figure 10) indicates little change from 1935. No.8 had been slightly extended to the rear, and an extension added to no.12 (presumably replacing the smithy building here). The former Baptist Chapel is still labelled 'S A Hall'. The main change lies to the south side of the street, as all the historic buildings flanking the street on that side had been demolished and replaced, with the street widened. Figures 7-10 reproduced with the permission of the National Library of Scotland.

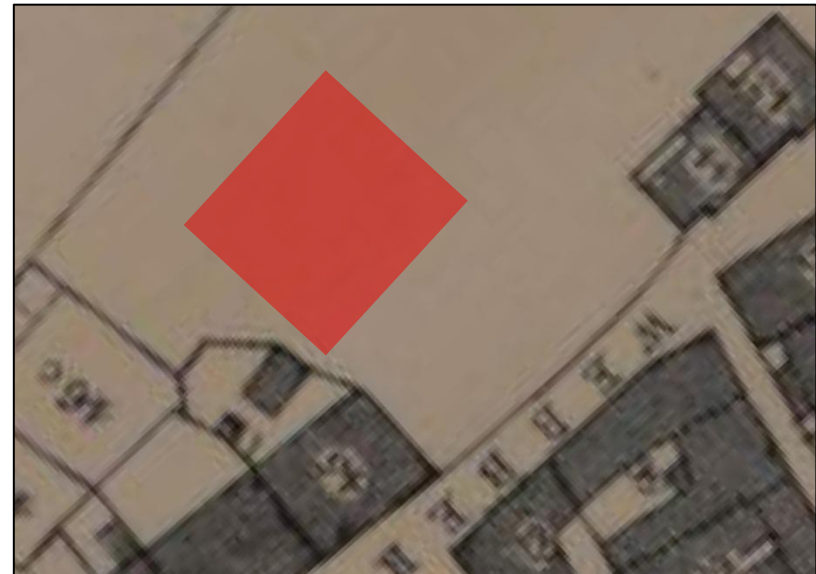


FIGURE 6: EXTRACT FROM AN 1848 SALE MAP OF ARMWENACK MANOR; THE SITE IS INDICATED (COURTNEY LIBRARY).

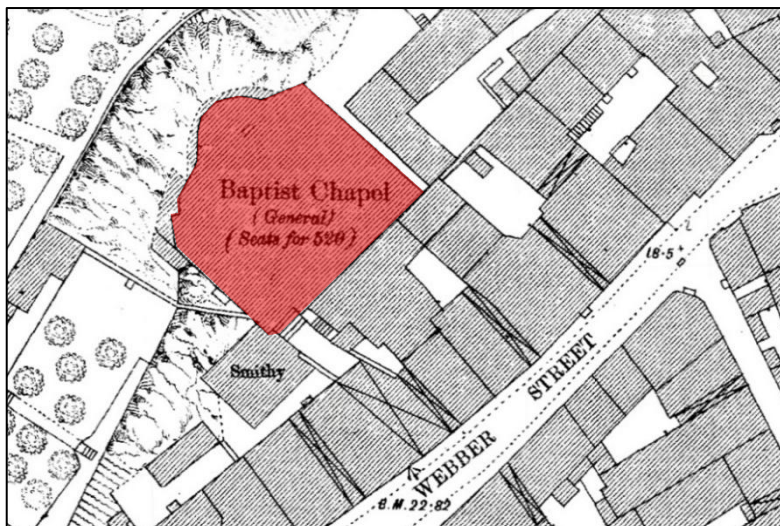


FIGURE 7: EXTRACT FROM THE 1880 OS 1:500 SCALE TOWN PLAN (SURVEYED 1877-78); THE SITE IS INDICATED (NLS) (CORNWALL SHEET LXXI.12.11 AND 16).



FIGURE 8: EXTRACT FROM THE C.1908 OS 2ND EDITION 25" MAP (SURVEYED C.1906). THE SITE IS INDICATED (NLS) (CORNWALL SHEET LXXI.12).

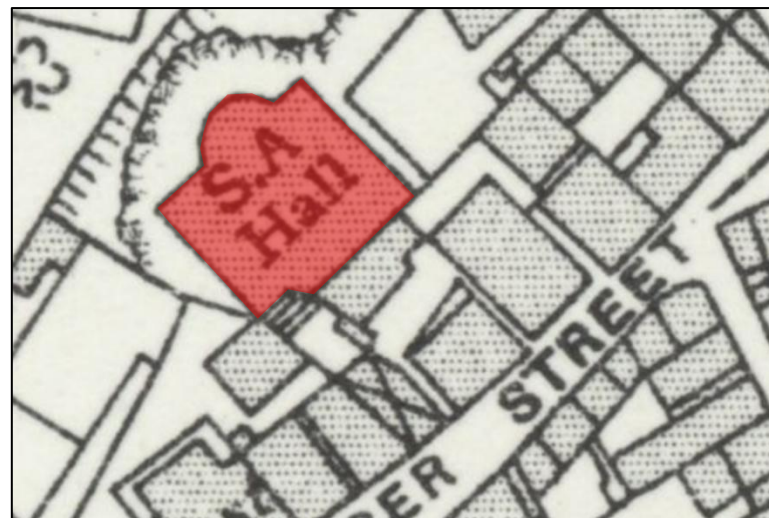


FIGURE 9: EXTRACT FROM THE 1935 OS 3RD REVISION 25" MAP (SURVEYED 1933). THE SITE IS INDICATED (NLS) (CORNWALL SHEET LXXI.12).



FIGURE 10: EXTRACT FROM THE 1:1250 SCALE 1969 OS SW8033SE-A AND SW8032NE-A MAPS (SURVEYED 1968); THE SITE IS INDICATED (NLS).

3.2 HISTORICAL AERIAL PHOTOGRAPHY

A rapid review of readily available historic aerial photographs (Figures 11-12) shows the former Baptist Chapel in some detail, which is shown to consist of a tall, high hipped roof, with narrow and slightly irregular pitched roofs to the south-east and south-west. It has three two-storey windows in its north-east wall. The more recent aerial photographs (Figures 13-14) show the site prior to, and following, the demolition of Nos. 8-10 Webber Street. The 2017 image shows the site of the former Chapel as partly clear of vegetation. The 2023 image shows the site as it existed prior to the construction of the temporary car park.



FIGURE 11: EXTRACT FROM A 1928 AERIAL PHOTOGRAPH. THE FORMER BUILDINGS ON THE SITE ARE INDICATED (HISTORIC ENGLAND: EPW021727).



FIGURE 12: EXTRACT FROM A 1951 AERIAL PHOTOGRAPH. THE FORMER BUILDINGS ON THE SITE ARE INDICATED (HISTORIC ENGLAND: RAF/58/680).



FIGURE 13: AERIAL PHOTOGRAPH OF THE SITE IN 2017 (©INFOTERRA LTD & BLUESKY); THE SITE IS INDICATED.



FIGURE 14: AERIAL PHOTOGRAPH OF THE SITE IN 2023 (@GOOGLE); THE SITE IS INDICATED.

3.3 DOCUMENTARY HISTORY

Webber Street was one of the earliest streets in Falmouth/Smithick, but the Listing text for nearby properties indicates these all date to the mid-18th or early 19th century. As noted above, No.8 had been demolished in the early 20th century and replaced, but No.9-10 was a historic building (see Section 2.2).

The Baptist Chapel was inserted into the backplots behind Webber Street. The Chapel was built in the early 19th century and opened in 1804. Plans in 1814 to enlarge the building by its minister, Rev. Richard Pryce, inadvertently led to serious damage, when workmen quarrying to the rear of the building caused a rockslide. The Chapel

was then (largely) rebuilt and enlarged. It was used by its Baptist congregation until 1877 when they transferred to their new chapel on Market Street. The Chapel was sold to the Salvation Army in 1881, who used the building until 1971. The structure was described by Stell as: *approached through arched passage, the walls are rendered, windows have round-headed arches with intersecting glazing bars. A wide segmental apse at the east end resembles the communion apse of Methodist chapels and may have been designed for a similar purpose. An oval gallery is supported by two fluted Doric columns and by similar late C19 cast iron columns*¹⁰.

After 1970 the building was used as a retail stock room, work room and office¹¹. The building was largely demolished after the granting of planning permission in 1984¹².

3.4 ARCHAEOLOGICAL BACKGROUND

The site falls into an area that is classified in the Cornwall and Isles of Scilly Historic Landscape Characterisation as *Settlement: Older Core (Pre-1907)*, whilst areas of *Intertidal and Inshore Water* and *Settlement: C20* lie to the north and to the west.

The site was the subject of a heritage statement¹³ but no historic building recording or archaeological investigation; archaeological fieldwork has, however, occurred in the surrounding area. A watching brief and a historic building recording on Smithick Hill to the south-south-east encountered various stone structures of post-medieval origin (ECO1664; ECO1671), whilst watching briefs on Market Street to the south-east encountered a pair of voids that are likely to be associated with drainage (ECO3202) and with a possible basement or cellar (ECO3624). A watching brief was also carried out on High Street to the north which encountered a void that is likely to be associated with a cess pit or with a former burial vault (ECO3003). Other watching briefs in the surrounding area encountered little in the way of significant archaeological deposits.

A 250m search radius has been considered in detail due to the urban nature of the site and the density of heritage assets within the surrounding area, though reference is made to archaeological features and to heritage assets within the wider landscape. There are 45 Listed Buildings (2 Grade II*; 43 Grade II) within 250m of the site. The site is located in the Falmouth Conservation Area. There are no World Heritage Sites, no Scheduled Monuments, no Registered Parks and Gardens, and no Registered Battlefields within 250m of the site.

It should be noted that this section is based on the entries held by the Cornwall and Isles of Scilly Historic Environment Record (HER), which is partial and indicative, rather than definitive. (See also Appendix 2).

3.4.1 PREHISTORIC 4000BC - AD43

There is no evidence for Prehistoric activity on the site, nor is there evidence for Prehistoric activity within the surrounding area. The remains of a submarine forest were identified during the erection of a pier on Market Strand to the east (MCO28693), though this feature is natural and it does not provide evidence for the Prehistoric occupation of the landscape. There is documentary evidence to suggest the presence of an Iron Age round at Tregenver c.1km to the west-south-west (MCO8622) though there are no earthworks, and the exact location of the round is unknown.

3.4.2 ROMANO-BRITISH AD43 - AD409

There is no evidence for Romano-British activity on the site, nor is there evidence for Romano-British activity within the surrounding area. A bronze coin from the 3rd century was discovered under the floorboards of a burnt out building on Arwenack Street c.500m to the south-east (MCO39365), though the coin pre-dates the building and it therefore does not provide evidence for the Romano-British occupation of the landscape.

3.4.3 MEDIEVAL AD410 - AD1540

The settlement of *Smythwyck* was first recorded in 1370 and it was probably established close to the present-day Market Strand (MCO55657); no other assets from this period are noted by the HER, but it is likely that the medieval occupation of *Smythwyck* did extend across the lower part of the site.

3.4.4 POST-MEDIEVAL AD1540 - AD1899

The settlement of Falmouth was created by Sir John Killigrew in 1613, with a charter by King Charles II in 1661 (MCO14415). Consequently, most of the heritage assets in the area are post-medieval in date and post-date the formal creation of Falmouth. While there are not entries in the HER for post-medieval activity on the site, the Baptist Chapel of 1804 is recorded to the north (MCO52366). Market Strand was opened in 1871 (MCO4780) and it was extended by the Prince of Wales pier in 1905 (MCO4779). The pier has 17th century origins and it contains evidence for phases of build. A number of smaller quays are recorded on historic mapping along High Street and Market Street (MCO4781; MCO59536; MCO59537; MCO59538), whilst Pye's Cellars (fish cellars) (MCO18618) and the neighbouring boat yard (MCO59527) and slipway (MCO59528) provide evidence for their use. Two blacksmith's workshops (MCO9056; MCO9058) and a quarry (MCO55157) lie to the west. A malthouse (MCO29291) and a brewery (MCO29292) were once located to the south, though these buildings were later replaced by a cinema and the site is now occupied by a supermarket. Additional buildings in the surrounding area that demonstrate the growth of the settlement during the post-medieval period include a town hall (MCO48432) with attached fire station (MCO54261), free library (MCO54281), and numerous chapels (MCO32166; MCO52364; MCO63796).

Several properties on Webber Street and Market Strand are recorded as dating to the mid-18th century on the Historic England National

List, Nos. 4 and 5 Webber Street (List: 1269949-50) are recorded as mid-18th century in date, as is the Women's Institute (no.14 Webber Street); the latter is also described as having a good quality 18th century open-well staircase (List: 1269951).

3.4.5 MODERN AD1900 - PRESENT AND UNKNOWN

The HER records holds no entries for modern activity on the site and only limited records for modern activity in the surrounding area. A former post office that dates to 1910 lies c.125m to the south-west (MCO54280), a former police station with Dutch gables that dates to 1901 lies c.250m to the south-west (MCO54220), and a garage that dates to 1908 and that is associated with The King's Hotel lies c.75m to the north (MCO67941).

3.5 SITE WALKOVER

The site consists of an open plot of the north-west side of Webber Street, flanked by the backplots to No.7 to the east and No.11 to the west. The front of this plot has now been adapted for use as a temporary car park, levelled and tarmacked.

The ground level to the rear (north-west) of the car park formerly stepped up c.3m to the site of the Chapel beyond. The higher ground was retained by a tall stone wall. To the west side, the phase 1 wall was of roughly coursed slatestone bonded with clay. At its eastern end there was a shallow recess in this wall at a higher level, with two deep (1.5m+) square sockets, one above the other, beneath. This wall leant out slightly to the south-east. There was a clear vertical build line between this and the phase 2 wall to the east. This was of similar slatestone but generally smaller stones and less carefully built, bonded with a powdery pale beige lime mortar and with dressed granite quoins. The line of the phase 2 wall steps out to the south-east. The north-east wall of the Chapel aligns with the phase 2 wall where it steps out, indicating the phase 1 wall was incorporated into the build of the Chapel and thus pre-dates c.1800.

However, this wall has been reduced in height and partly replaced by steel gabions filled with slatestone

To the west side of the plot, the boundary wall of roughly coursed slatestone has been replaced by a wooden boarded fence. The fragment of Chapel wall on this side, with the base of a high splayed window opening and two phases of fireplace, has also been removed. A similar stone wall on the eastern side of the plot has been replaced with stone-filled gabions, and the pile of rubble stockpiled here after 2018 has been removed. The plot has also been reduced in height, removing the traces of concrete flooring that had formerly been visible.



FIGURE 15: THE NW PART OF THE CAR PARK SITE IN 2024; FROM THE SE.



FIGURE 16: THE SAME VIEW IN 2026; FROM THE SE.



FIGURE 18: THE SURVIVING SOUTH-EAST CORNER OF THE CHAPEL IN 2024; FROM THE NW (SCALE 1).



FIGURE 17: THE FRAGMENT OF CHAPEL WALL ON THE WESTERN SIDE OF THE PLOT, WITH CENTRAL FIREPLACE, IN 2024; FROM THE NE (SCALE 1M).



FIGURE 19: THE WESTERN HALF OF THE SITE IN 2026; FROM THE SW.



FIGURE 20: THE SITE IN 2026; FROM THE SE.

3.6 SUMMARY OF ARCHAEOLOGICAL POTENTIAL

The earliest settlement at Falmouth (*Smythwicke*) lay either side of The Moor (boggy ground along the base of the valley), along Webber Street and the junction of Market Street, Market Strand and Smithick Hill; the two elements were joined by a causeway ('the high waie')¹⁴. However, most of the plot sits within a deep terrace cut into the rock face, which will limit the potential for stratified archaeological deposits. It is not clear whether the site was quarried out specifically for the purpose of building the Chapel, or whether a quarry had operated here at some earlier time. We know that in 1814 during rebuilding the Chapel was damaged by a rockfall. Yet the location of the quarry, blocked off from the street by commercial and residential properties, would suggest it was contemporary or pre-dated those properties. That would push the dating further back into the 18th century or late 17th century. The fact that there is a retaining wall on the downslope side of the plot would imply there is the (slight) potential for stratified deposits here. However, the archaeological potential of the site remains *low*.

4 IMPACT ASSESSMENT

4.1 INTRODUCTION

The purpose of heritage impact assessment is twofold: Firstly, to understand – insofar as is reasonably practicable and in proportion to the importance of the asset – the significance of a historic building and its component fixtures and fitting (the 'heritage asset' and the historic elements that make up the whole). Secondly, to assess the likely effect of a proposed development on the heritage asset (direct impact) and/or its setting (indirect impact).

This assessment was undertaken in accordance with best practice and follows the guidance outlined in *Conservation Principles, The Setting of Heritage Assets*, and *Statements of Heritage Significance* produced by Historic England, and the *Principles of Cultural Heritage Impact Assessment* in the UK produced by ClfA, IHBC and IEMA¹⁵.

4.2 DIRECT IMPACTS

4.2.1 PROPOSED USE OF THE SITE AS A CAR PARK

The reuse of the site as a car park has already been facilitated by the groundworks that took place under permission PA24/08926. It is considered unlikely that significant archaeological deposits or features survive as the site is terraced back into the hillside so deeply; however, the presence of certain cut archaeological features – like wells – cannot altogether be ruled out.

In its current state (i.e. following the changes that have already occurred), the proposed scheme will constitute a *minor* change to a site of low archaeological value. This constitutes a **slight adverse effect** (see Appendix 1).

4.3 INDIRECT IMPACTS

The site lies within the Falmouth Conservation Area, and in close

proximity to several Grade II Listed buildings: Nos.4, 5 and 14 on Webber Street, 1-3 Market Strand and the Prince of Wales Hotel on Market Strand, and the Falmouth Art Gallery and Passmore Edwards Free Library and Former Town Hall and Fire Station on The Moor.

As the proposals are for temporary reuse of the site as a car park, a consideration of built form, materials, scale and massing etc. is not considered relevant. The only clear change would now occur would be minor landscaping, drainage and surface works.

The immediate setting of individual heritage assets like Falmouth Art Gallery and the Former Town Hall would not be affected, even when viewed from an elevated position on Webber Hill. The experience of The Moor is dominated by large institutional buildings, and the curving line of Webber Street means the site is entirely hidden from view. Likewise, experience of the Listed buildings on Market Strand is constrained by the narrow streets and limited lines of sight.

The immediate setting of individual heritage assets along Webber Street would experience a very limited effect, given how set back the plot is from the street frontage. All of the properties along the south-eastern side of the street have been redeveloped in the 20th century, replaced by the bland low-rise structure occupied by a funeral director and the monolithic rear elevation of Tesco Express. The demolition of Nos.8-10 created a gap in the street frontage on the north-west side of the street, visually opening out this part of the Conservation Area still further. The conversion of the former Chapel site for additional car parking will have a minor cumulative effect.

On that basis, the proposed works are likely to constitute a *minor* change to a site within a Conservation Area that can be ascribed a *high* value. This could constitute a slight to moderate adverse effect. However, it is the professional judgement of the author that the effect is likely to be no greater than **slight adverse**. In NPPF terms, this is at the lower end of the less than substantial harm range (see

Appendix 1).



FIGURE 21: VIEW PAST THE FALMOUTH ART GALLERY TO WEBBER STREET. NO.12 IS JUST ABOUT VISIBLE, BUT THERE ARE NO VIEWS TO THE SITE OF NOS.8-10. FROM THE SOUTH.



FIGURE 22: VIEW DOWN WEBBER HILL IN 2024; AGAIN, THE SITE IS HIDDEN FROM VIEW; FROM THE SW.



FIGURE 23: VIEW ALONG WEBBER STREET IN 2024; THE SITE IS HIDDEN; FROM THE SW.



FIGURE 24: THE SITE IN 2026; FROM THE SSW.



FIGURE 25: THE SITE IN 2024; THE SITE IS HIDDEN FROM VIEW; FROM THE NE.



FIGURE 26: VIEW FROM THE JUNCTION OF WEBBER ST. AND MARKET STRAND IN 2024; FROM THE NE.



FIGURE 27: THE UNINSPIRING BUILDINGS ON THE SOUTH-EAST SIDE OF WEBBER STREET: THE FUNERAL DIRECTORS, CAR PARK AND THE BACK OF TESCO IN 2024. FROM THE NE.

4.4 SUMMARY

The archaeological potential of the site is *low* as it is so heavily terraced back into the slope behind (**slight adverse**). The retaining wall is of some interest, though now much reduced.

The proposed temporary reuse of the site as a car park means an assessment of scale, massing, materials and design is of very limited relevance. Some negligible adverse effects may arise from additional vehicular traffic along the street, but overall, this does not represent a meaningful change to the character of the Falmouth Conservation Area and is reversible (**slight adverse**).

5 CONCLUSION

The site is located within the earliest part of Falmouth (*Smythwicke*), this part of the settlement dating to the late 16th or early 17th century. The site lies within the footprint of a demolished 19th century Baptist Chapel, on a deep rock-cut terrace set back into the slope.

The archaeological potential of the site is *low* as it is so heavily terraced back into the slope behind (**slight adverse**).

The proposed temporary reuse of the site as a car park means an assessment of scale, massing, materials and design is of very limited relevance. Some negligible adverse effects may arise from additional vehicular traffic along the street, and a cumulative effect taken together with the existing temporary car park, but overall, this does not represent a meaningful change to the character of the Falmouth Conservation Area and is reversible (**slight adverse**).

6 BIBLIOGRAPHY

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7 PROJECT ARCHIVE

The archive code for this phase of the project is **FEWS26**.

The OASIS number for this project is **SOUTHWES1-539758**.

There is no museum accession number for this project.

The documentary, digital, photographic and drawn archive is held and maintained by South West Archaeology Ltd. This archive consists of:

1. The physical paper archive, consisting of written and drawn site records, and notes. These are stored on the SWARCH premises at South Molton.
2. No physical artefacts have been retained from the site.
3. The digital archive, consisting of the report, digital photographs, digitised site plans and drawings etc. are stored on the SWARCH premises at South Molton. They will be transferred to a secure server: ArchivePC\Archives\Falmouth 8-10 Webber Street, FEWS26. Data backups are held offsite.

APPENDIX 1: SUMMARY METHOD STATEMENT

TABLE 2: THE HIERARCHY OF VALUE/IMPORTANCE (DERIVED FROM DMRB LA104 TABLE 3.2N).

Value (Sensitivity) of Receptor / Resource	Typical description
Very High	Very high importance and rarity, international scale and very limited potential for substitution e.g. elements of a WHS that convey OUV
High	High importance and rarity, national scale, and limited potential for substitution e.g. Grade I and II* buildings; Scheduled Monuments
Medium	Medium or high importance and rarity, regional scale, limited potential for substitution e.g. Grade II buildings
Low	Low or medium importance and rarity, local scale
Negligible	Very low importance and rarity, local scale.

TABLE 3: SIGNIFICANCE OF EFFECTS MATRIX (DERIVED FROM ICOMOS 2011, 9-10).

		Scale and Severity of Change/Impact				
		No Change	Negligible Change	Minor Change	Moderate Change	Major Change
		Significance of Effect (either adverse or beneficial)				
Value	Very High	Neutral	Slight	Moderate or Large	Large or Very Large	Very Large
	High	Neutral	Slight	Slight or Moderate	Moderate or Large	Large or Very Large
	Medium	Neutral	Neutral or Slight	Slight	Moderate	Moderate or Large
	Low	Neutral	Neutral or Slight	Neutral or Slight	Slight	Slight or Moderate
	Negligible	Neutral	Neutral	Neutral or Slight	Neutral or Slight	Slight

TABLE 4: PROFESSIONAL JUDGEMENT OF IMPACT (DEVELOPED FROM DMRB LA104 TABLE 3.4N).

Magnitude of Impact	Typical Description	
Major	Adverse	Loss of resource and/or quality and integrity of resource; severe damage to key characteristics, features, or elements.
	Beneficial	Large scale or major improvement of resource quality; extensive restoration; major improvement of attribute quality.
Moderate	Adverse	Loss of resource, but not adversely affecting the integrity; partial loss of/damage to key characteristics, features or elements.

Magnitude of Impact		Typical Description
	Beneficial	Benefit to, or addition of, key characteristics, features, or elements; improvement of attribute quality.
Minor	Adverse	Some measurable change in attributes, quality, or vulnerability; minor loss of, or alteration to, one (maybe more) key characteristics, features, or elements.
	Beneficial	Minor benefit to, or addition of, one (maybe more) key characteristics, features, or elements; some beneficial impact on attribute or a reduced risk of negative impact occurring.
Negligible	Adverse	Very minor loss or detrimental alteration to one or more characteristics, features, or elements.
	Beneficial	Very minor benefit to or positive addition of one or more characteristics, features, or elements.
No change		No loss or alteration of historic elements; no observable impact in either direction.

TABLE 5: SCALES OF IMPACT AS PER THE NPPF, AS RELATED TO TABLE 4.

Scale of Impact		
No Change	Neutral	No impact on the heritage asset.
Less than Substantial Harm	<i>Negligible Adverse</i>	Where the developments may be visible or audible but would not affect the heritage asset or its setting, due to the nature of the asset, distance, topography, or screening.
	<i>Minor Adverse</i>	Where the development would have an effect on the heritage asset or its setting, but that effect is restricted due to the nature of the asset, distance, or screening from other buildings or vegetation.
	<i>Moderate Adverse</i>	Where the development would have a pronounced impact on the heritage asset or its setting, due to the sensitivity of the asset and/or proximity. The effect may be ameliorated by screening or mitigation.
Substantial Harm	<i>Major Adverse</i>	Where the development would have a severe and unavoidable effect on the heritage asset or its setting, due to the particular sensitivity of the asset and/or close physical proximity. Screening or mitigation could not ameliorate the effect of the development in these instances.
Total Loss	<i>Total Loss</i>	The heritage asset is destroyed.

APPENDIX 2: HER DATA

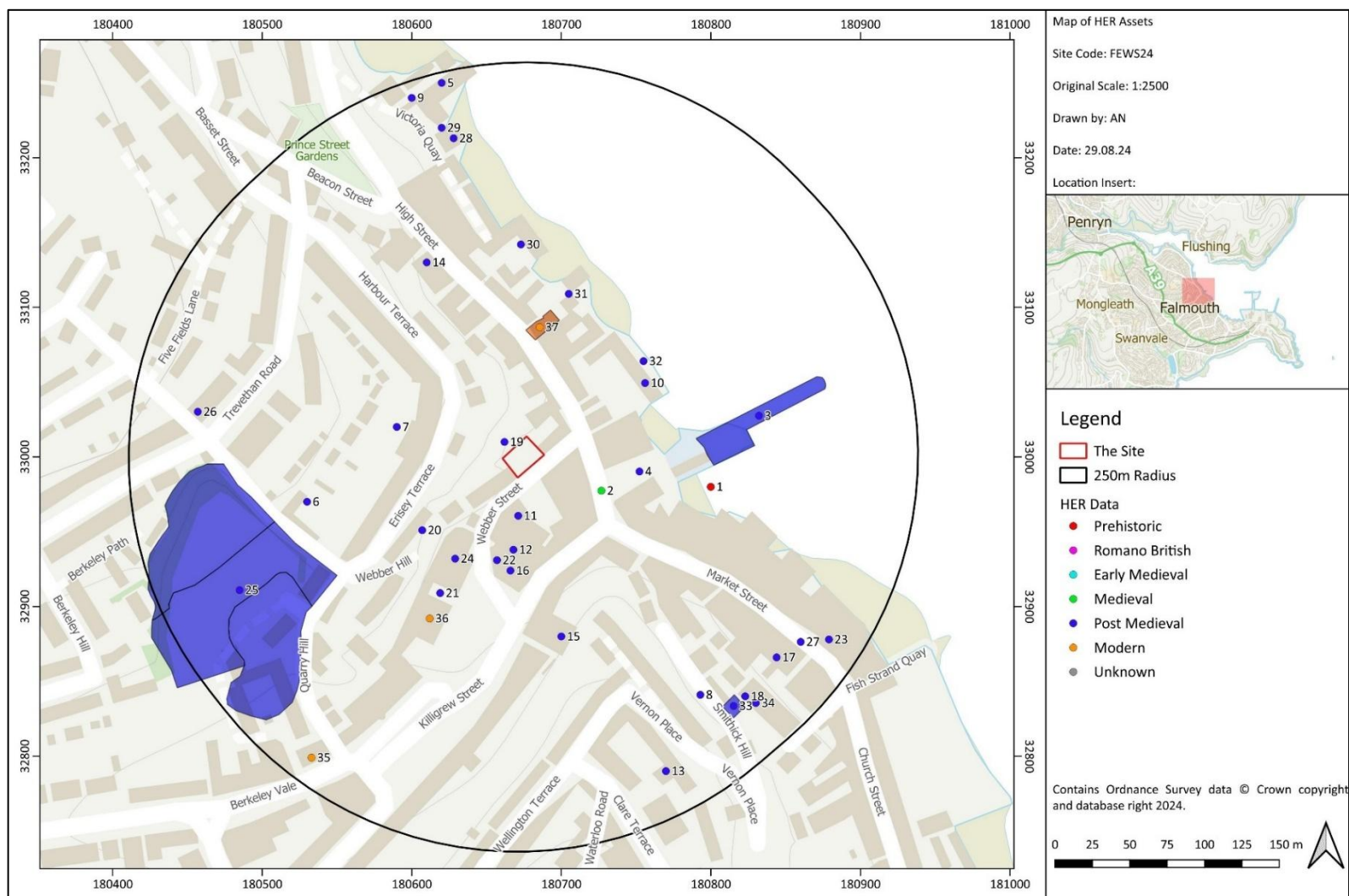


FIGURE 28: MAP OF HERITAGE ASSETS WITHIN 250M OF THE SITE AS RECORDED IN THE CORNWALL AND ISLES OF SCILLY HISTORIC ENVIRONMENT RECORD. CONTAINS ORDNANCE SURVEY DATA © CROWN COPYRIGHT AND DATABASE RIGHT 2026.

TABLE 6: TABLE OF NEARBY HERITAGE ASSETS (SOURCE: CORNWALL AND ISLES OF SCILLY HISTORIC ENVIRONMENT RECORD).

No.	Mon No	Name	Summary
1	MCO28693	FALMOUTH - Prehistoric submarine forest	Remains of a submarine forest discovered in 1871 during works for the erection of a pier at Market Strand, Falmouth.
2	MCO55657	SMYTHWYCK - Medieval settlement	The approximate location of <i>Smythwyck</i> , first recorded in 1370 and in the early C17. <i>Smythwyck</i> was probably established close to the present Market Strand.
3	MCO4779	FALMOUTH - Post Medieval pier	The Prince of Wales pier, an extension to Market Strand quay was opened in May 1905.
4	MCO4780	FALMOUTH - Post Medieval quay	Market Strand was officially opened in 1871 and extended in the early C20 named Prince of Wales pier.
5	MCO4781	FALMOUTH - Post Medieval quay	
6	MCO9056	FALMOUTH - Post Medieval blacksmiths workshop	
7	MCO9058	FALMOUTH - Post Medieval blacksmiths workshop	
8	MCO14415	FALMOUTH - Post Medieval settlement	A village known as Pennycomequick or Smithick was built from c.1613 by the Killigrews of Arwenack.
9	MCO18618	FALMOUTH - Post Medieval fish cellar	Possibly extant post-medieval fish cellars known as <i>Pye's Cellars</i> are shown on the 1 st ed. OS 6" map of Falmouth for 1877 and a map of 1972.
10	MCO28662	FALMOUTH - Post Medieval yard	A coal yard at Falmouth is recorded at this location on the 1 st ed. OS map c.1880. The site was developed in the late 1980s.
11	MCO29291	FALMOUTH - Post Medieval malt house	The site of a malt house, recorded at this location on the 1 st ed. OS map c.1880.
12	MCO29292	FALMOUTH - Post Medieval brewery	The site of Falmouth Brewery Company. The site is now occupied by Tesco's.
13	MCO32164	FALMOUTH, CHAPEL LANE - Post Medieval nonconformist chapel	Methodist chapel, now used as club. Probably mid C19.
14	MCO32166	OLD TOWN - Post Medieval nonconformist chapel, Post Medieval town hall	Congregational chapel, built 1710, later 1715 became the town hall, now a shop and is the earliest Congregational chapel in Cornwall.
15	MCO32167	FALMOUTH - Post Medieval nonconformist chapel	
16	MCO48432	FALMOUTH - Post Medieval court house, Post Medieval fire station, Post Medieval town hall	Town Hall (1864), with attached former fire station (1895) (178486) by Reeves and Butcher. It later became a County court.
17	MCO52364	FALMOUTH, MARKET STREET - Post Medieval nonconformist chapel	Market Street Baptist chapel, constructed in c.1877; it replaced an earlier chapel at Saffron Court off Webber Street.
18	MCO52365	FALMOUTH, SMITHICK HILL - Post Medieval sunday school	
19	MCO52366	FALMOUTH, WEBER STREET - Post Medieval nonconformist chapel	The site of a Baptist chapel built c.1790-1803. Demolished in the 1980s.
20	MCO53040	FALMOUTH - Post Medieval school	Trevethan Board School, Webber Hill, built 1877. Recorded on the 1 st and 2 nd ed. of the 1:2500 1880 and 1907 OS maps.
21	MCO54260	FALMOUTH - Post Medieval town hall, Post Medieval market house	The old Market House was built in 1812/13 and was demolished in two phases, late C19 and the remainder in the early C20 to facilitate the construction of the post office in c.1910.
22	MCO54261	FALMOUTH - Post Medieval fire station	Fire Station, built 1895. Added to Town Hall and County Court complex at eastern end of the Moor. Recorded on the 1:2500 1931 Revised OS Map.
23	MCO54279	FALMOUTH - Post Medieval police station	Borough Police Station, Market Street c.1870. Recorded on the 1 st ed. 1:2500 1880 OS map.
24	MCO54281	FALMOUTH - Post Medieval library	Passmore Edwards Free Library, built 1896.
25	MCO55157	FALMOUTH - Post Medieval Quarry	Town Quarry is recorded on the Tithe Map c.1840 at this location. The void still survives, the floor of which is used as a car park.
26	MCO55172	FALMOUTH - Post Medieval childrens home	Cornwall Home for Destitute Little Girls, built in 1871 on land given by the lord of the manor, Lord Kimberley.
27	MCO56630	FALMOUTH - C18 basement	A void located 2.7m to the east of the NE corner of 24 Market Street is probably the remains basement to an earlier, now demolished property.
28	MCO59527	PYE'S CELLARS, FALMOUTH - Modern boat yard	A boat yard near to <i>Pye's Cellars</i> , Falmouth, was recorded on the 2 nd ed. 1:2500 OS map but is no longer extant.
29	MCO59528	PYE'S CELLARS, FALMOUTH - Modern slipway	A slipway near to <i>Pye's Cellars</i> recorded on the 2 nd ed. 1:2500 OS map is possibly still extant.

8-10 WEBBER STREET, FALMOUTH, CORNWALL: UPDATED HERITAGE IMPACT ASSESSMENT

No.	Mon No	Name	Summary
30	MCO59536	JANE'S COURT, FALMOUTH - Post Medieval quay	A quay at Jane's Court, Falmouth, is recorded on historic OS maps.
31	MCO59537	BRITON'S YARD, FALMOUTH - Post Medieval quay	A quay at Briton's Yard, Falmouth, is recorded on the c.1840 Tithe map and historic OS maps.
32	MCO59538	MULBERRY QUAY, FALMOUTH - Post Medieval quay	Mulberry Quay, Falmouth, is recorded on the c.1840 Tithe map and historic OS maps.
33	MCO63796	SMITHICK HILL - C19 chapel	Site of C19 chapel fronting Smithick Hill, now demolished. During an excavation its truncated south-west front and south-east side walls were recorded to have survived to 2.5m high, with remains of internal plaster with inscribed ashlar lines.
34	MCO63797	FALMOUTH - Post Medieval building	Site of a post-medieval rectangular building, now demolished.
35	MCO54220	FALMOUTH - Modern police station	The Police Station on Berley Vale, Falmouth was built in 1901. Recorded on the 2 nd ed. and 1930's Revision 1:2500 OS Map. Still extant, a good example with Dutch gables .
36	MCO54280	FALMOUTH - Modern post office	Post Office, built c.1910 still survives on part of the Market House (178485).
37	MCO67941	FALMOUTH - C20 garage	Extant early C20 building, reported to have been constructed in 1908 to serve as the taxi garage for the King's Hotel with 'The King's Hotel' painted on the trusses in the roof space

8-10 WEBBER STREET, FALMOUTH, CORNWALL: UPDATED HERITAGE IMPACT ASSESSMENT

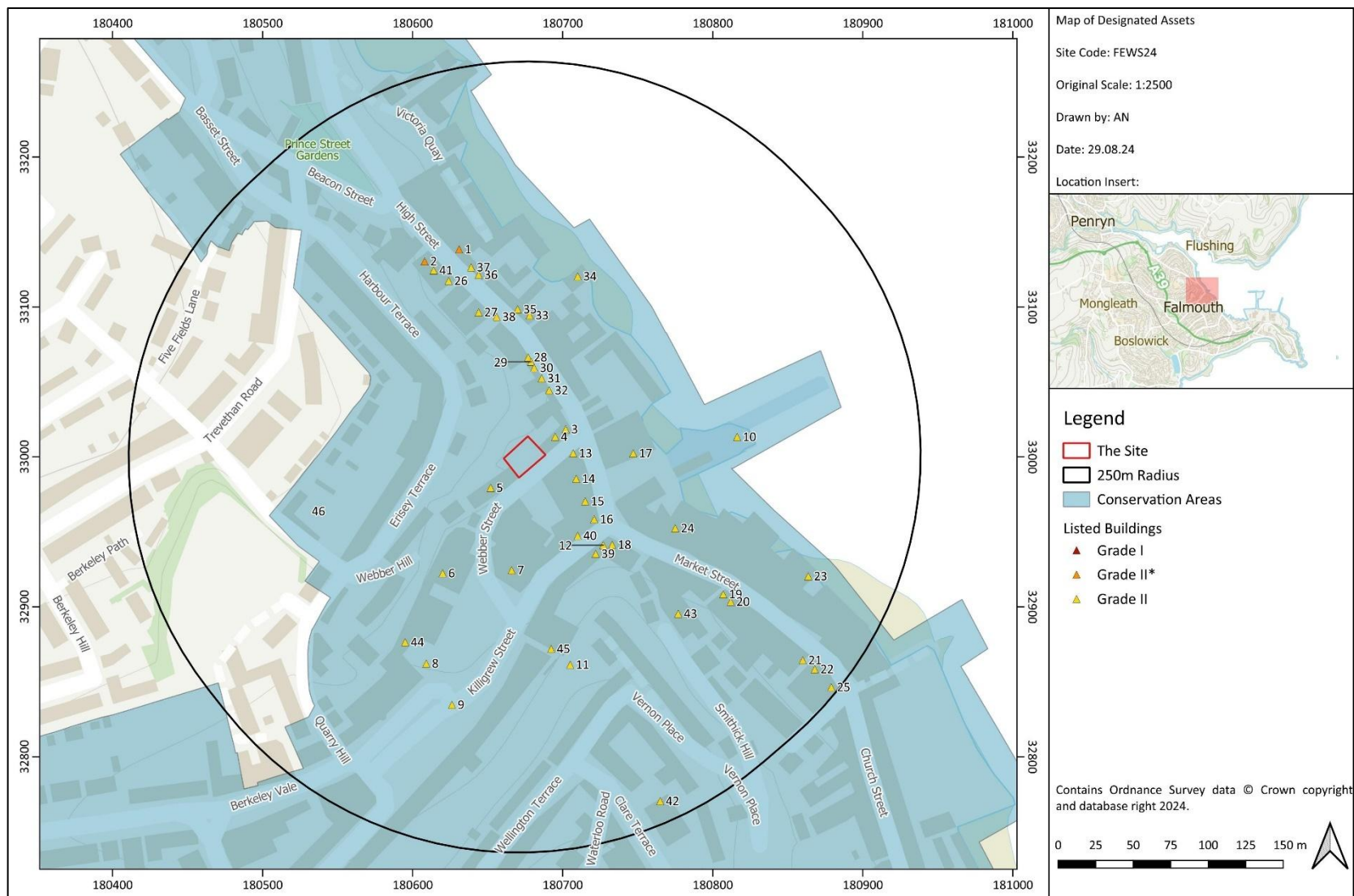


FIGURE 29: MAP OF DESIGNATED HERITAGE ASSETS WITHIN 250M OF THE SITE AS RECORDED IN THE NATIONAL HERITAGE LIST FOR ENGLAND (NHLE) © HISTORIC ENGLAND 2026. CONTAINS ORDNANCE SURVEY DATA © CROWN COPYRIGHT AND DATABASE RIGHT 2024. THE MOST PUBLICLY AVAILABLE AND UP TO DATE HISTORIC ENGLAND GIS DATA CAN BE OBTAINED FROM [HTTP://HISTORICENGLAND.ORG.UK](http://historicengland.org.uk).

TABLE 7: TABLE OF NEARBY DESIGNATED HERITAGE ASSETS (SOURCE: HISTORIC ENGLAND).

No.	List Entry	Name	Grade
1	1270039	51, High Street	II*
2	1270068	The Old Town Hall	II*
3	1269949	4, Webber Street	II
4	1269950	5, Webber Street	II
5	1269951	Women's Institute	II
6	1269979	Falmouth Art Gallery And Library; Passmore Edwards Free Library	II
7	1269980	Former Town Hall And Attached Former Fire Station	II
8	1269981	The Fountain	II
9	1269982	The Packet Monument	II
10	1269994	Quay Walls And Pier	II
11	1270008	Jacob's Ladder	II
12	1270009	The Kimberley Public House	II
13	1270013	1, 2 And 3, Market Strand	II
14	1270014	Prince Of Wales Hotel	II
15	1270015	6 And 7, Market Strand	II
16	1270016	8, MARKET STRAND (See Details For Further Address Information)	II
17	1270017	11 And 12, Market Strand	II
18	1270018	1, Market Street	II
19	1270019	14, Market Street	II
20	1270020	15, 15a And 16, Market Street	II
21	1270021	26, Market Street	II
22	1270022	27 And 27a, Market Street	II
23	1270023	Warehouse And Quay Walls At Rear Of No.38	II
24	1270024	50, Market Street	II
25	1270025	The Former Royal Hotel	II
26	1270027	6, High Street	II
27	1270028	Carnes Cottage	II
28	1270029	18, High Street	II
29	1270030	19, High Street	II
30	1270031	20, High Street	II
31	1270032	21 And 21a, High Street	II
32	1270033	22, High Street	II
33	1270034	41, High Street	II

No.	List Entry	Name	Grade
34	1270035	Warehouse And Quay Walls To Rear Of Number 41	II
35	1270036	42, High Street	II
36	1270037	49, High Street	II
37	1270038	Hawkins House	II
38	1270040	Gateway And Street Frontage Walls Of Former Stables At Carn's Yard	II
39	1270043	3, Killigrew Street	II
40	1270044	The Bank	II
41	1270069	4, 5 And 5a, High Street	II
42	1270086	Clare Terrace School Falmouth Art School	II
43	1270131	1-4, Bells Court	II
44	1380376	The Seven Stars Public House	II
45	1481824	Former Falmouth Central Methodist Church	II
46	-	Falmouth	CA

TABLE 8: TABLE OF NEARBY HERITAGE INTERVENTIONS (SOURCE: CORNWALL AND ISLES OF SCILLY HISTORIC ENVIRONMENT RECORD).

No.	EvUID	Name	Event Type
1	ECO1664	Land at Smithick Hill, Falmouth	Assessment
2	ECO1671	Smithick Hill, Falmouth, Cornwall	Watching Brief
3	ECO2202	Falmouth 33-34 Market Street	Watching Brief
4	ECO3003	Falmouth High Street void	Site Survey
5	ECO3144	Land at Smithick Hill, Falmouth	Assessment
6	ECO3202	Falmouth Market Street Void	Watching Brief
7	ECO3314	Land at Smithick Hill, Falmouth	Watching Brief
8	ECO3624	24 Market Street, Falmouth	Watching Brief
9	ECO4766	Webber Hill, Falmouth, Cornwall	Watching Brief
10	ECO5231	Site of Proposed Townhouse	Assessment
11	ECO5407	Land off Fish Strand Hill, Falmouth, Cornwall	
12	ECO5906	Market Strand	Watching Brief
13	ECO6215	Falmouth Flood Alleviation Scheme	Environmental Sampling
14	ECO6453	Falmouth Flood Alleviation Scheme	Scientific Dating

8-10 WEBBER STREET, FALMOUTH, CORNWALL: UPDATED HERITAGE IMPACT ASSESSMENT

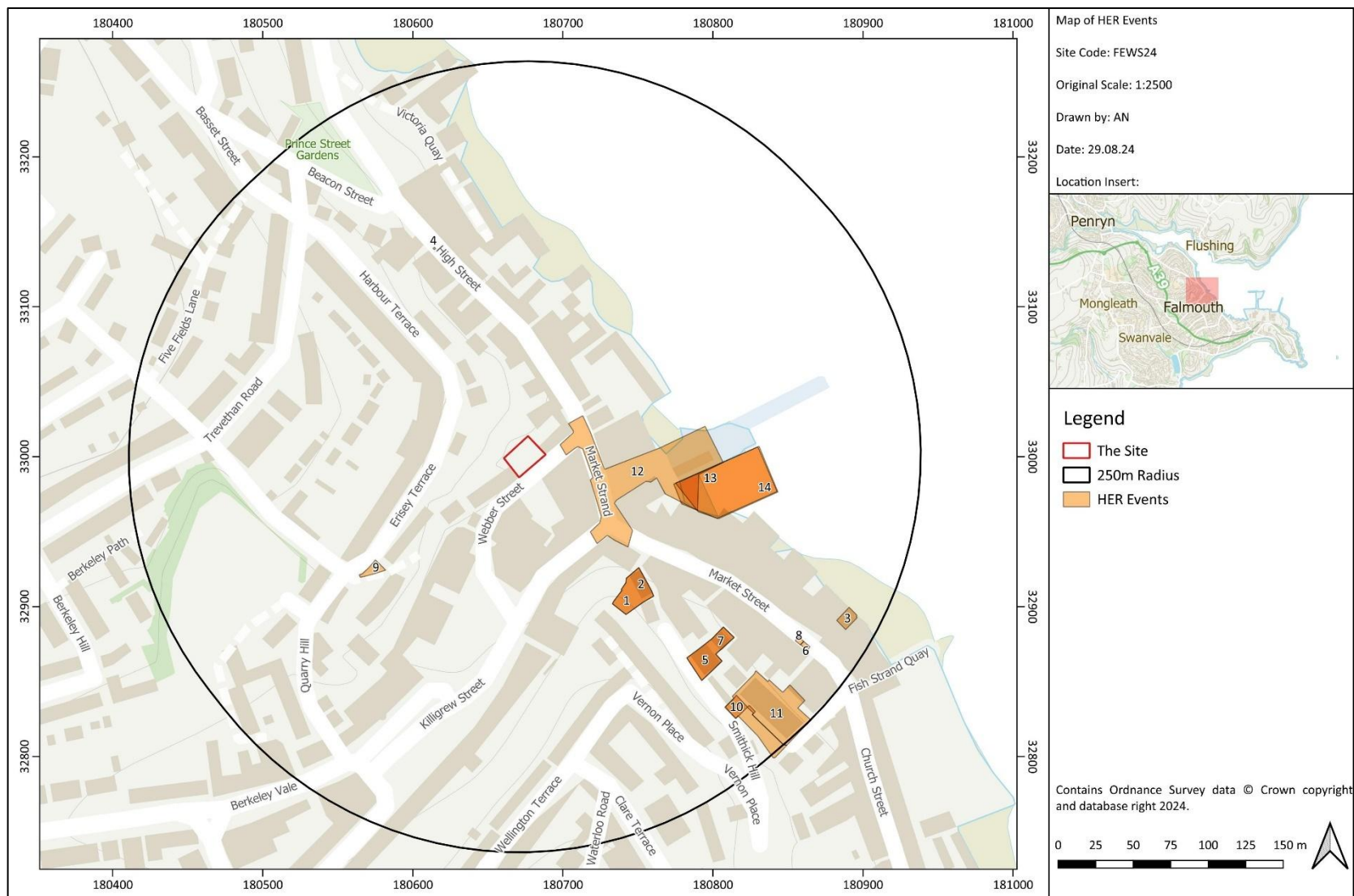


FIGURE 30: MAP OF HERITAGE INTERVENTIONS WITHIN 250M OF THE SITE AS RECORDED IN THE CORNWALL AND ISLES OF SCILLY HISTORIC ENVIRONMENT RECORD. CONTAINS ORDNANCE SURVEY DATA © CROWN COPYRIGHT AND DATABASE RIGHT 2026.

¹ SSEW 1983: *Legend for the 1:250,000 Soil Map of England and Wales*.

² BGS 2024: <https://geologyviewer.bgs.ac.uk>

³ SWARCH 2024: *Impact Assessment Methodology v.2.02*.

⁴ Hickie, D. 2017: *8-10 Webber Street, Falmouth: Heritage Statement*. Heritage Matters report.

⁵ SWARCH 2024: *8-10 Webber Street, Falmouth, Cornwall: Heritage Impact Assessment*. SWARCH report 240918.

⁶ Berry, E. 1998: *Falmouth Conservation Area Appraisal*. Carrick DC.

⁷ CAU 2005: *Cornwall and Scilly Urban Survey. Historic characterisation for regeneration. Falmouth*. HES report 2005R003.

⁸ Referenced by Berry, E. 1998: *Falmouth Conservation Area Appraisal*. Carrick DC. Section 3.4.4.

⁹ <https://www.falmouthartgallery.com/Collection/1000.167>

¹⁰ Stell, C. 1991: *An inventory of nonconformist chapels and meeting houses in south-west England*.

¹¹ Planning permission C1/W7031529H.

¹² Planning permission C1/8301495H.

¹³ Ibid.

¹⁴ CAU 2005: *Cornwall and Scilly Urban Survey. Historic characterisation for regeneration. Falmouth*. HES report 2005R003. Page 22.

¹⁵ English Heritage 2008: *Conservation Principles*.

Historic England 2017: *GPA3: The Setting of Heritage Assets*.

Historic England 2019: *Statement of Heritage Significance: Analysing Significance in Heritage Assets*. HEAN 12

IEMA, IHBC & Cifa 2021: *Principles of Cultural Heritage Impact Assessment in the UK*.