

JACKSON'S LANE, CARMARTHEN: HISTORIC ENVIRONMENT APPRAISAL (NGR SN 4125 2011)



Prepared by DAT Archaeological Services
For: Carmarthenshire County Council/
Capita



DYFED ARCHAEOLOGICAL TRUST

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Gan / By

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**JACKSON'S LANE, CARMARTHEN:
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JACKSON'S LANE, CARMARTHEN: HISTORIC ENVIRONMENT APPRAISAL

SUMMARY

DAT Archaeological Services were commissioned by Capita on behalf of Carmarthenshire County Council to prepare a Historic Environment Appraisal of the site at Jackson's Lane, Carmarthen to provide more information about the potential effects of development proposals on the historic environment. This report will be used by planners to make an informed decision on the proposals with regards to archaeology and the historic environment.

The proposed development site comprises two parts, a small area to the west located at SN 41173 20105, measuring around 0.016ha in size. The second area which is the main site, comprises land to the southwest of Jackson's Lane centred on NGR SN 41259 20112, covering a total area of around 0.18ha.

The proposed development includes the removal of the existing Jackson's Lane gardens to make a larger paved area to enable seating areas and public open space, with new retail units along its western edge. The aim of this development will be to enhance this link to King Street, and improving the route between the new and old towns of Carmarthen. Further retail units are proposed in the smaller part of the site area at the western end of Chapel Street.

The main part of the development area lies within the part of the medieval town laid out in 1415. The projected line of the town wall of the earlier 1233 medieval town runs along the western edge of the development site. The West Gate for the 1415 defences may possibly lie in this location too.

The site lies within 500m of four Scheduled Ancient Monuments, including Carmarthen Castle; the Roman Town of Moridunum; the Roman fort; and the Bulwarks, earthwork remains of Civil war defences which circuted the town. The site areas lie within the Carmarthen Historic landscape Character area. It lies within 500m of two Grade I and six Grade II Listed Buildings; within the Carmarthen Town Conservation Area and within 500m of eight further Conservation Areas; within 150m of eighty five Grade II Listed Buildings; and within 150m of over two hundred archaeological sites recorded on the Dyfed Historic Environment Record.*

Previous excavations have revealed that medieval and later pits survive within the site area, as well as possible remains of the 1415 defences at a depth of 0.70m below the present ground surface. A well of later medieval date has been previously recorded. A possible waterlogged ditch was recorded directly to the south of the site area, which contained imported pottery. Post-medieval buildings were formerly present within both the smaller part of the development area and along the Chapel Street / Wood's Row frontage of the main Jackson's Lane area. Remains of these buildings are likely to survive on the site.

1. INTRODUCTION

1.1 Project Proposals and Commission

- 1.1.1 DAT Archaeological Services were commissioned by Capita on behalf of Carmarthenshire County Council to provide a Historic Environment Appraisal of the proposed Jackson's Lane development, Carmarthen upon the historic environment. The resulting report would enable the planners to make an informed decision on the proposal as regards archaeological and historic environment issues.
- 1.1.2 The proposed development site comprises two parts, a small area to the west located at SN 41173 20105, measuring around 0.016ha in size at the western end of Chapel Street. The second area which is the main site, comprises land to the southwest of Jackson's Lane centred on NGR SN 41259 20112, covering a total area of around 0.18ha.
- 1.1.3 The proposed development includes the removal of the existing Jackson's Lane gardens to make a larger paved area to enable seating areas and public open space, with new retail units along its western edge. The aim of this development will be to enhance this link to King Street, and improving the route between the new and old towns of Carmarthen. Further retail units are proposed in the smaller part of the site area at the western end of Chapel Street.
- 1.1.4 The Appraisal has been produced in accordance with the generic brief prepared by Dyfed Archaeological Trust (DAT) Development Management Section.

1.2 Scope of the project

- 1.2.1 The appraisal is presented in fulfilment of a Written Scheme of Investigation (Appendix 1) working to the generic brief provided by DAT Development Management Section. This appraisal is not a full desk-based assessment of the potential historic environment resource. Rather, it is a more rapid piece of work involving readily available information to assess historic environment potential.
- 1.2.2 The results are intended to identify the extent and character of the known and potential archaeological resource, to assess the likely and potential impacts of the scheme on that resource and, if required, to outline a possible programme of further works to mitigate those impacts. The appraisal should be seen only as the first stage of the archaeological process and does not preclude the possibility that further archaeological input may be required prior to, or during, the proposed development.
- 1.2.3 The desk top survey was limited to the resources held in the regional HER and other on-line resources. Considering the size and nature of the proposed development a 500m radius from the site was considered a sufficient area with which to appraise visual effects on designated sites within the historic environment. A 150m radius search area was used to establish the buried archaeological potential for the site area and impacts on Grade II Listed buildings.

1.3 Abbreviations used in this report

- 1.3.1 Dyfed Archaeological Trust (DAT). Historic Environment Record (HER); Primary Record Number (PRN); National Grid Reference (NGR); National Monument Record (NMR); Scheduled Ancient Monument (SAM).

1.4 Illustrations

- 1.4.1 Photographic images are to be found adjacent to relevant text. Printed map extracts are not necessarily reproduced to their original scale.

1.5 Timeline

- 1.5.1 The following timeline (Table 1) is used within this report to give date ranges for the various archaeological periods that may be mentioned within the text.

Period	Approximate date	
Palaeolithic –	c.450,000 – 10,000 BC	Prehistoric
Mesolithic –	c. 10,000 – 4,000 BC	
Neolithic –	c.4,000 – 2,300 BC	
Bronze Age –	c.2,300 – 700 BC	
Iron Age –	c.700 BC – AD 43	
Roman (Romano-British) Period –	AD 43 – c. AD 410	Historic
Post-Roman / Early Medieval Period –	c. AD 410 – AD 1086	
Medieval Period –	1086 – 1536	
Post-Medieval Period ¹ –	1536 – 1750	
Industrial Period –	1750 – 1899	
Modern –	20th century onwards	

Table 1: Archaeological and Historical Timeline for Wales

¹ The post-medieval and industrial periods are combined as the post-medieval period on the Regional Historic Environment Record as held by Dyfed Archaeological Trust

2. SITE LOCATION AND TOPOGRAPHY

- 2.1 Jackson's Lane is a small alley way which leads from Chapel Street / Wood's Row southwards to King Street in Carmarthen (Figures 1, 2 and 3). The development site is bounded by Chapel Street / Wood's Row to the northwest, the former Woolworths store (now B&M) to the southwest, modern buildings dating from the early 1990s to the southeast and the various buildings along Jackson's Lane to the northeast (Figures 2 and 3).
- 2.2 The main site area is presently used as the Jackson's Lane gardens and openspace, with paths, small decorative walls, flower beds and seating areas. It is presently underused. The intention is to improve the area and increase pedestrian access from the modern part of the town around Red Street, the indoor market and St Catherine's Walk, through to the older part of the town and the various shops along King Street and in Guildhall Square. The area lies on a gentle northwest facing slope at 16.8m above ordnance Datum at its lower end, which rises more steeply beyond the proposed development site, along the Jackson's Lane alley to King Street at a level of around 23m aOD.
- 2.3 The smaller area is located adjacent to modern retail units at the western end of Chapel Street, in an area which is presently paved. The topography for this area is flat at around 16.5m aOD.

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Figure 2: Detailed location map based on the Ordnance Survey.

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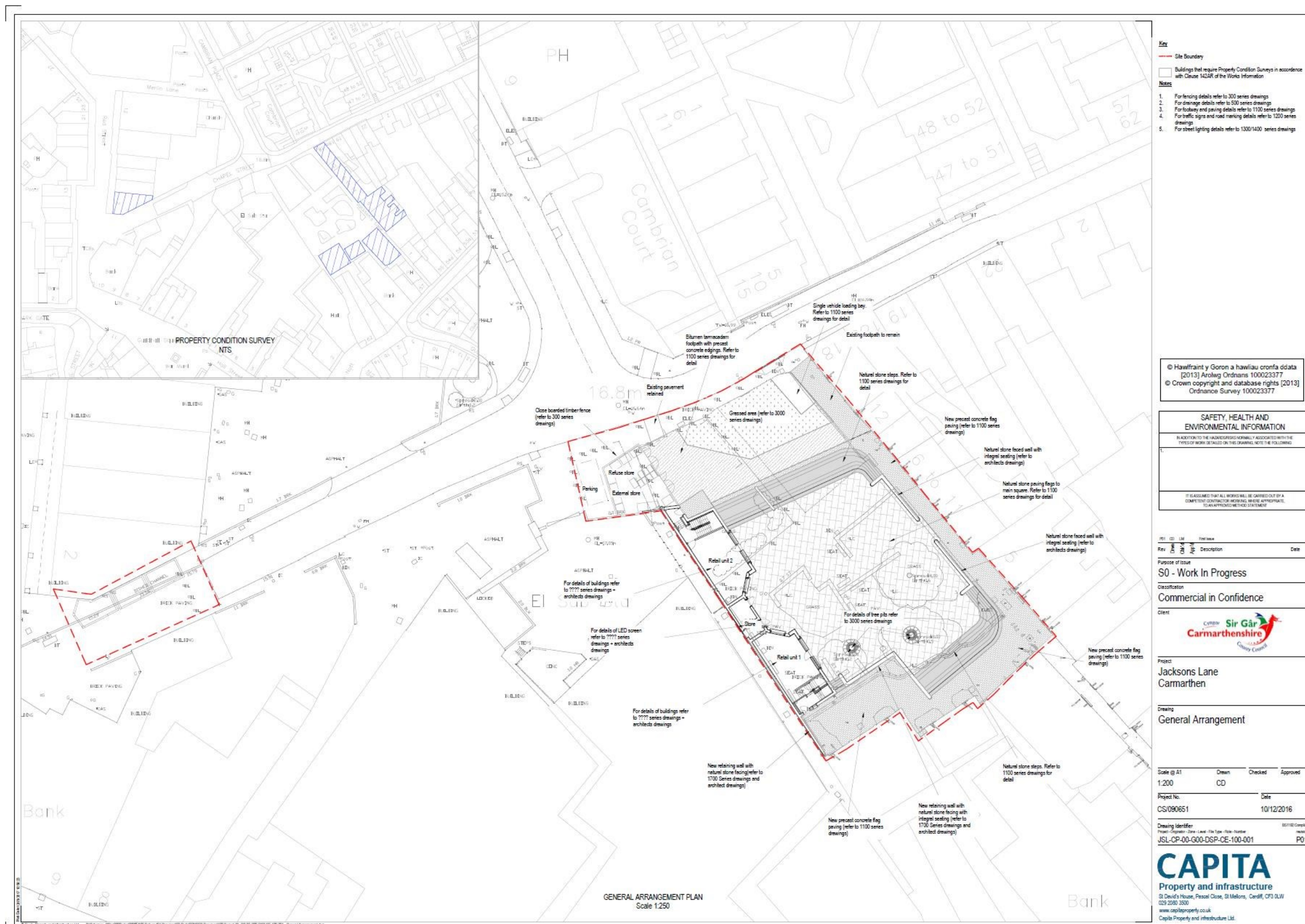


Figure 3: Provisional plan showing proposed general arrangement of Jackson's Lane area (plan supplied by Capita) (NTS)

3 METHODOLOGY

- 3.1 This Historic Environment Appraisal followed the required methodology laid out in the written scheme of investigation which was prepared in response to the generic brief for such appraisals as prepared by DAT Planning Services (Appendix 1).

Desk Top Study

- 3.2 Computer-based and other resources within the Regional HER were consulted in the preparation of this document. Sufficient information was consulted to inform comment on the goals of the assessment. GIS layers were used to assess and illustrate what the likely effects of the proposals upon the historic environment might be.
- 3.3 Designated historic environment assets (Historic Landscape Characterisation Areas, Scheduled Ancient Monuments, Grade I and II* Listed Buildings, Conservation Areas, and Historic Parks and Gardens) were identified within a 500m radius of the Jackson's Lane development areas. The potential visual effect of the proposed development on the settings of the designated sites within this area was considered.
- 3.4 Non-designated archaeological and historic sites and Grade II Listed Buildings were identified within a 150m radius centred on the proposed development site. This area was considered sufficient to enable an assessment of the buried archaeological potential of the site area to be made.
- 3.5 Although the search areas would appear to be relatively small, within its urban setting and in terms of the character of the archaeology of the town, these are considered to be appropriate areas.

Site Surveys

- 3.6 A specific site visit was made to the Jackson's Lane area on 22nd February 2017.

4. ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

4.1 The Historic Landscape

- 4.1.1 The development site lies within the boundaries of the Tywi Valley Historic Landscape Categorisation Area (HLC 7) as recorded on the Register of Landscapes of Outstanding Historic Interest in Wales (Cadw 1998). Carmarthen is specifically referenced (Area 181) and is described thus:

CARMARTHEN GRID REFERENCE: SN 411 198
AREA IN HECTARES: 733.10

Historic Background:

The built-up area of the town of Carmarthen, a Roman civitas capital, Medieval borough and county town in which there has been considerable survival of historic landscape features. The Roman town of Moridunum had been established by the early 2nd century as an eastern suburb of a fort from 75 AD (James 1992, 32). A Dark Age presence is represented further east by the clas church of St Teulyddog, and possibly by the parish church of St Peter which partly overlies the Roman west gate. Carmarthen's post-Conquest history (this account of which is based on James 1980, and Lodwick and Lodwick 1972) begins with the establishment of a castle in 1093, not on the present site but at Rhydygors to the south of the landscape area. This was abandoned in favour of the present castle site in 1109, which was doubtless chosen for strategic reasons overlooking a bridging point possibly used by the Romans, but far enough from the clas and St Peters Church - which together were subsequently termed 'Old Carmarthen' - to not be regarded as an interference. A royal foundation, the castle developed as the focus for a small borough - New Carmarthen - which received a charter under Henry II, and masonry defences in the 1230s. A substantial suburb developed along the route west of the town (Lammas Street) and between the walled town and St Peters Church, along King/Spilman Streets. In 1275 there were 181 burgesses but the elevation of Carmarthen to a county town in 1282 doubtless provided an impetus for increased settlement. The former clas church of St Teulyddog had been reorganised as an Augustinian priory in 1125, and a Franciscan friary was founded to the west of the town between 1272 and 1282. Carmarthen had been subject to a number of attacks during the 12th century, and was besieged by both Glyndwr in 1407 and during the civil war. However, domestic development was never seriously impeded and it remained the most important town in Wales, and one of the largest, until the Industrial Revolution. The demesne manor of the borough of Carmarthen lay at Llanllwch, 4 km west of the town, with a nucleus around the mill and medieval church. Although the manor was administrative rather than a territorial unit, and lay mainly beyond this character area where it is commemorated in the name Manor Farm, significant areas of former ridge and furrow have been noted around the church itself. From the 14th century onwards the demesne was farmed out to customary tenants for rent. Carmarthen became the centre of a number of industries in the 18th century, many of them taking advantage of monastic watercourses such as the ironworks established by Robert Morgan on the priory site in 1748, and the paper mill and woollen factory that were supplied by the friary leat, while Johnstown developed as a settlement west of the town. Carmarthen was integrated with the rail network in 1852. However, since the later 19th-

century its development has been chiefly as an agricultural and regional administrative centre, for among other things education and healthcare.

Description and essential historic landscape components

The historic town spreads along the north bank of the River Tywi from its core at the castle overlooking the bridge, although development has now spread along both banks. A substantial part of the eastern half of the historic town covers an area once occupied by the Roman town of Moridunum, which has had a substantial impact on the present topography and street-plan. Evidence of this is visible in a rectangular area, still largely undeveloped, that follows the line of the late 2nd-century defences either side of the axial Priory Street (James 1992, 32). *The Carmarthen Library site is located on the southwestern side of the Roman town of Moridunum, lying just inside of the town defences.*

The castle is a motte-and-bailey, and in a functional continuity the bailey was occupied from the 1780s until the 1920s by a gaol, originally designed by John Nash, and from 1938 by County Hall. The castle developed as the focus for a borough represented by the present Guildhall Square, Nott Square, Quay Street and Bridge Street, which received defences in the 1230s. The suburb around King Street and Spilman Street was walled in the early 15th-century and the civil war defences have influenced the street-plan in the western part of the historic town. The friary and priory which formed such a feature of Carmarthen's Medieval topography have now gone. The site of the former is now occupied by a Tesco superstore while the latter is playing fields. However, redevelopment within the core of the historic town has been minimal, and most property boundaries reflect medieval burgage plots. The axial Priory and Lammas Streets were, until recently, arterial routes. Carmarthen is characterised by a number of good quality former town houses that are mainly concentrated in the centre of the town, while most 18th- and 19th-century building is located at its periphery. The cottages and terracing of Priory Street were regarded as of poor quality by contemporary observers. Industry has had comparatively little impact on the morphology and environment of the town, which has been mainly influenced by retail, education and healthcare development. A theological college was established in 1848, an art college in 1854 and a technical college in 1927, and three secondary schools were established in the 19th- and 20th-century. A psychiatric hospital was established in 1865 and a large regional general hospital was established on a virgin site to the north of the town in the 1960s. Substantial council housing was built in the 1950s-60s at Park Hall and at Tregynwr, to the south of the town. Ribbon-development of small retail outlets occurred at Pensarn, along the route south of the town, during the later 20th century and expanded with the relocation here of the main Royal Mail sorting office in the 1980s. The establishment of the southern bypass in the mid 1980s led to the development of large, out-of-town retail outlets between the bypass and the technical college. One of these stores now occupies the site of Rhydygors House, a former gentry house.

Recorded archaeology comprises features from the Roman - Modern periods. Excavation has revealed much of the Roman street-plan and buildings, details of the Roman fort, as well as the Roman amphitheatre to the east of the town. The castle was a motte-and-bailey, the motte of which still survives

crowned with 13th century (and later) masonry. Little, however, survives of the town walls and the only other Medieval building is St Peters Church, but the civil war earthwork defences survive in part. Both the Medieval friary and priory sites have been excavated.

There are a large number of listed buildings - c.190 in this landscape area - which are mainly town houses reflecting Carmarthen's county town status. Also included are John Nash's guildhall, and the market, both from the 1770s, the Medieval castle and parish church, the Medieval church at Llanllwch, later churches and chapels, and St Davids Hospital. The County Hall, from 1938, was designed in the style of a French chateau by Sir Percy Thomas. The present bridge is also from the 1930s and occupies the site of the Medieval bridge.

This built up area is distinct from the surrounding rural areas to the south and west. Character areas to the north and east have yet to be defined.

(<http://www.dyfedarchaeology.org.uk/HLC/HLCTowy/area/area181.htm>
20/10/16)

4.2 Scheduled Ancient Monuments (Figure 4)

- 4.2.1 There are four Scheduled Ancient Monuments within 500m radius of the site area (Table 2, Figure 4).
- 4.2.2 The closest is that of Carmarthen Castle SAM (CM 008) to the south of the Jackson's Lane development site, encompassing the standing remains of the medieval castle.
- 4.2.3 The next closest SAM is that of the Roman Fort at Carmarthen (SAM CM235), which lies to the southeast of the development site. The area covers around 0.27ha of undeveloped land to the south of Spilman Street, where the remains of the fort are again likely to survive in a well preserved state below ground.
- 4.2.4 To the northeast lies part of the Roman Town of Carmarthen (Moridunum), lying below St Peter's Car Park, the Carmarthen Town Football Ground and undeveloped areas to the rear of properties on Priory Street and Richmond Terrace covering a total area of 3.31ha (SAM CM234). There are no upstanding remains of the Roman town visible within this area, but due to the lack of significant disturbance from past development, the well preserved remains of the Roman town are likely to survive below ground.
- 4.2.5 The fourth SAM lies to the west, The Bulwarks, the earthwork remains of Civil War defences. It is considered that this the last surviving fragment of what is thought to have been a comprehensive civil war defence system for the town (RCAHMW Coflein website). The surviving remains comprise one bastion and a length of earthwork curtain defences.
- 4.2.7 The development proposals will need to consider the impacts on the settings of the surrounding scheduled ancient monuments. It is possible that only Carmarthen Castle may have any intervisibility with the site area and this will be limited to only higher parts of any buildings or structures erected. The Roman fort and town have no above ground remains, so it is very unlikely that any impact to their setting would occur.

SAM Ref	Site Name	Period	NGR
CM234	Carmarthen Roman Town (part of)	Roman	SN415204
CM235	Carmarthen Roman Fort (part of)	Roman	SN415200
CM009	The Bulwarks (Civil War)	Post-Medieval/ Modern	SN408199
CM008	Carmarthen Castle	Medieval	SN412199

Table 2: Scheduled Ancient Monuments with 500m radius of the proposed Jackson's Lane development site.

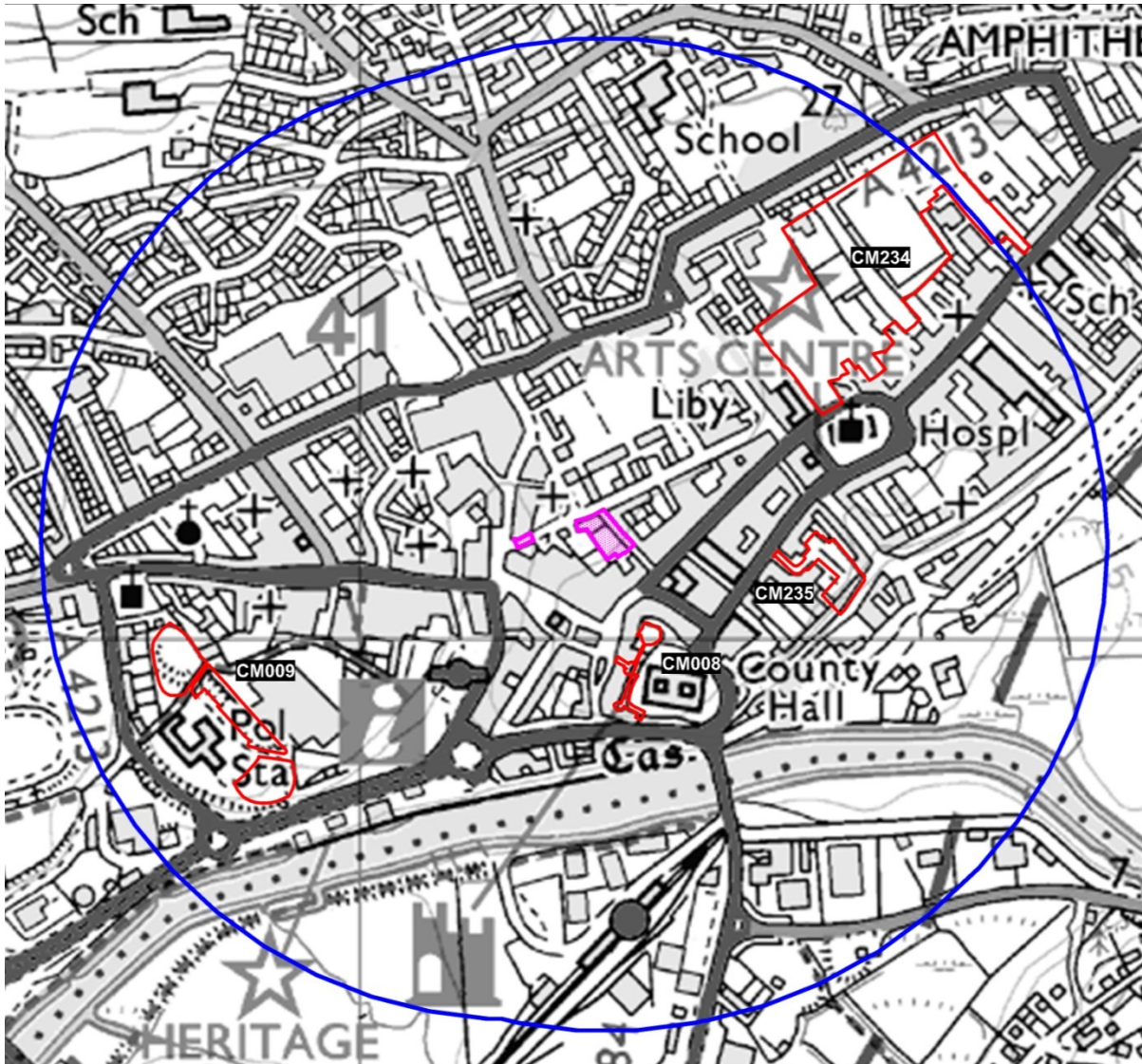


Figure 4: Scheduled Ancient Monuments within 500m of the Carmarthen Library Development Site, showing SAMs in red, with the site area and 500m search area in blue

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4.3 Grade I and II* Listed Buildings (Figure 5)

- 4.3.1 There are 8 listed buildings of Grade I or Grade II* within 500m of the proposed Jackson's Lane development site (Table 3; Figure 5).
- 4.3.2 There are two Grade I Listed Buildings within the search area, Carmarthen Castle (9507) and The Parish Church of St Peter (9435). As noted above there may potentially be intervisibility with Carmarthen Castle at higher points of any structures erected as part of the development. The same may be true for St Peter's Church. The presence of intervening buildings makes it unlikely for both.
- 4.3.3 The remaining six buildings are Grade II* Listed and include The Guildhall (9450); No 51 King Street including near-detached rear wing (9471), Heol Awst Capel yr Annibynwr (9488); a building on Quay Street (9556); Ty Gelli Aur/Golden Grove House, with steps and railings (9561) and the English Baptist Church (9741).
- 4.3.4 There does not appear to be any clear intervisibility between the site area and the Grade II* buildings, although this has only been assessed at ground level and further assessment may be required as part of any landscape and visual report for the Jackson's Lane development. It is considered likely that the rear of No 52 King Street, located on elevated ground to the southeast will have views across the main part of the development site.

Listed Building Number	PRN	Name	Location	NGR	Grade
9435	50	Parish Church of St Peter	Church Lane Situated in rounded churchyard at end of King Street. Medieval parish church.	SN 41523 20221	I
9450	124	The Guildhall	Guildhall Square Situated at upper end of the square. There are apparently early references to a hall and guildhall in Carmarthen, one dated before 1330. A guildhall appears to have been built in this area in the late 16th century, which appears to have been ruinous by 1765, demolished in 1766. Post-medieval building.	SN 41212 20020	II*
9471	20224	No 51 King Street including near-detached rear wing	King Street Situated opposite Post Office. A much altered large 18th century town house with good surviving interiors, including doorways, panelling, staircase and fireplace. It probably dates to the early to mid 18th century although the rare near detached building to the rear may be 17th century. Post-medieval building.	SN 41342 20111	II*
9488	61843	Heol Awst Capel yr Annibynwr	Situated set back in railed forecourt roughly midway along street. Post-medieval chapel.	SN 40906 20031	II*
9507	57, 61855	Carmarthen Castle	Nott Square Situated behind buildings on E side of Nott's Square. Remains of medieval castle.	SN 41308 20006	I
9556	61893	Nos 2 and 3 Quay Street	Quay Street Situated some 5m SW of junction with St Mary's Street. Post-medieval	SN 41208 19988	II*

9561	61897	Ty Gelli Aur/Golden Grove House, with steps and railings	Quay Street Situated 15m NE of junction with Little Bridge Street. Post-medieval building.	SN 41173 19928	II*
9741	114	English Baptist Church	Lammas Street Situated set back from the street in paved forecourt, between Nos 7 and 8. Post-medieval chapel.	SN 41067 20098	II*

Table 3: Grade I and Grade II* Listed buildings within a 500m radius of the proposed Carmarthen Library development.

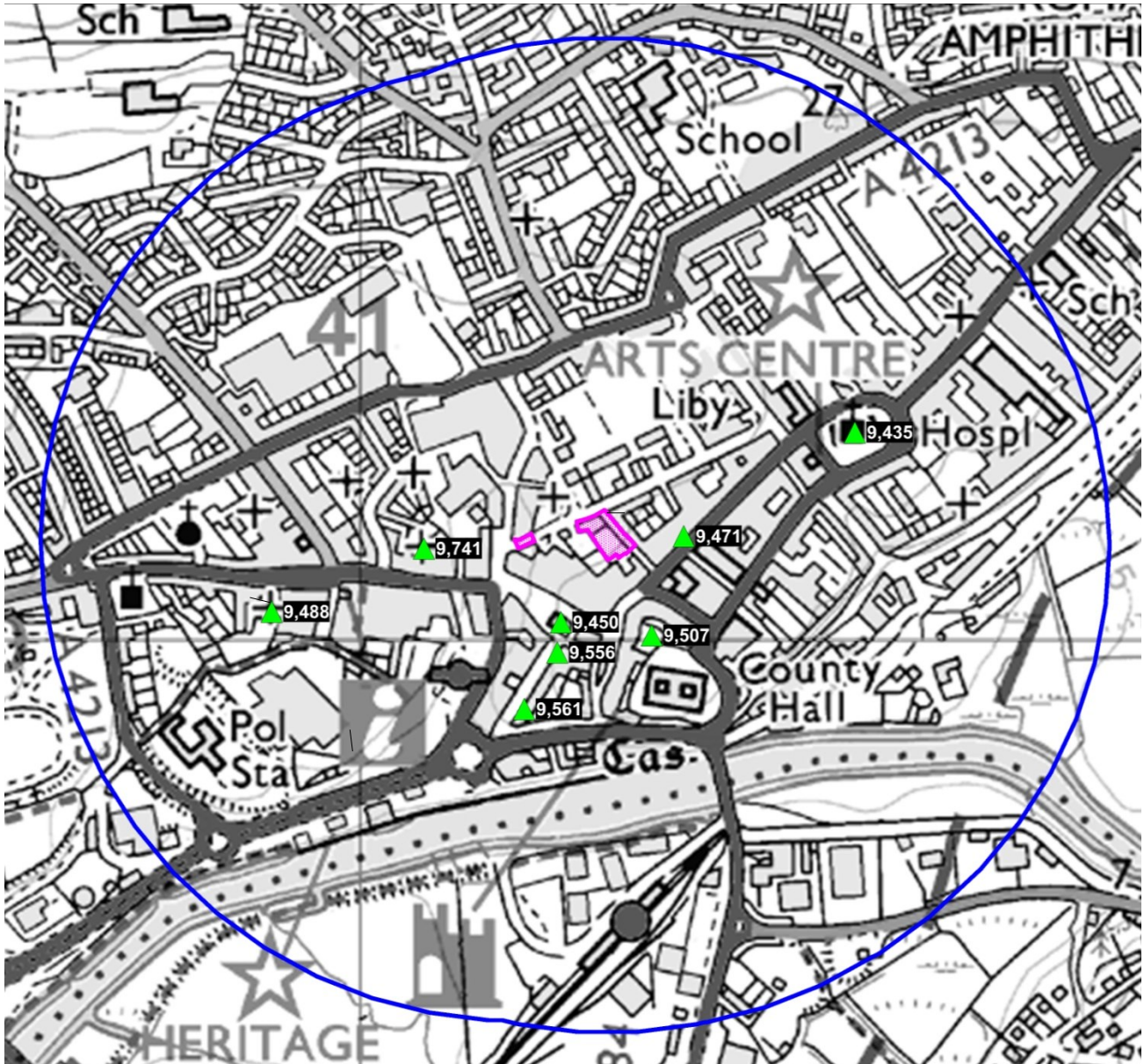


Figure 5: Grade I and II* Listed Buildings within a 500m radius of the Jackson's Lane development site

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4.4 Conservation Areas

4.4.1 Nine Conservation Areas lies within a 500m radius of the proposed Jackson's Lane development site (Figure 6). The main part of the development area lies within the Carmarthen Town Conservation Area, covering the castle, King Street and Spilman Street. The smaller part of the development site lies just outside of the Carmarthen Town Conservation Area.

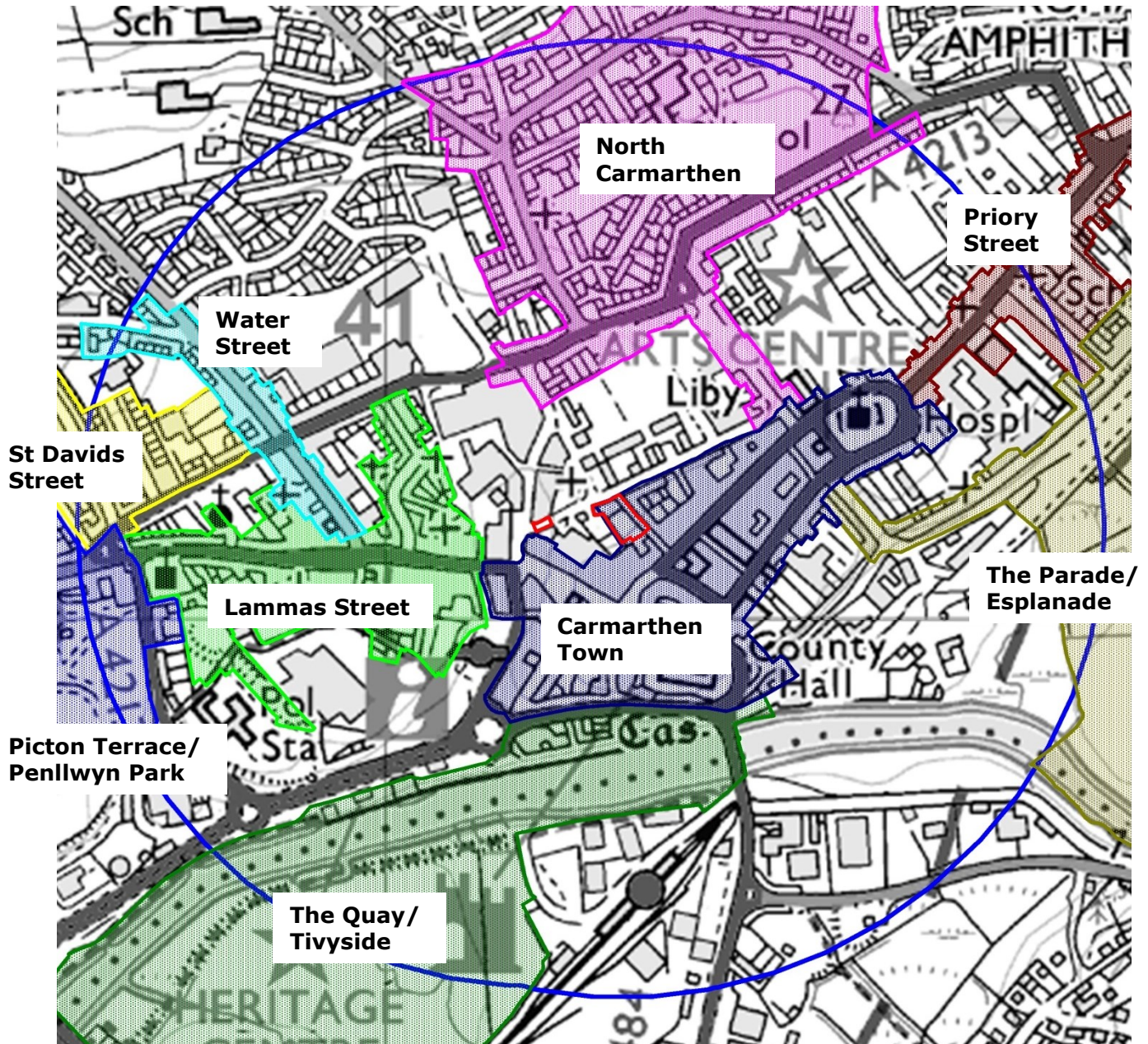


Figure 6: Conservation Areas within a 500m radius of the Jackson's Lane development site

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- 4.4.2 The next closest Conservation Areas are that of Lammas Street and North Carmarthen , which both lie within 250m of the proposed development site.
- 4.4.3 Beyond these lie the Priory Street, The Parade/Esplanade, The Qua/Tivyside, Picton Terrace/Penllwyn Park, St David's Street and Water Street Conservation Areas.
- 4.4.4 Further assessment of the impacts to the setting of at least the Carmarthen Town, Lammas Street and North Carmarthen Conservation Areas would need to be addressed in more detail as part of a landscape and visual assessment / Historic Environment study.

4.5 Historic Parks and Gardens

- 4.5.1 There are no registered Historic Parks or Gardens within the 500m radius search area.

4.6 Grade II Listed Buildings (Table 4 and Figure 6)

- 4.6.1 A total of 85 Grade II Listed Buildings lie within a 150m radius of the proposed Jackson's Lane development site. These are all post-medieval in date. All but one of these are also recorded on the Dyfed Historic Environment Record (HER) and Table 4 shows the Listed Building number, and also records the HER Primary Record Number (PRN) references.
- 4.6.2 There are no Grade II Listed buildings within the Jackson Lane development areas, although a number of buildings front the northwestern side of King Street to the southwest of the main development area which is on higher ground with probable views across the area. Six of these lie directly southwest of the main development area: 57 King Street (82130), 61 King Street (82131), 62 King Street (82132), 59 King Street, the Nat West Bank (82172), 60 King Street (9473) and No 1 Nott's Square, St Peter's Civic Hall (9506). Further northeast along King Street are Nos 49 (82126), No 50 (82128), No 52 (82129), Nos 53 & 53a (9472) and No 54 (70828). Views of the development area are likely to be possible from the rears of all of the above properties and impacts to their settings will need to be considered. Note that No 52 King Street is a Grade II* Listed building considered above.
- 4.6.3 The Barclays Bank building, Nos 9 and 10 Guildhall Square (9452) lies very close to the smaller part of the Jackson's Lane development area. The rear of this building has been significantly altered, but impacts to its setting will still need to be considered.
- 4.6.4 The majority of other Grade II listed buildings probably lie to far away from the proposed development areas for any significant impacts on their settings to be considered, although there is a potential that other buildings fronting the northwestern side of King Street in the vicinity of the development site could

Listed Building No	HER PRN (s)	Site Name	Description	NGR
9423	391, 20203	No 1A Blue Street (with No 8 Dark Gate)	A 'Nagg's Head' is first mentioned in a rent roll of 1573, 'Nagg's Head House' is also mentioned in 1657. The current building on this site dates to the mid 19th century, housing the former Naggs Head Public House and was amalgamated with the adjacent Half Moon Hotel, later including the adjoining former Naggs Head (PRN 391) (Nos 8-9 Dark Gate). The hotel was established in 1806, the Naggs Head becoming the bar and spirit store. Used as a YMCA in WWI.	SN 41123 20049
9424	20204	1 Blue Street	Formerly Nos. 1 and 1A were listed separately, now listed together. See description for PRN 20203. (PP 25/6/04)	SN 41129 20037
9425	20207	No 36 Blue Street & Adjoining Outbuildings	Early 19th century town house, now used as a coffee shop. Three-storey with bay windows with a slate low pitched roof, it is one of a few Georgian brick fronts still unpainted in the town. Occupied by a hairdressers in 1914 and 1926.	SN 41153 20035
9426	369, 20313	17 Bridge Street	A low two-storey terraced house with a cellar. Externally it appears early to mid 19th century, but with early 18th century origins. Formerly the Horse and Jockey Inn (PRN 369), marked as an Inn on Wood's map of 1834 and as a public house on the 1st edition OS. Used as a shop by the later 19th century (PRN 20339).	SN 41260 19945
9427	416, 20314	23 Bridge Street	A terraced 2-storey house with cellar and attic, the front now used as a shop with rear used as flats. Probably has 18th century origins, but much altered in the 20th century. Shown on Woods map of 1834, used a shop during the 19th century. An Inn marked on the 1st (1888) and 2nd (1906) edition Ordnance Survey maps. The building itself, which is listed, has medieval vaulted cellars (PRN 68), the rest probably rebuilt in the 19th century.	SN 41258 19967
9428	20315	Nos 26 & 27 Bridge Street	Two 3-storey buildings probably built in the early 19th century, although no.27 was built over medieval barrel vaulted cellars and was refronted as the servicemens club in 1958. The buildings are shown on Wood's map of 1834.	SN 41243 19946
9443	20202, 61826	Nos 7 & 7A Dark Gate Carmarthen House	A mid to late 18th century town house. Three-storey with bay windows, though now much altered and used as a commercial premises. Described in a will as Gellingham House in 1812, partly rebuilt in 1844 although the fabric appears mainly 18th century.	SN 41111 20046
9451	140	South African War Memorial, Guildhall Square	A Boer War Memorial, built and erected in 1905-6. Unveiled by Major-General MacKinnon.	SN 41192 20038
9452	20208	Nos 9 & 10 Guildhall Square Barclays Bank	A bank building built in 1900-03 in a Northern Renaissance style for the London & Provincial Bank. Built on the site of Commerce House, a drapers shop. It was taken over by Barclays Bank in 1918.(PP 25/6/04 from listed building info)	SN 41163 20082
9453	9805	Nos 11 & 12 Guildhall Square	The corner house (no.11) was built c1800, apparently with no.12. It was a noted coffee shop and grocery from 1850 established by Mr Wonnacott, later kept by Miss Puddicombe and her nephew. A design for a grocers shopfront exists from	SN 41161 20045

			1920, but the presen	
9454	318, 20207, 61828	17 Guildhall Square	The former Bull Inn (PRN 318), now used as an eating house. Part of a terraced row, probably mid 18th century with an earlier rear wing. The building is shown on Lewis's map of 1786. A 'Bull Inn' is first mentioned in 1657. It was an Inn throughout the 19th century, becoming the Old Bull Cafe during the 20th century	SN 41192 20005
9455	61829	8 Hall Street	Grade II Listed house	SN 41226 20017
9460	150, 61833	15 King Street	A house with shop, probably mid 18th century, recorded as a shop from the late 18th/early 19th century. David Jones & sons, painters and decorators, opened a business here in 1845, continued until 1970.	SN 41392 20134
9461	20217	Nos 19 and 20 King Street	Nos 19 & 20 are now listed separately. No.19 is a commercial premises with possible 18th century origins, but with mid/late 19th century character. Both premises had shop fronts designed to match in the late 19th century.	SN 41415 20150
9467	151, 61835	37-8 King Street	Building with 18th century origins, now heavily altered. In the 18th and early 19th century it was the Kings Arms public house (see PRN 374). From 1841 it was the printing works of William Spurrell and successors for a century.	SN 41415 20184
9468	152	No 42 King Street Lloyds Bank	Building with late 17th to early 18th century origins. Probably originally built as a town house for the Rev. Edmund Meyrick (d.1713). A late 18th century sketch shows a building similar to the current, with a long low block to the left, possibly a ballroom.	SN 41388 20157
9469	20223	Nos 45 & 45a King Street	A house built in 1881 as Capital House, then leased to a boot and shoe shop from 1884. Recorded as a grocers in 1914 and 1926. Grade II listed as a later 19th century stucco terraced building with complete surviving original shopfront.	SN 41373 20140
9470	153, 61836	46 King Street	Grade II listed shop. A substantial mid to later 18th century brick fronted town house, much altered in the 20th century. In 1884 it was occupied by the Inland Revenue Office, from 1914-26 by Herbert Jones & Co Ironmongers. The ground floor was altered in the later 20th century.	SN 41355 20146
9472	20225	Nos 53 & 53a King Street	Nos 53 & 53A both listed as one building. Late 17th or early 18th century commercial premises with the exterior altered in the 19th century. First recorded as a plumbers business in the 1830's, the two shops have since housed cabinet makers, milliners etc.	SN 41332 20102
9473	20226, 61837	60 King Street	A late 18th century brick fronted house similar to no.46. Residence of Rev.David Charles, a Calvinistic Methodist Minister, listed in King Street in 1819. By 1884 it was occupied by a hairdressers, and in 1914 and 1926 a drapers shop.	SN 41292 20057
9475	20227, 61838	7 Lammas Street	A mid to late 19th century building, possibly contemporary with the English Baptist Church (PRN 114) opened in 1870. Built as a pair with no.8. Used as a photographers shop c1902 and an auctioneer in 1926. The shopfront was renewed in a Victorian style	SN 41066 20072
9476	61839	Gates, gateposts and railings to English Baptist	Grade II listed gates, gateposts & railings	SN 41060 20070

		Church, Lammas Street		
9478	20228, 61840	8 Lammas Street	Mid to late 19th century building, possibly contemporary with the English Baptist Church (PRN 114) opened in 1870. Built as a pair with no.7, either built as a shop or converted soon afterwards. Occupied by an ironmongers in 1914 and 1926. (PP 28/6/04 fr	SN 41056 20075
9493	20239	Boar's Head Hotel,120 Lammas Street	A large former coaching inn dating to the mid 18th century, although it is said to previously have been a town house of the Owens of Orielson. Rebuilt/altered in the 1750's, a ground plan of 1819 shows the hotel in the right 4-bay part. Then a stable was	SN 41054 20048
9500	113, 61850	Parc-y-Felfet Unitatian Chapel, Mansel Street	A Unitarian chapel built in 1849 for Dr.David Lloyd, minister of the small Carmarthen congregation. The interior of the chapel was altered in 1915. A school (PRN 26691) was built to the rear in c.1856, now demolished.	SN 41058 20174
9501	61851	NE & NW Forecourt piers and railings to Parc-y- Felfet Unitarian Chapel, Mansel Street	Grade II listed forecourt walls& railings	SN 41054 20188
9505	141, 61854	General Nott's Monument, Nott's Square (and railings)	A statue of Carmarthen born Major-General Sir William Nott, who distinguished himself in the Afghan war in 1842, died 1845. A bronze statue was made in 1849 from guns captured at the battle of Maharajpur, erected on a pedestal in 1851.	SN 41264 20001
9506	20241	No 1 Nott's Square, St Peter's Civic Hall	A building of uncertain date, presumably mid 19th century as it was found to be an insert between existing buildings, building marked on Woods map of 1834. Acquired as St Peters Church House during the 19th century, remodelled with a church hall and room.	SN 41272 20049
9521	61864	Section of medieval town wall behind Nos 27 to 30 Quay Street	Section of medieval town wall behind Nos 27 to 30 Quay Street	SN 41164 19962
9522	20268, 61865	32 Quay Street	Grade II listed house	SN 41190 19987
9523	20268, 61866	33 Quay Street	Grade II Listed house	SN 41198 19995
9558	157, 61894	Gwynne House, 6 Quay Street	18th century substantial town house, altered in the early 19th century and much rebuilt in the late 20th century. Named after the Gwynne family. It is a 3-storey building with a basement, faced in stucco, with sash windows and a panelled door.	SN 41191 19956
9565	20266	Llys-y-Barnwr, 28 Quay Street	Town house probably dating to the later 18th century, marked on Wood's map of 1834. Externally the present facade appears late 19th century although alterations are recorded in 1922-3. Used in the mid 20th century as judges lodgings, now converted into f	SN 41161 19949
9566	163, 61900	Nos 30 & 31 Quay Street	A town house, no.31 is mid to later 18th century, no.30 has 19th century detail but possibly also of 18th century origin, as the upper floor may have been part of a general early 19th century rebuild. Marked on Wood's map of 1834, no.30	SN 41179 19974

			possibly as the B	
9567	443, 20268, 61901	34 Quay Street	Three 2-storey dwellings of a similar height in a terraced row, lower than no.31, marked on Wood's map of 1834. Each is listed separately. No.32 may have been a former service range to no.31, since altered. Probably of mid 18th century origin, altered in the 19th century. It is apparently marked as an Inn on Wood's map of 1834, listed as the Union Hall public house in 1884. By the early 20th century it was used as offices.	SN 41203 20002
9568	20269, 61902	1 Queen Street	Grade II Listed house. No.1 is an early 19th century corner house. Formerly the Alma public house, by 1884 it was listed as the Blue Ribbon Coffee Tavern, still described as such in 1914. In 2002 it was a house.	SN 41372 20024
9569	20269, 61903	2 Queen Street	Grade II listed shop with accommodation. No.2 is probably late 18th/early 19th century house with later additions.	SN 41367 20028
9570	20258	The Spread Eagle, 8 Queen Street	An Inn probably built in the mid 18th century with 19th century exterior alterations, the interior was also rebuilt in 2002. The building is shown on Wood's map of 1834 but not marked as an Inn. It is recorded as the Spread Eagle in directories from 1884.	SN 41324 20054
9571	20286	The Queen's Hotel, 10 Queen Street	Public house rebuilt in 1865 but possibly including earlier work. The Queens Hotel was in existence by 1850. The present building was remodelled in 1865 to incorporate the adjoining Lamb and Flag inn (PRN 377) with a new frontage built across both properties.	SN 41316 20039
9572	20287, 61904	17 Queen Street	Grade II listed house, No.18 was formerly the substantial early 19th century Lion Royal hotel, which may have occupied part of no.17 as well as incorporating The Mount facing down Castle Hill. The White Lion Hotel is mentioned in rate books for 1802.	SN 41354 20019
9573	61905	The Mount	Grade II listed shop	SN 41359 20007
9585	20290, 61911	1 St Mary's Street	Row of buildings built up since the early 18th century, although the current buildings are mostly later. No.1 dates to the late 18th/early 19th century, possibly incorporating earlier material. Formerly two buildings, the corner building possibly added later.	SN 41218 19991
9586	20290, 61912	Saint Mary's Auction House, 2 St Mary's Street	Row of buildings built up since the early 18th century, although the current buildings are mostly later. No.1 dates to the late 18th/early 19th century, possibly incorporating earlier material. Formerly two buildings, the corner building possibly added later.	SN 41225 19988
9587	20290, 61913, 23397	Nos 3 & 4 St Mary's Street	Originally a town house later taken over by Ashbridge's School. This originated from the Collegiate School which existed from 1869 to 1887, a continuation of 'The Carmarthen School' at 7 and 8 Spilman St. The Carmarthen School was taken over by John Hales Ashbridge who moved it to these larger premises at 4 St Mary's St, former townhouse of the Williams family	SN 41234 19985
9588	20291	The Plume of Feathers, St Mary's Street	An Inn with mid to late 19th century detail but the building is marked on Wood's map of 1834. Shown as a public house on the 1st edition Ordnance Survey map of	SN 41216 20006

			1888, the name is first recorded in 1926. (PP 28/6/04 from listed building info)	
9592	164, 61915	Castle Hill House, 1 Spilman Street	House dated to 1815 on a rainwater head, 2-storey, sash windows with a hipped slate roof. Part of the early 19th century reconstruction of this area with the opening up of Castle Hill Street c1804. Advertised to let in 1850 as recently and thoroughly renovated.	SN 41385 19992
9593	165, 61916	2 Spilman Street	A 2-storey house, with sash windows and panelled doors with fanlight. Part of a terraced row, built c1820-30, marked on Wood's map in 1834.	SN 41391 19997
9594	61917	Front garden wall, gate and railings to No 2 Spilman Street	Grade II listed garden wall, gate & railings	SN 41379 20003
9597	20303, 61918	9 Spilman Street	Terraced houses, probably dating to the early 19th century. Part of a group from nos.5 to 10, nos.5 to 8 have been rebuilt in replica in 1989-90. No.10 was a lodging house in 1884.	SN 41426 20061
9598	20303, 61919	10 Spilman Street	Terraced houses, probably dating to the early 19th century. Part of a group from nos.5 to 10, nos.5 to 8 have been rebuilt in replica in 1989-90. No.10 was a lodging house in 1884.	SN 41430 20066
9604	20306	The Spilman Hotel, 36 Spilman Street	A substantial town house of the earlier 19th century. The building is marked on Wood's map of 1834 as the Post Office, it's also said to have been occupied by surgeons for 150 years. Doctors are recorded living there in 1884 and 1926. Restored since 1981.	SN 41417 20089
9605	181, 61925	Bank House, 40-41 Spilman Street	A substantial late Georgian house, described as 'modern built' in 1812, shown on Wood's map (1834) as Messrs Morris Bank. Became the 1st permanent offices of the County Council, converted in 1906-7, possibly including an extra storey.	SN 41385 20047
9606	20305	42 Spilman Street	A terraced house probably dating to the early to mid 19th century. The area is marked as built up on both Lewis' map of 1786 and Wood's map of 1834.	SN 41378 20031
9750	12788, 61984	The Angel Vaults, 10 Nott Square	A late 18th to early 19th century Inn with medieval origins, shown by a 15th century stone window discovered in 1983, though this may be re-used. Work in 1983 showed the building to be early, originally 2-storey, raised presumably in the 16th century. Grade II Listed.	SN 41259 19980
18287	175	Clock Tower in Carmarthen Provision Market	The clock tower of Carmarthen market (PRN 17319) built in 1846 by F.E.H.Fowler of London. Tower was restored in 1981.	SN 41095 20215
70828		54 King Street	Grade II listed building	SN 41323 20094
82095	61610	1 King Street	Grade II listed shop and house	SN 41293 20037
82100	61615	Nos 11 & 12 Guildhall Square	Grade II listed house	SN 41168 20043
82104	61619	16 Queen Street	Grade II listed shop and gallery	SN 41347 20024

82106	61621	18 Nott Square	Grade II Listed photographic laboratory	SN 41284 20025
82109	61624	19-20 Nott Square	Grade II listed shop and cafe	SN 41286 20030
82112	61627	Nos 19 and 20 King Street	Grade II listed restaurant	SN 41422 20156
82116	155, 61631, 61893	Nos 2 & 3 Quay Street	A terraced house, divided into two dwellings. Probably built in the earlier 18th century, originally in red brick. No.2 was restored in 1993. It had been the premises of D.Beynon Jones tailor from the late 19th century to the 1930's, with workrooms to the rear.	SN 41202 19976
82117	61632	3 Queen Street	Grade II Listed Office	SN 41363 20031
82121	61636	Nos 30 & 31 Quay Street	Grade II listed house	SN 41185 19982
82125	61640	Nos 3 & 4 St Mary's Street	Grade II Listed shop	SN 41241 19982
82126	61641	49 King Street	Grade II listed shop and house	SN 41350 20121
82128	61643	50 King Street	Grade II listed shop and house	SN 41346 20115
82129	61644	52 King Street	Grade II listed shop and house	SN 41337 20106
82130	61645	57 King Street	Grade II listed shop and house	SN 41310 20072
82131	61646	61 King Street	Grade II listed house and shop	SN 41287 20055
82132	61647	62 King Street	Grade II Listed shop	SN 41280 20053
82149	61662	2-3 King Street, Cloth Hall	Grade II listed shop and house	SN 41303 20042
82151	61664	County Hall, Castle Hill	Grade II listed county offices	SN 41336 19953
82153	68	Nos 26 & 27 Bridge Street Ex-Servicemen's Club	Medieval vaulted cellars with later 19th century building above (PRNs 416 & 20315). The building is listed.	SN 41242 19938
82166	61676	Lyric Buildings King Street (including facade to Queen Street)	Grade II listed shops and offices	SN 41354 20067
82168	61678	37 Spilman Street Masonic Hall	Grade II listed private club	SN 41405 20083
82172	61681	59 King Street National Westminster Bank	A bank has occupied the site since November 1864 when it was purchased by the National Provincial Bank from J H Smith chemist and wine and spirit merchant. Continues as a bank owned by Nat West.	SN 41297 20063
82195	379, 61702	The Mount, Premises occupied by Mount	Grade II listed shop, formerly The White Lion Hotel which was first mentioned in rate books for 1802, amalgamated the house facing Castle Hill, called the Mount, in 1812. Renamed as the Lion Royal Hotel, possibly in expectation of a visit from	SN 41337 20013

		Antiques	George IV in 1821. Later called the Lion Temperance Hotel.	
82199	61706	The Mount, Section of former gaol wall	Grade II listed gaol wall	SN 41365 19983
82200	61707	5 St Mary's Street, The Cafe on the Square	Grade II Listed	SN 41247 19981
82203	61710	The Lyric Theatre and front range to King Street	Grade II Listed cinema	SN 41344 20079
82204	381, 61711	10 King Street, The Post Office (left hand building)	The site of a Public House, not marked as such on either Woods map of 1834 or the 1st edition Ordnance Survey map of 1888. Used as a Post Office since 1906-7, which is now listed as a substantial Edwardian public building with a strongly articulated façade. Grade II listed post office.	SN 41362 20102
82212	61717	Castle Hill, Wall of former gaol W of County Hall	Grade II listed gaol wall	SN 41296 19966
82214	61719	12 Lammas Street, Walter Lloyd & Son Pharmacy	Grade II listed chemists. Shop retains partial 19th century mahogany shop fittings. First recorded as a chemist in 1858 under the ownership of William Thomas Phillips who was still trading from premises in 1875. c.1883 business owned by James Jones with	SN 41035 20080

Table 4: Grade II Listed buildings within a 150m radius of the proposed Jackson's Lane development site.

The Table includes both Listed Building numbers and Historic Environment Record PRNs, though only Listed Building numbers are shown on Figure 6



Figure 7: Map showing Grade II Listed Buildings within 150m of the proposed Jackson's Lane development site
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4.7 Known Archaeological Remains

- 4.7.1 A total of 223 sites are recorded on the Dyfed HER within a 150m radius of the Jackson's Lane development site areas. The majority of these (117) refer to listed buildings as discussed above.
- 4.7.2 There are no sites of Prehistoric date known within a 150m radius of the proposed Jackson's Lane development site.
- 4.7.3 There are 6 sites of Roman date known within 150m radius of the development area (Table 5, Figure 7). These relate to previous findspots (PRNs 211, 28, 40 and 27) and excavations undertaken within the Roman fort (PRN 39) and beneath the Carmarthen Journal building on Queen Street. The scheduled area of the Roman fort lies 150m to the east, with the original fort area encroaching further into the search area.
- 4.7.4 The development site lies outside and to the southeast of the Roman town of *Moridunum*. It is likely that the line of King Street follows the Roman road exiting *Moridunum* to the west. Although no evidence has so far been identified within Carmarthen, roads outside of Roman towns often had suburban settlement along them. As burials were not allowed within the walls of Roman towns, roadside cemeteries were also a typical feature outside of the walls. The potential for roadside settlement or even Roman cemetery activity cannot be discounted within the Jackson's Lane development area.

PRN	Site Name	Description	Date
27	Commerce House	Findspot of pottery fragments discovered during work to the rear of a property on Guildhall Square in 1872. The vessel was described as an earthen vessel of considerable size, with a twisted cord design around it. The date of the pottery is unknown, beli	SN41252004
28	John Street	A Roman coin dated to between 276AD and 282AD was found in a garden behind John Street in Carmarthen. JH Aug 2002	SN41152025
39	Moridunum	The Roman fort at Carmarthen is thought to have been established during the conquest of west wales by Govenor Julius Frontinus A.D. 74-77.The exact size, location and layout of the fort is uncertain but limited evidence from archaeological excavation suggests....CM235	SN414200
40	Cambrian Place	A Roman coin, dated to between 96AD and 98AD, was found at Cambrian Place in Carmarthen in 1927. JH Aug 2002	SN412202
211	King Street No.17	Findspot of a carved stone head, described with a squared off nose in an almost circular face, cut back into the flat surface of the stone. There is no datable association with this stone, but a Roman date is suggested. It is also described as a cult obj	SN41402014
216	Carmarthen Journal	Machine excavations in the offices of the Carmarthen Journal in c1962-3 apparently recovered large amounts of 'fine red pottery, some with decorations of naked people' at a depth of c10ft. Quantities of animal bone and tile were also recovered.	SN41422011

Table 5: HER records of Roman date within 150m radius of the proposed Jackson's Lane development. Shown as blue stars on Figure 8

- 4.7.5 There is little evidence for Early-medieval activity within Carmarthen, although there is a very strong likelihood that a continuation of some form of settlement here continued into the medieval period. A single possible early medieval object was found during excavation under the foundations of the medieval town wall (PRN 11624, Table 7, Figure 7). It is possible that early-medieval remains are present within the development areas, although the potential is low.
- 4.7.6 Fourteen records of Medieval date are recorded within 150m of the proposed development areas (Table 7, Figure 7). Carmarthen Castle (PRN 57) lies to the south of the development site. The surviving remains of the castle are a scheduled ancient monument and Grade I Listed building as noted above. A Norman motte and bailey castle was built on the site at the turn of the 11th century, with a stone one built in 1145 after repeated attacks and destruction by the Welsh.
- 4.7.7 The castle was the focus for the earliest medieval walled town built following the grant of murage in 1233, the projected line of which runs along the western boundary of the main development area, adjacent to the former Woolworths (now B&M) store. The development areas lie just outside of this walled area, excluding a small part on the northwestern side of the main area which crosses the line of the wall. Two town gates associated with the 1233 defences lie within the 150m search area; Dark Gate (PRN 53) and Prisoner's Gate (PRN 54). The possible square Wyrriot's Tower located on this wall is also recorded (PRN 221).
- 4.7.8 A second grant of murage was given in 1415 which enclosed the area on the southern side of King Street, Queen Street, Spilman Street down to Dan Y Banc to the south. This second walled area encompasses the remainder of the main part of the Jackson's Lane development area. The possible location of the West Gate (PRN 73) could lie on the line of the wall on the western boundary of the main Jackson's Lane development area.
- 4.7.9 The remaining sites recorded on the HER include two former mill sites (PRNs 49 and 63), the former St Mary's Church (PRN 56), Prince Edward's Chapel (PRN 59) and the Market Cross (PRN 67). Further sites include findspots (PRNs 213 and 11624 – possibly early-medieval), the results of excavations at the former Woolworths site (PRN 228) and the find of a well beneath Littlewoods (PRN 65).
- 4.7.10 Archaeological remains of medieval date will be present within the Jackson's Lane development areas. They will relate to occupation within the 15th century medieval town in the main area of the site, with a small part crossing the earlier town wall and being slightly within it. The site of the western wall of the earlier and later medieval towns runs along the western boundary of the main part of the site and includes the site of the possible West Gate.

PRN	Site Name	Description	Date
49	Bog Mill; Cock Mill	A mill belonging to Henry le Arblaster mentioned in a document of 1251 which may be the first mention of this site. A survey of 1275 suggests this mill had fallen into disrepair. A document of 1410 states a new mill is to be built over the site of the former mill.	SN41142005
53	Wynveth	Carmarthen received a grant of murage in 1233 and this	SN41172006

	Gate; Dark Gate	gate was part of the subsequent defences (PRN 74). It was demolished in 1796 along with Cock Mill (PRN 49) to make way for Blue Street. The foundations were uncovered by workmen in 1857.	
54	Prisoner's Gate	Carmarthen was given a grant of murage in 1233 and this gate (then known as East Gate) was part of the subsequent defences (PRN 74). Probably at some point after the new town walls were built c1415 this gate housed the town gaol and became known as Prisoner's Gate.	SN41282004
56	St Mary's	St Mary's Church was in existence before 1252. It stood immediately to the east of the Guildhall in the centre of Carmarthen, on the site marked by St Mary's Street and St Mary's Lane. In 1701 the church was described as 'dissolved'.	SN41232001
57	Carmarthen Castle	Originally a motte and bailey castle built 1109 by Walter, Sheriff of Gloucester. It was attacked repeatedly by the Welsh during the 12th and earlier 13th centuries, destroyed in 1137 and rebuilt in stone in 1145. It was eventually retaken from Llwelyn.	SN4130820005
59	Prince Edward's Chapel	Possible chapel site in medieval borough of Carmarthen, on Nott Square, although possibly arising from confusion with one of the chapels inside Carmarthen Castle.	SN41262004
63	Dam Mill	A mill first mentioned in a survey of 1268, located near Cock Mill (PRN 49). Late 13th century surveys indicates it was the 2nd most productive mill in Carmarthen, taking its name from the mill dam, and giving its name to Dam Street (later Mill Street).	SN41142006
65	Littlewoods Carmarthen	A well, with a diameter of 1.25m and 4m deep of dry stone construction, lying under the modern property boundary. The well was intact when recorded in 1976 but filled with concrete and built over.	SN41192008
67	Market Cross	The site of the Market Cross, which was removed probably in 1783. The stone shaft of the cross, measuring 3ft 4in long, plain and octagonal in section, was given to the County Museum in 1922. Nott's Monument (PRN 141) was later erected on the site.	SN41262000
73	West gate?	A gate in the medieval town wall (PRN 74) is shown on Speed's Map of 1610, within the post 1415 defences. The exact siting of the gate is uncertain as the line of the town is difficult to trace here. Lodwick claims it was demolished in 1792.	SN41252010
213	Buffalo Inn	Findspot of a Medieval stone carving of clasped hands measuring 14" (c36cm) by 7" (c18cm), discovered in a pile of stones at Buffalo Inn, Carmarthen.	SN41271996
221	Wyrriot's Tower	The shell of a square tower standing 4.3m high, measuring 3.4m by 5.6m. The fabric of the walls have been greatly altered. This may represent the remains of a mural tower in the medieval town walls (PRN 74).	SN41171998
228	Woolworths	A trial trench excavated behind Woolworths, Guildhall Square, uncovered a series of intact deposits above undisturbed subsoil. The conjectured line of the medieval town wall was not found, a possible gravel building platform	SN41242007

		was recorded containing late medieval pottery.	
11624	Old Town Wall	Early Medieval; medieval Findspot of a copper vessel discovered by workmen digging a cellar 'near the site of the old southeast portcullis'. It was apparently discovered c3ft (c1m) below the foundation of the old town wall in 'native alluvium'.	SN414201

Table 6: HER records of Medieval date within 150m radius of the proposed Jackson's Lane development areas, Shown as green stars on Figure 8

- 4.7.11 Excluding the 117 records of Post-Medieval date which relate to Grade II Listed buildings, there are a further 83 records of Post-Medieval date recorded within 150m of the proposed Jackson's Lane development site (Table 7, Figure 9).
- 4.7.12 The numerous records attest to previous historical and cartographic studies of the development of the town of Carmarthen mostly during the 19th and early 20th centuries. Many of the records relate to former public houses or Inns (54 in total).
- 4.7.13 The records are nearly all related to buildings or former buildings, including schools, chapels, dwellings, a Bank, the fish market, a foundry, a malt house and abattoir, markets, brewery, meeting room, a milestone and a prison.

PRN	Site Name	Summary description	NGR
156	Quay Street Nos.4 5	Up to date listed building information was not available for this building. Previously (1981) described as 18th century, 3 storey building with stuccoed cladding and sash windows. At that time the building was unoccupied and the front elevation shored up.	SN41201996
20207	Guildhall Square No.17	The former Bull Inn (PRN 318), now used as an eating house. Part of a terraced row, probably mid 18th century with an earlier rear wing. The building is shown on Lewis's map of 1786. Used as an Inn through the 19th century and into the 20th century.	SN41192000
318	Bull; Guildhall Square No 17	A 'Bull Inn' is first mentioned in 1657, the present building is probably mid 18th century, with an earlier rear wing. It was an Inn throughout the 19th century, becoming the Old Bull Cafe during the 20th century.	SN41192001
115	Ebenezer Chapel; Wesley House	The chapel was a plain gable fronted chapel built in 1824, altered in 1856, closed in 1895, reopened and possibly renovated in 1914 and closed in 1920. The chapel was demolished in 1994 and rebuilt as offices.	SN41182026
116	Cambrian Place Mission	Spurrell (1879) records the laying of the foundation stone for 'St. Peter's School-Church' in Cambrian Place in 1869, opened in the following year.	SN41222019
117	Wesleyan Chapel	Wesleyan Methodist Chapel, first built in 1804 and enlarged in 1821. The cellars were apparently used by a local brewery. The chapel was rebuilt in 1861 in a classical style with gable entry. The interior was damaged by fire in 1941.	SN41212014
132	Borough Office	A new Borough Gaol was built here, on the site of an old bowling green, in 1810. In 1847 alterations were made to the building to fit it up as a temporary infirmary, presumably	SN41192019

		until the new infirmary was built in 1857.	
134	Merlin Brewery	Brewery opened by D E Lewis & Son in 1867. Only tower brewery in the town. Merged with Nortons Brewery (PRN 125) to form Carmarthen United Breweries in 1890. Company purchased by Buckley's Brewery of Llanelli in 1891.	SN41172015
136	The Assembly Rooms	The Assembly Rooms were built in 1854. Part of the building was described by Spurrell as containing a 'commodious suite of rooms, for use on public occasions', presumably including the large hall to seat 600.	SN41342008
137	The Malt House	According to Lewis (1833) a Slaughter House was established at this point in 1813. The Lancastrian School for boys was opened in 1814 'in a room lent by the Corporation over the old slaughter house'. Wood's map of 1834 records two long buildings.	SN41202022
17319	Market Precinct	A market was built in 1846 large enough to accomodate the goods that had previously been sold in various parts of the town. The clock tower (PRN 175) was part of the original construction. The adjacent cattle market and slaughter house were built in 1855.	SN411202
182	Nott Square Market; Upper Market Street;	The market cross (PRN 67) was removed in 1783 and a small roofed market place, erected with a dome or turret on 12 pillars. Lewis (1833) mentions this as the fish and butter market.	SN41261999
188	Closmawr; Shambles	Market place behind Guildhall Square erected, according to Spurrell, in 1766 and used as a meat market. It is marked on Lewis plan of Carmarthen in 1786. The meat market moved to the new market in 1846, this then being used for the sale of potatoes.	SN41212006
19975	Guildhall Square Nos 4-5	4 & 5 Guildhall Square appear to have been of one build dating from the early 18th century with later alterations. Both were three storey with brick chimneys on their end walls and both retained their king-post roof trusses from the late 18th/early 19 th .	SN41202007
20206	Guildhall Square Nos.14 15	Now de-listed. Formerly a 4-storey 19th century building, with 6 bays, a slate gabled roof and red brick flanking stacks.	SN41182002
20472	Bumper Coffee House	A coffee house recorded in Carmarthen, exact location and date unknown.	SN411200
20474	Gellingham House	Used as a doctors surgery c.1880. Now the site is occupied by a modern building - SWEB. The original Gellingham or Bellingham House (built by Sir Wm. Gell) is the large building at the corner of Dame St or Mill St and Dark Gate.	SN41102005
20486	Naggs Head House; Half Moon Hotel	RECORD DELETED (PUBLIC HOUSE) Found to be a duplicate of PRNs 363, 391 & 20203	SN411200
20518	R.Owen's School Dark Gate	A school listed in 1825, teaching such things as systematic writing and pen cutting. Young ladies attended from 10 until 12 and from 2 until 4, young gentlemen from 12 until 2.	SN411200
20519	Puddicombe's School Spilman	A school listed in 1825 as James Puddicombe's Mathematical and Commercial Academy.	SN414200

	Street		
20520	Miss Rees' School Spilman Street	Miss Rees's Ladies Seminary opened in 1818, teaching French, music, dancing and drawing.	SN414200
20521	John's School King Street	In 1825 John's Academy was located in King St., later moving to Lammas St. For 15s a quarter one could become accomplished in 'Elocution, Rhetoric, Logic, Versification and Theme Writing', for 21s 'mathematics in all its various branches' as well as 'Latin1.	SN413201
20610	Ivy Bush;King Street Nos.12 And 13	See PRN's 370 & 24940	SN41362011
20829	Round House; Guildhall Square No.1	Spurrell (1879) mentions that Clos-Mawr market (PRN188), erected in 1766, was "behind the house No.1, Guildhall-square, where also and more recently was the 'Round House' or lock-up".	SN41212006
23395	Miss Price's School Spilman Street	Miss Margaret Price's Ladies Boarding School, a private school recorded in 1825.	SN414200
234	Queen st. Master milestone	A milestone at the Wend of Queen Street, only marked on the 1st edition Ordnance Survey map of 1888. Reads Llandilo 14 1/4.	SN41322006
24204	David Morris And Sons	In 1791 David Morris took over David Parry's Bank, and later also took over Furnace Bank established in 1792 (PRN 24203). After the failure of the Carmarthen Bank (PRN 24207) of Walters, Jones and Co., Morris took the name Carmarthen Bank.	SN411200
24940	Ivy Bush	'The late Ivy Bush (in King Street) was the house of Sir Richard Steele who obtained it and the property in the neighbourhood by marriage with the only child and heiress of Jonathan Scurlock Esq.	SN41362011
26691	Parc-Y-Velvet; Parc-Y-Felfed	The building is in a dilapidated state. The roof has partly broken in and the first floor has largely collapsed. It is a two-storey stone rubble building with an extended stair to the first floor.	SN41062014
298	Angel; Lammas Street No 15	The 'Angell' is first mentioned in a Rent Roll of 1573, mentioned again in 1657, although it is not clear if it actually refers to this site. A Public House/Inn is marked here on Wood's map of 1834.	SN41022007
299	Angel; Nott Square	The "Angell" is first mentioned in a Rent Roll of 1573 and again in 1657, but it is not clear if they are referring to this site. This Public House does not appear to be marked on Wood's map of 1834.	SN41262000
307	Bird In Hand; John Street No 18	A Public House marked on the 1st (1888) and 2nd edition (1906) Ordnance survey maps.	SN41152015
309	Black Horse; Lammas	A Public House marked on Wood's map of 1834. The site is now occupied by buildings possibly associated with the	SN41062007

	Street	English Baptist Church (PRN 114) which was opened in 1870.	
311	Black Swan; Guildhall Square	A record of a public house believed to be located in Guildhall Square, Carmarthen, date unknown.	SN411201
312	Blue Bell; Blue Street	A Public House located somewhere on Blue Street. Not shown on Wood's Map (1834) or early edition of the Ordnance Survey maps, but a Blue Bell House is mentioned in 1657. (PP 14/6/04)	SN411200
317	Buffalo; Bridge Street No 20	The Buffalo Inn, first marked on the 1st edition Ordnance Survey map of 1888. (PP 15/6/04)	SN41261998
319	Bumper Tavern; Hall Street	A Tavern recorded in 1773 somewhere on Hall Street. (PP 15/6/04)	SN412200
320	Bunch Of Grapes; John Street No 16	The Freemasons met at this pub in 1733. (PP 15/6/04)	SN41162015
322	Cambrian Arms 9 Cambrian Place	A Public House first shown on the 1st edition Ordnance Survey map of 1888, originally called the Cambrian Arms, now the Coracle Tavern. (PP 15/6/04)	SN41232017
324	Carmarthen Arms; Queen Street	A Public House recorded somewhere on Queen Street, date unknown. (PP 15/6/04)	SN413201
330	Coach And Horses; King Street	A Public House apparently located somewhere along King Street. (PP 15/6/04)	SN413201
332	Cock And Hen; King Street No 14	A Public House recorded at this address, presumably prior to 1879 when it became the Probate Office. (PP 15/6/04)	SN41382013
336	Dial; Bridge Street	A Public House thought to be located on Bridge Street. (PP 15/6/04)	SN412200
340	Elephant; Queen Street No.4	A Public House first marked on the 1st edition Ordnance Survey map of 1888. Not marked on the 2nd edition Ordnance Survey map (1906). (PP 15/6/04)	SN41362004
344	Falcon; Hall Street	Public House thought to have been located somewhere on Hall Street, date unknown. Not visible on Wood's map of 1834 or early editions of the Ordnance Survey maps. (PP 15/6/04)	SN412201
348	Fountain; Red Street No 7	A public house at No.7 Red St., Carmarthen. First marked on the 2nd edition Ordnance Survey map of 1906.	SN41152011
353	George And Dragon; George; Spilman Street	Public House thought to have been located on Spilman Street.	SN414201
354	Glamorgan Arms; Cambrian	Date unknown, not marked on Wood's map of 1834 or early editions of the Ordnance Survey maps.	SN41242013

	Place No1		
356	Gloster Arms; John Street No 15	Public House marked on the 1st edition Ordnance Survey map in 1888.	SN41162017
361	Grey Cow; Tally Ho; John Street No 9	Public House first marked on the 1st edition Ordnance Survey map of 1888.	SN41172020
362	Grey-Hound; Bridge Street	Public House thought to have been located on Bridge Street. The 'Greyhound' is first mentioned in a will of 1688.	SN412200
363	Half Moon; Darkgate Nos 1-7	A Hotel, established in 1806, absorbing the Naggs Head (PRN 391) and a large house next to it in Blue Street. Continued for many years as a coaching hotel using the Naggs Head as a bar and wine and spirits stores. Hotel was used as YMCA during WWI.	SN41132005
370	Ivy Bush; Old Bush; King Street No 13	The Old Ivy Bush was a large coaching Inn. The archway between nos.12 & 13 lead to the stables. Marked on Lewis' map of 1786 and Woods' map of 1834.	SN41382013
372	Jolly Sailor; Blue Street	Public House thought to have been located down Blue Street.	SN411200
375	King's Head; Bridge Street No 18	Public House first marked on the 1st edition Ordnance Survey map of 1888.	SN41261995
376	Lamb; Nelson; Red Street No 6	Originally named the Lamb, known as the Nelson from the late 1860's. Marked as a Hotel on the 1st (1888) and 2nd (1906) edition Ordnance Survey maps.	SN41152013
377	Lamb And Flag; Queen Street No 10	The Public House was demolished in 1865 when the frontage was set back to widen the street and incorporated into the Queens Hotel (PRN 6633).	SN41322004
378	Lark; Blue Street No 32	A Public House first recorded on the 1st edition Ordnance Survey map of 1888.	SN41152001
382	Mansel Arms; Mansel Street No 1	Public House first marked on the 1st edition Ordnance Survey map of 1888.	SN41042019
383	Market House; Red Street	A Public House apparently adjoining the Merlin Brewery (PRN 134). A malthouse is marked here on the 1st edition Ordnance Survey map of 1888, a Public House possibly marked here as well on the 2nd edition Ordnance Survey map of 1906.	SN41172015
389	Morgan Arms; Darkgate	Public House thought to have been located in Dark Gate.	SN411201
394	New Vine; Mansel Street No 21	Public House marked only on the 1st edition Ordnance Survey map of 1888.	SN41052017
398	Old White Lion; Queen Street	The Old White Lion is recorded at no.5 Queen Street, where a Masonic Lodge met in 1812. Marked on Wood's map of 1834 but no longer shown on the 1st edition Ordnance Survey map of 1888.	SN41362001
401	Prince Of Saxe Cobourg;	Public House thought to have been located on Queen Street.	SN413201

	Queen Street		
402	Prince Of Wales; Blue Street	A Public House thought to be located down Blue Street.	SN411200
409	Red Lion; Guildhall Square Nos 4-7	The Red Lion Inn was noted as a favourite place for dining and social events. Masonic meetings are recorded here in 1772 and 1788 and was the headquarters of the Tory party in the 18th century. The Inn is marked on Lewis's map of 1786.	SN41162007
412	Royal Hotel; Queen Street	A hotel thought to have been located on Queen Street.	SN413201
415	Saracen's Head 37 Spilman Street	Recorded as the site of a Public House. The date of the pub is unknown, but the site is now occupied by a purpose built masonic hall built in 1911, which replaced an earlier hall built in 1889. The pub is not marked on Wood's map of 1834.	SN4141420080
417	Ship; Blue Street No 29	A Public House marked on the 1st edition Ordnance Survey map of 1888.	SN41151998
420	Temple Bar; Tin Jug	A Public House behind nos.11 & 12 Lammas Street, adjacent to Temple Bar Villa. Marked on the 1st (1888) and 2nd (1906) edition Ordnance Survey maps, the building no longer appears to be standing.	SN41052009
425	Stag And Pheasant; Spilman Street No.35	First marked as a Public House on the 1st edition Ordnance Survey map of 1888.	SN41432010
427	Stag's Head; John Street No 19	Public House first marked on the 1st edition Ordnance Survey map of 1888, now the New Stags Head in the town centre service area.	SN41132013
429	Swan; Notts Square No 11	The Swan was built on the site of the former Three Crowns, which was known to have been in existence in 1753 when the masonic lodge met there. The White Swan was marked here by 1834 when it was recorded on Wood's map of Carmarthen.	SN41271997
431	Talbot; Guildhall Square No 16	An Inn marked on Wood's map of 1834, no longer shown on the 1st edition Ordnance Survey map of 1888.	SN41182002
435	Three Crowns; Upper Market Street	A public house known to have existed in 1753 when a masonic lodge met here. The Swan (PRN 435) was built on this site, at some point before 1834 when The Swan is marked on Wood's map.	SN41271997
439	Three Tuns; Bridge Street	Spurrell in 1879 records the event of Carmarthens 'Oldest Inhabitant' witnessing the departure of Lord Nelson in 1802 from a pub called the Three Tuns in Bridge Street.	SN412200
448	White Horse; Chapel Street No 7	A Public House marked only on the 1st edition Ordnance Survey map of 1888.	SN41182012
452	The Curriers Arms; John Street No 12?	A Public House thought to be located at No.12 John Street, a building shown as a market house on Wood's map of 1834 and the Malthouse of Merlin Brewery on early Ordnance Survey maps.	SN41162018

454	Albion; Mill Street	A Public House that closed down in the early 1900's. The building has also been used as a Fruit Shop, and has been altered over the years, see PRN 9742.	SN41112003
80	Carmarthen Foundry	The site of a Foundry shown on Woods map of 1834. The site overlays the course of a medieval water course, covered over c1800, one of 2 foundries in Blue Street making use of the water course. A foundry is no longer marked by the time of the 1st edition	SN41121999
9742	The Albion Inn	The building was visited in 1981 as it was undergoing conversion to shops. The public house (PRN 454), which was also a fruit shop, closed in the early 1900's. The building was 3-storey, stone built with brick heightening.	SN41122003
7759	Blue Street	A watching brief was undertaken during extension work to the rear of the Natwest Bank in 1977. Late medieval glazed ware was recovered from the earliest rubbish pits. 19th century earthenware and glazed ware came from later pits.	SN41282007
9743	Mill Street	During conversion work in 1981 the remains of the Albion public house (PRN 9742) were examined by T.James, which stood roughly where no.5 Albion Terrace now stands. The building was essentially late 18th/early 19th century, 3-storey high.	SN41122003

Table 7: HER records of Post-Medieval date (excluding Grade II Listed Buildings) within 150m radius of the proposed Jackson's Lane development areas (Figure 9)

4.7.14 A single site of modern date is recorded on the HER within a 150m radius of the development areas (Table 8, Figure 8). This is the site of a World War I prisoner of war camp in Carmarthen, although the exact location is not known.

PRN	Site Name	Summary description	NGR
109311	Carmarthen Prisoner Of War Camp	Recorded as one of eight places of internment by the Prisoner of War Information Bureau in 1919. It is recorded as being attached to the Agricultural Depot under Frongoch. The address is Carmarthen, Wales, but the exact location of the camp is not know.	SN411202

Table 8: HER records of Modern date within 150m radius of the proposed Jackson's Lane development areas (shown as red star on Figure 8)



Figure 8: Map showing HER sites of Roman (blue), Medieval (green) and Modern date (red), within 150m of the proposed Jackson's Lane development areas

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Figure 9: Map showing HER sites of Post-Medieval date (excluding Grade II Listed Buildings), within 150m of the proposed Jackson's Lane development areas

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4.8 Cartographic Background

4.8.1 The earliest map consulted for this HEA was the 1786 Golden Grove Estate map of Carmarthen (Figure 10). The map unfortunately does not show any details of the development in the area of Jackson's Lane as it did not lie within the parts owned by Golden Grove. 'Gardens and Outbuildings' is written on the land to the northeast of Jackson's Lane, with 'Gardens' written within the main development site. No information is visible for the smaller area to the west. The implication is that the main area of the site was undeveloped, although this cannot be confirmed.



Figure 10: Extract of 1786 Golden Grove Estate Map showing approximate location of Jackson's Lane development areas

4.8.2 The 1834 map of Carmarthen by Wood's (Figure 11) shows three buildings were present on the Chapel Place / Wood's Row street frontage within the main part of the Jackson's Lane development area. A smaller building lies to the southwest, with two larger buildings occupying the main part of the street frontage to the northeast. The area to the rear of these two larger buildings is split into two plots, covering the majority of the main development area, with only two structures shown as projecting into the southeastern corner of

the boundary, one in either plot. These are presumably outbuildings for the two larger buildings fronting Chapel Place/Wood's Row, the remainder of the rear plots presumably being used as gardens. Buildings are also indicated to have been present within the smaller area to the west.

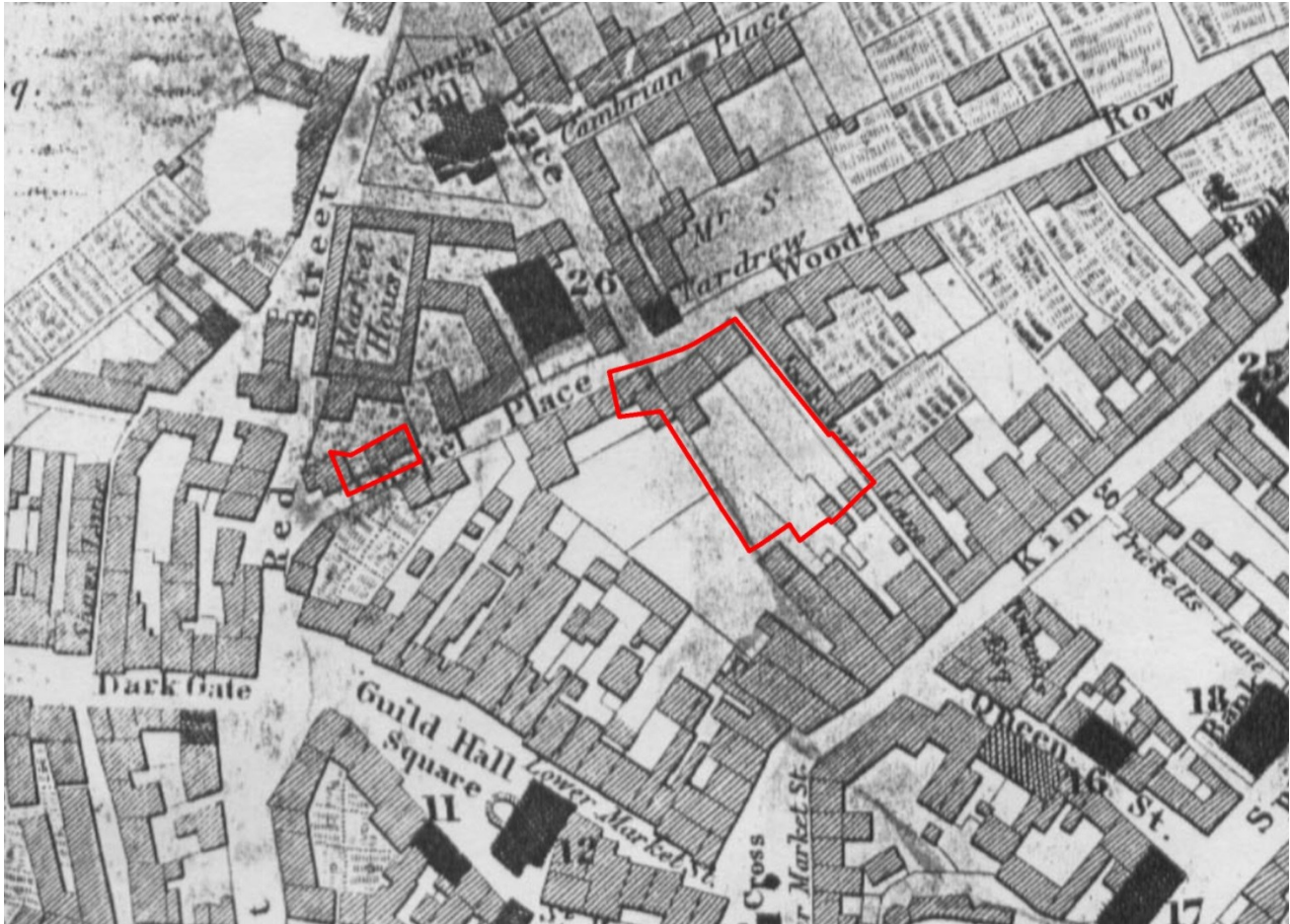


Figure 11: Extract of the 1834 Wood's Map of Carmarthen showing approximate location of Jackson's Lane development areas

4.8.3 The 1838 Tithe Map of St Peter's, Carmarthen (Figure 12) shows a similar layout to the 1834 map, with three buildings on the Chapel Place / Wood's Row frontage, and the rest of the main area undeveloped. This map shows a more complicated arrangement of boundaries, the area divided into 5 separate parts. The outbuildings are no longer shown. The smaller development area to the west shows buildings on the Chapel Lane frontage, although there is an empty plot shown within the development area.



Figure 12: Extract of the 1838 Tithe Map of St Peter's, Carmarthen showing approximate location of Jackson's Lane development areas

4.8.4 The 1888 1:500 scale Ordnance Survey map (Figure 13) shows a more accurate representation of structures on Chapel Place/Wood's Row, indicating that two small adjoining properties lay to the southwest, with a larger one directly to the northeast (with rear extensions) and that the northeastern-most building was now formed of two adjoining properties. The rear gardens within the main area of the site were accessed from a small central passageway between the two main frontage structures. The garden to the larger house to the southwest comprised a walled enclosure to the rear of the building, with gardens laid out behind with no outbuildings shown. The gardens for the sub-divided building to the northeast comprised one main area to the rear, with outbuilding on its rear boundary and on the one to the northeast. Two further garden areas lay in the southeastern part of the development boundary, with one small outbuilding and part of another projecting within the development site boundary. The smaller part of the development area to the west is shown as covering a number of spate buildings, a larger one to the northeast and three narrow and small adjoining ones to the southwest.

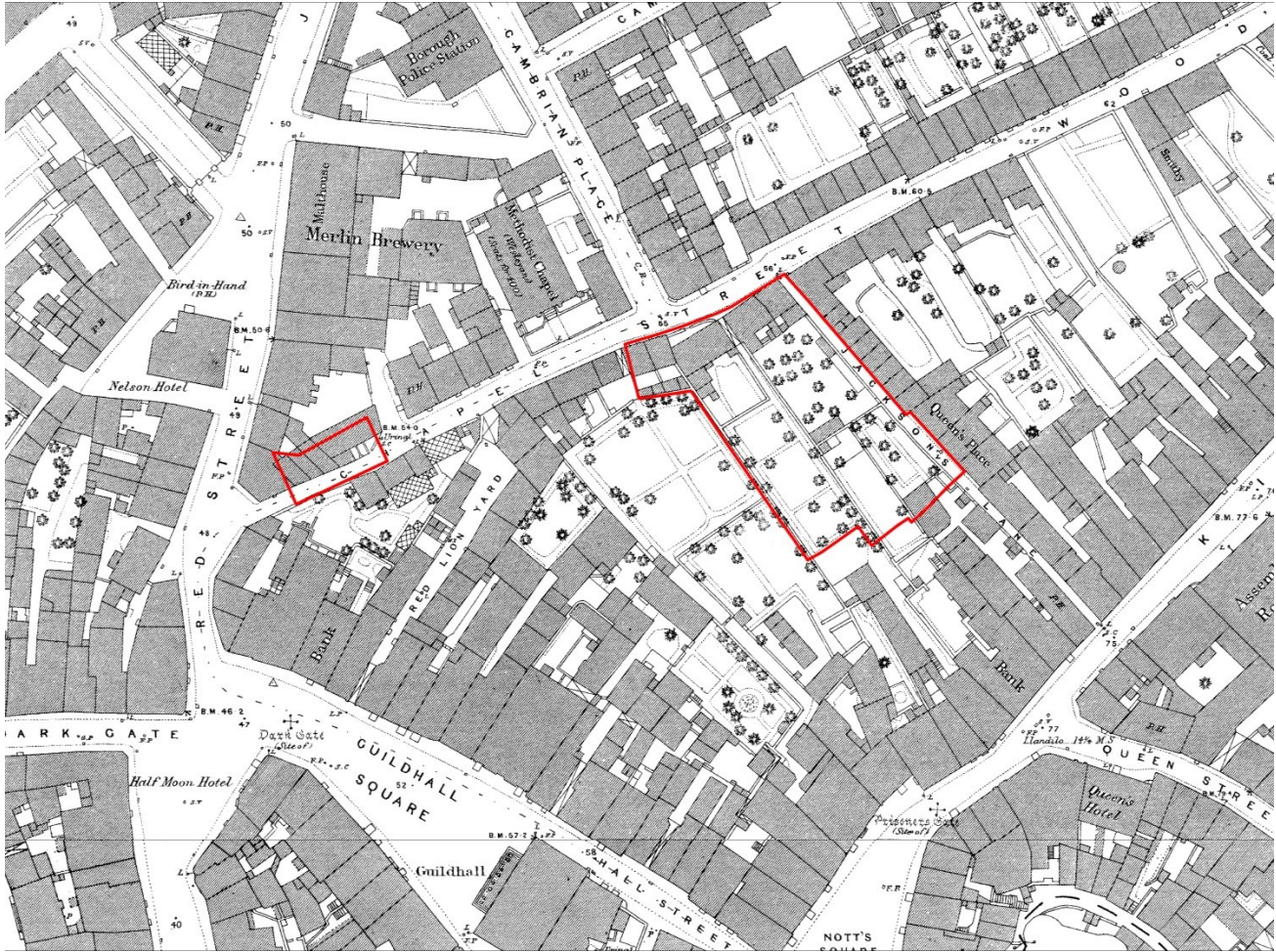


Figure 13: Extract of 1888 1:500 Ordnance Survey Map with proposed Jackson's Lane development areas overlaid

4.8.5 The 1890 1:2500 scale OS map (not illustrated) shows very little change to that of 1888, and is also difficult to interpret as the buildings are not differentiated from garden areas. The 1906 1:2500 scale map (Figure 14) shows no real change within the Jackson's Lane development areas, but uses cross hatching to show buildings. This map does indicate that the larger building to the southwest has also been subdivided into two by this time. The same outbuildings are shown in the rear yard areas. The buildings formerly covering the development area to the west have been amalgamated into two main structures.

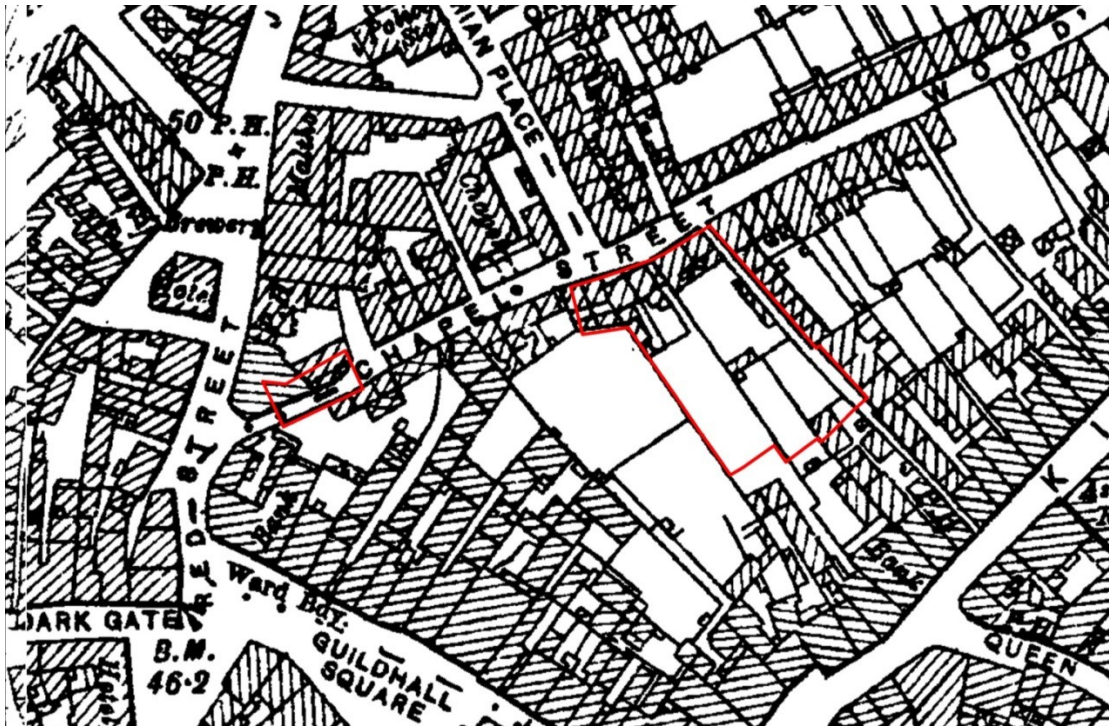


Figure 14: Extract of the 1960 1:2500 scale OS map of Carmarthen showing approximate locations of Jackson's Lane development areas

- 4.8.6 The later OS maps show little change to the Jackson's Lane development site layout (including subdivisions of frontage properties and outbuildings), the last one to show this layout being the 1969 1:2500 scale map (not illustrated). The final old OS map available is the 1983 1:2500 scale map, which indicates that the land divisions across the garden areas had been removed, although the larger buildings on the Chapel Street/Wood's Row frontage remained, but the smaller one to the southwest had been removed by this time. The modern building layout had been built by this time within the smaller development area to the west, with modern shop units built on Red Street.
- 4.8.7 All of the cartographic sources consulted indicate that there has been very little previous development within the former garden area covering the majority of the development site since at least the latter part of the 18th century. Buildings, possibly of early 19th century were located on the street frontages within both parts of the Jackson's Lane development area, although whether these structures may be earlier is not known due to the lack of information on the 1786 Golden Grove Estate map.



Photo 1: View southeast into the main part of the Jackson's Lane development proposal area

4.9 Site Visit

- 4.9.1 A site visit was made to the Jackson's Lane area on 22nd February 2017. The main part of the proposed development area is undeveloped and is laid to gardens (opened 1994), on a slight north facing slope (Photo 1).
- 4.9.2 The gardens comprise two areas laid to grass on the Chapel Street/Wood's Row frontage separated by a footpath through the centre. The lawned area to the northwest is partially surrounded by a low hedge (Photo 2) whereas that to the northeast is open (Photo 3). This covers most of the northern half of the gardens.



Photo 2: View south across northwestern lawned area, showing partial hedges



Photo 3: View north across northeastern lawned area



Photo 4: View northwest across western half of main Jackson's Lane development area showing paved areas, low walls, trees and shrubs



Photo 5: View northeast across eastern half of main Jackson's Lane development area, showing paved areas, low walls, trees and shrubs

- 4.9.3 The southern part of the gardens comprises a larger paved area, interspersed with ornamental low walls, a flower bed, trees and shrubs (Photos 4 and 5).
- 4.9.4 The Jackson's Lane garden area is open to the road front at its northern end. There is a partial stone wall along the southwestern boundary, which stops close to the rear entrance to the former Woolworth's store (now B&M), beyond which are iron railings (Photos 3 and 1). The northeastern boundary is formed by the facades of properties on the Jackson's Lane frontage, with further buildings along the southeastern boundary.

- 4.9.5 The Jackson's lane frontage starts with the end of terrace building fronting both Wood's Row and Jackson's Lane (Photo 6). It has a matching façade to the other buildings on the terrace on Wood's Row (Photo 7), but has a more extensive façade to Jackson's Lane. This building and adjacent terrace are shown on the Wood's map of 1834 and the same building layout is shown on the 1888 map as presently exists. The building retains horned sash windows, with single panes in each sash, as do the majority of the other buildings in the terrace. Both façades are rendered.



Photo 6: Corner building fronting Jackson's Lane (and Wood's Row) and adjacent small structure, viewing northeast



Photo 7: Corner building fronting both Jackson's Lane and Wood's Row, showing that it forms part of the adjacent terrace

- 4.9.6 A smaller building is present to the southeast (Photo 5) which is again shown on the 1834 and more accurately on the 1888 OS map. This building has been rendered and has modern windows.
- 4.9.7 The next building to the southeast is unrendered and presently used as a restaurant. It comprises a series of six brick arches at ground floor level, with first floor window located centrally above each of the arches (Photo 8). All of the arches have been blocked, but each is of similar form, with stone wall covering the lower half of one side of each archway with a window above, and the other half having either a doorway or wooden panel with window above. This building does seem to be shown on the 1834 Wood's map and is clearly shown on the 1888 OS map, on which it is sub-divided into six parts, presumably corresponding with each arch. The building address is still referred to as Nos 6 to 11 Jackson's Lane. These may have been warehouses or a series of 6 terraced dwellings which have been significantly altered. The arches may be structural features to compensate for the fact the building is constructed on the north facing slope but yet still has a single roof line, or they are more recent inserts for aesthetic purposes.



Photo 8: To the southeast of the smaller building lies a

- 4.9.8 To the southeast of this arched building lies Academy House (Photo 9), a much taller and seemingly grander property (although also still of only two floors). The building is rendered, and retains what may be original 12 light sash windows. The sashes do not have horns (projecting rests seen on the outer edges of the upper sash) which is indicative of an early 19th century date. The building is of similar construction and style to the two adjacent properties to the northeast, although both of these have modern replacement windows (Photo 9). The buildings are all shown on the 1888 OS map, all three labelled as Queen's Place. The façade of Academy House is larger than the adjacent two, the reason seeming to be that the building is trapezoidal in shape, rather than rectangular, as demonstrated on the 1888 OS map. This

shape may suggest the building was a later infilling of an empty plot which was of irregular shape. The 1834 Wood's map may indicate an empty plot in the location of the 'Queen's Place' buildings, although the size of the empty plot is either too small, or is an indication of the schematic nature of the map. The 1838 Tithe map clearly shows an empty plot in this area and so they were built after that date. The façade displays more of a regency style, than a Victorian one and so it is likely that they were built very soon after 1838.



Photo 9: Academy House and adjacent properties, the former 'Queen's Place'

- 4.9.9 The southeastern corner of the development area lies part way along the façade of the last of the three buildings that formed 'Queen's Place'.
- 4.9.10 The southeastern boundary of the main part of the proposed Jackson's Lane development area is formed by the facades of the three buildings along the southeastern side of the garden area.
- 4.9.11 The three buildings along the southeastern boundary are all modern (possibly 1990s or more recent). The three buildings are all of different styles, with that in the southeastern corner being the only one with a definite modern appearance (Photo 10). To the southwest of this the building attempts a traditional shop front with doorways to either side (Photo 11). The third building is the largest with hipped roof, sash windows and three main shop windows at ground floor level (Photo 12).



Photo 10: Modern building in southeastern corner of the Jackson's Lane area



Photo 11: Modern building in the central part of the southeastern boundary of the Jackson's Lane area



Photo 12: Modern building in the southwestern corner of the southeastern boundary of the Jackson's Lane area

4.10 Previous Archaeological Investigations

- 4.10.1 There are 27 records of archaeological investigations having been undertaken in Carmarthen within 150m of the site area. Sixteen of these are specifically associated with Carmarthen Castle. Others include watching briefs and other archaeological observations undertaken at the Lyric theatre, at the Carmarthen Journal Offices (Roman fort), a number on Spilman Street and Mansel Street.
- 4.10.2 Two watching briefs undertaken at 4-5 King Street and 4-5 Guildhall Square, in relatively close proximity both recorded no surviving archaeological remains (except for a single post-medieval pit), all archaeology having been removed during construction of the buildings and their associated cellars. In the case of 4-5 Guildhall Lane, the buildings were probably of 18th century date.
- 4.10.3 The three most relevant investigations to the main part of the Jackson's Lane development site are a trial trench evaluation undertaken within the development site area itself in 1990 and two watching briefs carried out on the modern buildings on the southern boundary of the area.
- 4.10.4 A single trial trench measuring 24m x 2m was opened running parallel with the eastern side of the proposed development area in 1990 (Event Record Number 27950). This revealed layers of hardcore and rubble make-up for a former car park surface (0.20m depth) overlying a thick black garden soil (0.5m depth). At the northern end of the site were brick walls and concrete floors associated with the buildings that formerly stood on the Chapel Street/Wood's Row frontage (as seen on earlier maps) which were not investigated further. In the remainder of the trench a number of pits were recorded, in places cutting through a layer of accumulated soils overlying a gravel layer. The pits were of medieval and later date. A backfilled well of later medieval date was also recorded.

- 4.10.5 The gravel layer identified within the excavations was interpreted as a bank or causeway which had been constructed for the road on which Wood's Row now stands. Pottery from this layer suggested a 14th or 15th century date. It would seem likely that this gravel bank or causeway was actually associated with the 1415 defences of the medieval town expansion.
- 4.10.6 The two watching briefs (ERNs 14750 and 27951) undertaken during the construction of the buildings on the southern boundary of the main part of the proposed Jackson's Lane development site revealed further medieval pits and layers. Of most interest was a possible ditch-like feature of medieval date, the backfill of which contained a sherd of imported medieval Saintonge ware. The feature appeared to have been allowed to silt up during the medieval period, indicating it had been an open feature and not something one would expect within a medieval town. It is suggested that this may indicate that little medieval activity was being undertaken in the area at this time.

5. IMPACTS OF THE PROPOSED DEVELOPMENT ON THE HISTORIC ENVIRONMENT

5.1 Physical Impacts

- 5.1.1 Any groundworks within the proposed Jackson's Lane development site areas could impact on significant archaeological remains.
- 5.1.2 The previous archaeological investigation undertaken on the eastern side of the site area revealed significant archaeological levels 0.70m below the former ground surface (which is unlikely to have significantly altered). The remains were buried beneath rubble and a later post-medieval garden soil, presumably associated with the gardens to the former buildings fronting Chapel Street / Wood's Row.
- 5.1.3 Some disturbance will have occurred to deposits from the modern development on the main Jackson's Lane area (small walls, tree planting and flower beds), but this will not be extensive.
- 5.1.4 It is less clear what may survive within the smaller area at the western end of Chapel Street, but it is assumed that the remains of former buildings will be present, although significantly disturbed from the adjacent modern retail development of the 1980s and from services running through the area from Chapel Street.
- 5.1.5 The development proposals for the main Jackson's Lane area include a new grassed area to the northeast with surrounding pathways and paving which will presumably cause little disturbance to any below ground remains. A small refuse storage area is proposed for the northwestern part of the site area, which will cross the projected medieval wall line of the 1233 defences. Further retail units are also proposed along the western side of the area, following the line of the 1233 defences and crossing the site of the possible location of the West Gate added in 1415. These could expose or damage archaeological remains. The remainder of the area will be subject to further paving and landscaping, with the addition of steps in areas. The extent of this landscaping will determine if the works will impact upon potential buried archaeological remains.
- 5.1.6 For the smaller area at the western end of Chapel Street, the proposals are for small building units of uncertain size and function (possibly kiosks or similar). These are unlikely to require significant ground disturbance and thus unlikely to disturb archaeological remains.
- 5.1.7 As the details of the proposals for the area have not been finalised and construction methodologies, extent of landscaping, services etc have not been determined, it is difficult to fully assess the likely impacts of the development at this stage.

5.2 Buried Archaeological Potential

- 5.2.1 The overall archaeological potential for the site area is high, mostly for medieval and later activity.
- 5.2.2 No prehistoric remains are known in the area and the potential for remains of this period to be present in the area are considered very low.

- 5.2.3 The Jackson's Lane development areas lie outside of the Roman town of Moridunum and the earlier Roman fort. The area lies close to the projected line of the Roman road leading west from the walled town, along which there is a low to moderate potential for suburban roadside settlement and cemeteries. No such remains have been found in previous investigations in and around the site. If such remains were found they would be of high archaeological importance.
- 5.2.4 There are no clear records of early medieval activity within the site area or its environs, although some form of settlement is likely to have been present in Carmarthen during this time. The potential for remains of this date to be present is considered very low.
- 5.2.5 The majority of the main Jackson's Lane area lies within 15th century extension to the medieval town. Pits and potential gravel bank associated with the town defence have been recorded within the development area previously. Such remains would be of moderate to high archaeological importance.
- 5.2.6 The possible location of the 15th century West Gate lies on the western side of the development area, on the line of the earlier defences of 1233. Archaeological remain of these could be present within the development area which would be considered to be of at high archaeological importance.
- 5.2.7 Post-medieval remains will be present within the development areas associated with former structures that were built on the sites. Such remains would be considered to be of low to moderate archaeological importance.

5.3 Palaeo-environmental potential

- 5.3.1 The previous archaeological watching brief to the south of the development area (ERN 14750) revealed a possible large feature which was waterlogged, and thus the waterlogged remains with palaeo-environmental potential could be present within the site area. These could contain environmental evidence in the form of charred plant remains, pollen and charcoal. Such remains if present, would be of moderate to high archaeological importance.

5.4 Visual Impacts

- 5.4.1 The proposed development lies within the Carmarthen part of the Tywi Historic Landscape Area, although will impact on only a very small part of it. It is considered that the impact to the HLC is minimal.
- 5.4.2 The site does lie close to Grade I and Grade II* listed buildings and impacts on the settings should be considered further. One of the Grade I buildings is Carmarthen Castle which is also a Scheduled Ancient Monument.
- 5.4.3 The proposed development will also potentially impact upon the setting of the Conservation Area it lies within and those surrounding it, as well as the numerous Grade II listed buildings in close proximity to the site.
- 5.4.4 Further consideration of the setting impacts on these designated elements of the Historic Environment should be considered in a Landscape and Visual assessment of the development. Being in an urban setting with buildings of many different dates is likely to mean that the setting impacts will be of low

significance, especially with the limited nature of built development within the proposals.

5.5 Summary and Archaeological Mitigation

- 5.5.1 The main part of the proposed Jackson's Lane development site lies within the 1415 medieval town defences. The projected line of the earlier town defensive wall of 1233 runs along the western boundary of the development site. The possible site of the West Gate inserted as part of the 1415 defences also lies within the development area.
- 5.5.2 Medieval features have been previously recorded within the site area, some of which contain pottery imported from the continent. There is also the potential for environmental remains to be present.
- 5.5.3 The site lies close to a number of Scheduled Ancient Monuments, with Carmarthen Castle the closest. It lies within the Carmarthen HLC area; within 500m of two Grade I and six II* Listed Buildings; within 500m of eight Conservation Areas, and lies within that of Carmarthen Town; within 150m of 85 Grade II Listed Buildings; and within 150m of over two hundred archaeological sites recorded on the Dyfed Historic Environment Record.
- 5.5.4 It is possible that further archaeological works may be required within the site area and may include further assessment of setting impacts from the development on designated historic assets. The nature of such works is uncertain and would need to be discussed with the Dyfed Archaeological Trust – Development Management section in their capacity as archaeological advisors to the planning authority.
- 5.5.5 Further details on the development proposals would be required to enable more assessment of the likely impacts to buried archaeology and setting impacts to surrounding heritage assets.
- 5.5.6 It is very likely that as a minimum a watching brief may be required during any groundworks within the majority of the site area, assuming disturbance from the development will be limited. If more significant groundworks are anticipated further site evaluation and excavation of archaeological deposits is likely to be necessary.
- 5.5.7 The possible location of the 1233 medieval town defences on the western side of the main area and the site of the possible 1415 West Gate on this line may warrant further investigation prior to the development of proposed retail units commencing. This could include evaluation and subsequent excavation.

6. SOURCES

Cadw 1998. Register of Landscapes of Outstanding Historic Interest in Wales.

DAT 1990, Trial Excavations at Jackson's Lane, Carmarthen, February 1990, Event Record Number 27950

DAT 1993, Carmarthen Jackson's Lane III Watching Brief, rear of 60-62 King Street, Event Record Number 27951

DAT 1993, Carmarthen Jackson's Lane II Watching Brief rear of 57-58 King Street, Event Record Number 14750

DAT 1993, Report on the Watching Brief and Archaeological Record of 4-5 Guildhall Square, Carmarthen (Neil Ludlow), Event Record Number 43252

Dyfed Archaeological Trust Historic Environment Record, housed with Dyfed Archaeological Trust in Corner House, Llandeilo, Carmarthenshire, SA19 6AE

**APPENDIX 1:
PROPOSED JACKSON'S LANE DEVELOPMENT AREAS,
CARMARTHEN
HISTORIC ENVIRONMENT APPRAISAL:
WRITTEN SCHEME OF INVESTIGATION**

1 INTRODUCTION

- 1.1 This written scheme of investigation presents a proposed methodology for a historic environment appraisal for the proposed Jackson's Lane development, Carmarthen. The site area is split into two parts; the main area covering the site of the Jackson's Lane gardens and a smaller area at the western end of Chapel Street, adjacent to existing retail units. The appraisal has been requested by Carmarthenshire County Council following initial contact from Capita. The report will be used to support the planning application for the proposals being submitted to Carmarthenshire County Council.
- 1.2 A generic brief for the required historic environment appraisal has been previously prepared by the archaeological advisors to the local planning authority, Dyfed Archaeological Trust Development Management. This document outlines the proposed methodology that will be used to undertake the appraisal and provide the information required in support of the planning application for the development.
- 1.3 The appraisal will be a primarily desk-based study of the site area, identifying any known archaeological or historical sites within the site and its environs, identifying potential setting impacts on scheduled ancient monuments or listed buildings in the vicinity, identifying any historic landscape areas that may be affected by the proposals and assessing the potential for hitherto unknown archaeological remains to be present within the proposed development area.
- 1.4 An indication of what further archaeological works might be required, if any, will also be prepared.
- 1.5 The specification is in accordance with the *Standard and Guidance for Archaeological Desk-Based Assessments* (Chartered Institute for Archaeologists (CIfA), 2014).
- 1.6 The Trust always operates to best professional practice. DAT Archaeological Services has its own Health and Safety Policy, and all works are covered by appropriate Employer's Liability and Public Liability Insurances. Copies of all are available on request.
- 1.7 ***Dyfed Archaeological Trust is a CIfA Registered Archaeological Organisation.***
- 1.8 ***All permanent staff members of DAT Archaeological Services are CSCS² registered.***

² Construction Skills Certification Scheme (Health and Safety Tested)

2. AIM AND OBJECTIVES OF THE PROJECT

2.1 This document provides a scheme of works for:

The preparation of a historic environment appraisal for the proposed Jackson's Lane development areas, Carmarthen. The report will assess the potential impact the development may have on any known or potential underlying archaeological remains, the existing buildings, and an assessment of the wider impact of the redevelopment on the wider historic environment. The assessment shall be presented within a report which will be submitted with the planning application and listed building consent for the development.

2.2 Provision of a written scheme of investigation to outline the methodology by which DAT Archaeological Services will undertake appraisal.

2.2 To identify any known archaeological remains and assess the potential of any hitherto unknown archaeological deposits within the location of the water treatment works and any associated infrastructure.

2.3 To identify any known historic environment features within the wider area that could be affected indirectly by the proposed works.

3. HISTORIC ENVIRONMENT APPRAISAL METHODOLOGY

3.1 The historic environment appraisal will involve the preparation of a stand-alone report. The report will be prepared using relevant information from a number of sources, and will comprise a number of elements, including:

- Dyfed Archaeological Trust Historic Environment Record data – **150m search area**;
- Identification of any Scheduled Ancient Monuments, Listed Buildings, Conservation Areas or Historic Landscape Areas within or in the vicinity of the site area from information held by Dyfed Archaeological Trust, CADW and CCW – **500m search area**;
- Readily available bibliographic information, cartographic material and photographs (including aerial photographs) held at the Trust;
- A review of historic maps;
- Relevant web-based information;
- Site visit and walkover survey;
- Assessment of the archaeological potential of the area; and
- Assessment of likely impacts on any identified remains (or potential remains) or setting issues and likely requirements, if any, for further stages of archaeological work.

3.2 The proposed site visit would be undertaken to provide an assessment of the presence of any visible archaeological remains within the development area and its visibility from nearby cultural heritage features. Photographs will be taken of the site area and its environs and these will be used within the report. In addition observation of geotechnical test pitting was also undertaken at the site.

- 3.3 The search areas for both designated and undesignated sites will be used to determine the presence of historic environment features within the site location and vicinity of the proposed redevelopment – as agreed with the archaeological advisors to the planning authority. This will identify HER sites, SAMs, Listed Buildings and Historic Landscape Characterisation areas etc.
- 3.4 The following will be considered when preparing the assessment, although in some cases no such features may be present and will thus not be considered further:
- a. Scheduled Ancient Monuments {SAMs} and their settings;
 - b. Non-scheduled ancient monuments and their settings;
 - c. Listed buildings and their settings;
 - d. Non statutory Buildings of Local Importance, where this information is readily available and relevant to the proposed development;
 - e. Registered Parks and Gardens and their essential settings;
 - f. Registered Historic Landscapes;
 - g. Non-registered historic landscapes;
 - h. Buried archaeological potential;
 - i. Palaeo-environmental potential;
 - j. Hedgerows and field patterns;
 - k. Ancient woodland;
 - l. Place-name evidence;
 - m. Newly identified sites of historic importance;
 - n. Cumulative impacts, e.g. wind turbines in close proximity;
 - o. Any Tir Gofal / Glastir interests or requirements (where relevant); and
 - p. LANDMAP and landscape characterisation information.
- 3.5 A report will be prepared on the results of the assessment. This report will include information on known sites within and in the vicinity of the proposed development site. Maps of known archaeological and historical sites will be presented in the report. Photographs will be used where appropriate.
- 3.6 The report will be fully representative of the information gained from the above methodology, even if there should be negative evidence. The report will include the following:
- a) A concise non-technical summary of the appraisal results.
 - b) The report will contain at least one plan showing the site's location in respect to the local topography.
 - c) The report should list all the sources consulted.
 - d) Where necessary, the report will also contain suitably selected plans and maps (including historic maps) of significant archaeological features.
 - e) Written descriptions of all archaeological features observed during the site visit.

- f) Statement of the local and regional context of the historic assets identified. Consideration, where appropriate, of the national Research Agenda.
 - g) An assessment of the relative value or significance of each recognised historic asset.
 - h) An impact assessment of the proposed development on the potential archaeological resource.
- 3.7 Once completed, a copy of the report will be submitted to the LPA for the consideration of their archaeological advisers. A further copy of the report should be provided to the Dyfed Archaeological Trust for deposition within the Regional Historic Environment Record (HER).
- 3.8 Where appropriate, a summary report on any new significant archaeological discovery will be submitted for publication to a national journal (e.g. Archaeology in Wales) no later than one year after the completion of the work.
- 3.9 Although there may be a period during which client confidentiality should be maintained, the report and the archive should normally be deposited in the appropriate repository not later than six months after completion of the work.

4 STAFF

- 4.1 The project will be managed by J Meek MCIfA, Head of DAT Archaeological Services.
- 4.2 The report and site walkover survey will be undertaken by James Meek of DAT Archaeological Services.

5. HEALTH AND SAFETY

- 5.1 All permanent members of DAT Archaeological Services staff are CSCS³ registered.
- 5.2 DAT Archaeological Services will carry out a health and safety risk assessment prior to the site walkover survey to ensure that all potential risks are minimised.
- 5.3 All relevant health and safety regulations must be followed where advised by the client.
- 5.4 As the site visit will likely be undertaken by a single archaeologist, it may be necessary to implement lone working procedures and contacts.

³ Construction Skills Certification Scheme (Health and Safety Tested)

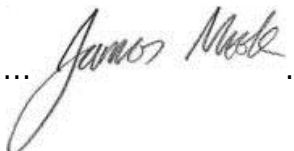
JACKSON'S LANE, CARMARTHEN: HISTORIC ENVIRONMENT APPRAISAL (NGR SN 4125 2011)

RHIF YR ADRODDIAD / REPORT NO. 2017/17
RHIF Y DIGWILLIAD/ PROJECT RECORD NO.110432

Mawrth 2017
March 2017

Paratowyd yr adroddiad hwn gan / This report has been prepared by:
JAMES MEEK

Swydd / Position: **Head of DAT Archaeological Services**

Llofnod / Signature  Dyddiad / Date 15/03/17

Mae'r adroddiad hwn wedi ei gael yn gywir a derbyn sêl bendith

This report has been checked and approved by:

FRANCES MURPHY

ar ran Ymddiriedolaeth Archaeolegol Dyfed Cyf.
on behalf of Dyfed Archaeological Trust Ltd.

Swydd / Position: **Project Manager DAT Archaeological Services**

Llofnod / Signature Dyddiad / Date

*Yn unol â'n nôd i roddi gwasanaeth o ansawdd uchel, croesawn unrhyw sylwadau
sydd gennych ar gynnwys neu strwythur yr adroddiad hwn*

*As part of our desire to provide a quality service we would welcome any comments
you may have on the content or presentation of this report*

