

CLIFFE NORTON HOTEL, TENBY: HISTORIC ENVIRONMENT APPRAISAL



Prepared by
Dyfed Archaeological Trust
For: Alfa Leisureplex Group



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CLIFFE NORTON HOTEL, TENBY:

HISTORIC ENVIRONMENT APPRAISAL

SUMMARY

A Historic Environment Appraisal of the Cliffe Norton Hotel, Tenby, Pembrokeshire was undertaken by DAT Archaeological Services on behalf of Alfa Leisureplex Group.

This document contains a summary of the archaeological resource and an appraisal of the potential impacts upon the resource by the proposed development. This document will be used by planners to make an informed decision on the development proposals at the Cliffe Norton Hotel with regards to archaeology and the historic environment.

The Cliffe Norton Hotel (NGR SN 13243 00687) is a four-storey Grade II Listed Building, registered as part of the important sea-front terrace along the Norton. It was originally built as four houses between 1859 and the late nineteenth century, becoming one hotel in the late twentieth century.

The development proposals primarily comprise the demolition of a number of twentieth century structures to the rear of the hotel, as well as the existing boundary walls between the four houses. This would enable the construction of a three-storey extension to the hotel at its rear, enclosing a courtyard, with a small new car park to its north. The Norton street scene will remain generally unchanged.

The Cliffe Norton Hotel lies within the Norton/Northcliffe district of the Tenby Conservation Area, as designated by Pembrokeshire Coast National Park Authority. The development site lies within 200m of the scheduled ancient monument of Tenby Medieval Town Wall; within 200m of one Grade II Listed Building and within 200m of sixty Grade II Listed Buildings; and within 200m of a further thirty-three undesignated archaeological sites recorded on the Dyfed Historic Environment Record.*

A Landscape and Visual Impact Assessment would provide further detailed information on the impacts to the surrounding designated historic environment features. However, this Historic Environment Appraisal considers that the probable negative impact of the proposed development on the Tenby Conservation Area, the Scheduled Ancient Monument of Tenby Medieval Town Wall and the Grade II Listed Building is slight. There is a greater possibility of the proposed development having a negative impact on the setting of the surrounding Grade II Listed Buildings, particularly those on Green Hill Road, but this could be mitigated against by a building design that is sympathetic to the historic character of the surrounding area.*

It is possible that building recording works within the hotel building may be required prior to renovation to record the buildings in their present state and record any original features within.

Although the development site lies outside the medieval town walls, there is some potential for buried remains relating to extramural medieval and post medieval settlement. There is also potential for evidence of Civil War defences. Therefore further archaeological mitigation may be required before or during any groundworks to assess the survival of any below ground archaeology within the proposed development area.

The exact nature of any archaeological mitigation will need to be discussed with the archaeological advisors to the planning authority, Development Management - Dyfed Archaeological Trust.

1. INTRODUCTION

1.1 Project Proposals and Commission

- 1.1.1 DAT Archaeological Services were commissioned by Alfa Leisureplex Group to prepare a Historic Environment Appraisal for the proposed development of the Cliffe Norton Hotel in Tenby, Pembrokeshire (NGR SM 34235687; Figures 1 and 2).
- 1.1.2 The Cliffe Norton Hotel is a four-storey Grade II Listed Building, registered as part of the important sea-front terrace along the Norton, and because a part of it has High Victorian architectural character. It was built as four houses between 1859 and the late nineteenth century, becoming three separate hotels in the early twentieth century and then one hotel in the late twentieth century.
- 1.1.3 The development proposals are shown in Figure 3. It is intended that some structures that were added to the rear of the hotel during the twentieth century be removed, none of them having historical character in keeping with the hotel, and the boundary walls still existing between the four houses would also be demolished. This would make way for a three-storey extension to the hotel to be built at its rear, enclosing a courtyard, with a small new car park to its north.
- 1.1.4 No previous archaeological work is known to have taken place at the site but studies carried out in the vicinity are known. Archaeological appraisals and investigation were carried out by Dyfed Archaeological Trust at the site of the former Royal Gatehouse Hotel between 2007 and 2015. This site is located only 40m south of the Cliffe Norton Hotel, and the investigations provide detailed information on the nature of the archaeological potential in this area.

1.2 Scope of the Project

- 1.2.1 The appraisal is presented as a fulfilment of a Specification of Archaeological Works working to a generic brief provided by the archaeological advisors to the planning authority (Development Management - Dyfed Archaeological Trust) (Appendix I). 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 the 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 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 proposed development lies within the planning jurisdiction of Pembrokeshire Coast National Park Authority.
- 1.2.4 The archaeological appraisal was limited to the resources held in the regional HER, a site visit and on-line resources.
- 1.2.5 Considering the potential size and nature of the proposed development, a 200m radius search area was considered sufficient with which to evaluate visual effects on designated archaeological sites and elements of the historic environment (including Scheduled Ancient Monuments, registered Historic Landscapes, registered Parks and Gardens and Listed Buildings).

A 200m radius search area was also used to establish the presence of non-designated archaeological sites and the potential for buried archaeology using information held on the Dyfed Historic Environment Record and the RCAHMW National Monuments Record.

1.3 Abbreviations

- 1.3.1 All sites recorded on the regional Historic Environment Record (HER) are identified by their Primary Record Number (PRN) and located by their National Grid Reference (NGR). Sites recorded on the National Monument Record (NMR) held by the Royal Commission on the Ancient and Historical Monuments of Wales (RCAHMW) are identified by their National Primary Record Number (NPRN). Scheduled Ancient Monument (SAM). Altitude is expressed to Ordnance Datum (OD). References to cartographic and documentary evidence and published sources will be given in brackets throughout the text, with full details listed in the sources section at the rear of the report.

1.4 Illustrations

- 1.4.1 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 – 4400 BC	
Neolithic –	c.4400 – 2300 BC	
Bronze Age –	c.2300 – 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. LOCATION, TOPOGRAPHY AND GEOLOGY

- 2.1 The Cliffe Norton Hotel is located in Tenby, Pembrokeshire (NGR SN 13243 00687; Figures 1 and 2). The hotel is on the A478, 'The Norton,' along the seafront overlooking Tenby's north beach.
- 2.2 The site and its environs occupy flat ground, except to the front where beyond the road the terrain drops sharply to the beach 20m below. Apart from the seafront, the hotel is surrounded by the town.
- 2.3 The underlying solid geology of the site is sedimentary rock belonging to the Bishopston Mudstone Formation unit of the Pendleian and Yeadonian Substages. There are no superficial deposits recorded.

3 METHODOLOGY

- 3.1 This Historic Environment Appraisal is written to a brief provided by the archaeological advisors to the planning authority (the Development Management - Dyfed Archaeological Trust) as a fulfilment of a Specification of Archaeological Works.

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 appraisal. 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 (Scheduled Ancient Monuments, Listed Buildings, Historic Landscape Characterisation Areas, Historic Parks and Gardens) were identified within a 200m radius centred on The Cliffe Norton Hotel at SN 13243 00687. The potential visual effect of the proposed development on the settings of the designated sites within this area was then evaluated.
- 3.4 Non-designated archaeological and historic sites were identified within a 200m radius centred on the proposed development site. This area was considered sufficient to enable an assessment of the archaeological potential of the site area to be made.

Site Walkover Survey

- 3.5 A site visit was undertaken on the 11th of April 2017. The visit comprised a walkover of the proposed development site and the surrounding area and also incorporated looking at the wider area for views looking back to the proposed development location from designated and other sites. Photographs were taken and field observations recorded in note form.

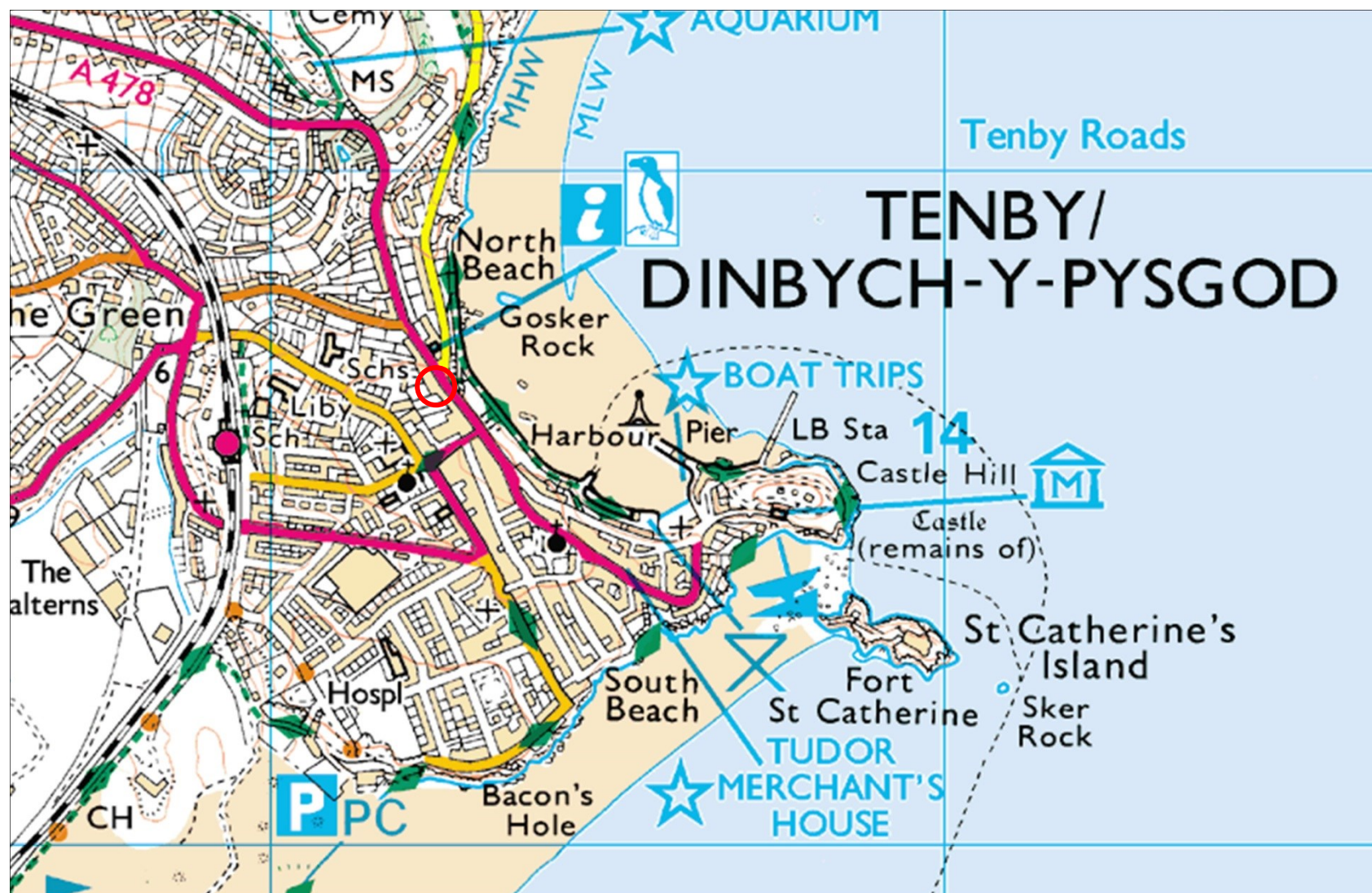


Figure 1: Map showing the location of Cliffe Norton Hotel, Tenby (red circle)

Reproduced from the Ordnance Survey 1:25,000 scale Map with the permission of The Controller of Her Majesty's Stationery Office, © Crown Copyright Dyfed Archaeological Trust, Corner House, 6 Carmarthen Street, Llandeilo, Carmarthenshire SA19 6AE. Licence No 100020930

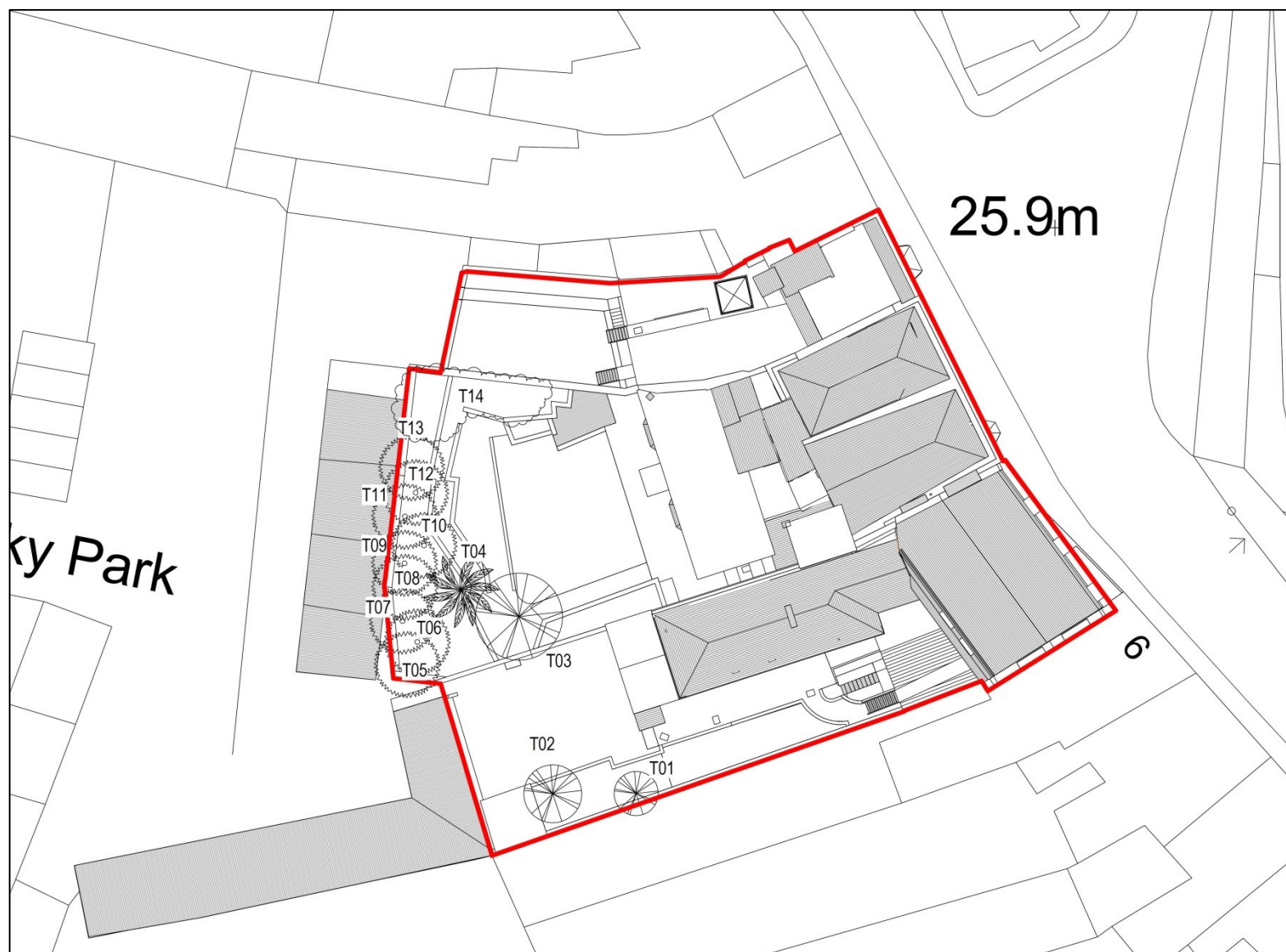


Figure 2: Plan of the Cliffe Norton Hotel (outlined in red), supplied by client.

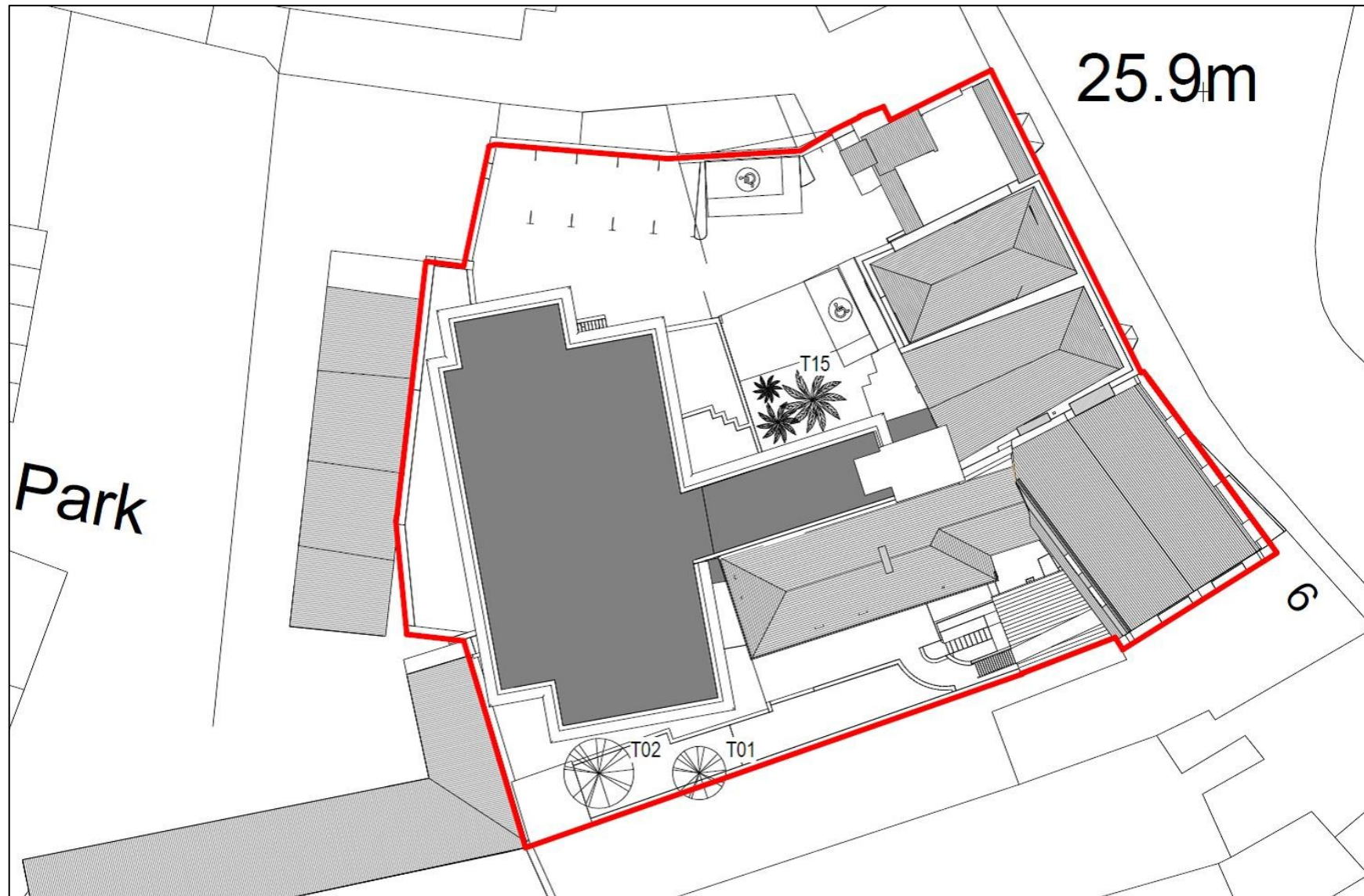


Figure 3: Plan of the proposed development supplied by client.

4. HISTORICAL, LANDSCAPE AND ARCHAEOLOGICAL BACKGROUND

4.1 Archaeological and Historic Background

- 4.1.1 Evidence of Palaeolithic occupation has been discovered at Hoyles Mouth Cave, one mile southwest of Tenby, and in Nanna's and Potter's Caves on Caldey Island. Bronze Age and Iron Age sites are known in the vicinity of Tenby. Romano-British finds have been recorded in the Tenby area. Although there is some documentary evidence for Early Medieval settlement at Tenby, no sites have been identified. In the 8th to 11th centuries, the region was subject to Viking raids. Place names such as Caldey are of Viking origin.
- 4.1.2 Norman settlement in the region began in the 11th to 12th centuries and the settlement at Tenby began to develop into an important trading town from this time. When the stone defensive walls were built to protect the town in the late 13th century, replacing earth and timber defences (Thomas 1993), a new street plan may have been imposed, obscuring evidence of the extent and layout of the earlier settlement. By the mid-14th century three extra-mural suburbs were developing outside the town Gates. A survey made in 1585 showed that of 256 burgages, 56 were extra-mural. Norton (North Town) was established beyond the North Gate, as a ribbon development along the Carmarthen Road. Although it is uncertain exactly where the settlement was located, the property boundaries along the Norton in the vicinity of the Cliffe Norton Hotel may derive from medieval burgage plots.
- 4.1.3 A 13th century reference in the charter of William de Valence, Earl of Pembroke refers to a right of common pasture of cattle in the tenement of Tenby after gathering in of hay and straw until the time of fencing off until the Purification of the blessed Mary (2nd February). What the field patterns may have been at this time is unknown, but interestingly, some street alignments appear to follow medieval field patterns. Property boundaries along south Parade (between the War Memorial and the Congregational Church) have preserved evidence of medieval strip field boundaries. Although less apparent, field boundaries may have influenced the layout of roads and property boundaries to the north of the town walls.
- 4.1.4 During the Civil Wars of 1642-1649, Tenby was predominantly controlled by the Parliamentarians apart from a brief period in 1643 when it fell into Royalist hands. Although it is likely that there were some form of extramural defences around Tenby, the character, extent and location of these is not known. This is of direct relevance to the proposed development site as it is likely to lie within the area of the outer northern Civil War defences of Tenby. Although no conclusive evidence has been found to date of such defences, one would expect to find traces of ditches and other earthworks, and as well as evidence for demolition of earlier buildings to the north of the walled town, which would have been demolished to provide a clear line of fire for their guns (as is recorded in numerous towns and cities throughout the UK involved in the Civil War).
- 4.1.5 Following a decline in fortunes during the 17th and early 18th centuries, Tenby began to gain popularity as a resort town from the 1780s. As a consequence extensive rebuilding took place throughout the town to provide houses, hotels and recreational venues. It is the buildings of this period that give the town much of its present day character and appearance. Most of the buildings within the vicinity of the development area were built during this period. It is unclear whether these replaced earlier buildings in the same locations.

4.2 The Historic and Environmental Landscape

- 4.2.1 The proposed development site does not lie within the boundaries of any Historic Landscape Character (HLC) areas recorded in the Register of Landscapes of Outstanding Historic Interest in Wales (Cadw 1998). No HLCs lie within 200m of the site boundary. No registered park or garden lies within 200m of the proposed development site.
- 4.2.2 The Cliffe Norton Hotel lies within the Tenby Conservation Area, as designated by the Pembrokeshire Coast National Park Authority. The following information is taken from the description of the Norton/Northcliffe Area in the 'Tenby Conservation Area Proposals.'
- 4.2.3 The Norton ('North town') is a medieval suburb, retaining its original road layout and typically long narrow plots. The streetscape is predominantly 19th century. The majority of the buildings are in short terraces or groups, elegantly stuccoed and coloured, with simple late Georgian detail. Some distinct Victorian buildings stand out in terms of style and materials, including the Venetian Gothic Cliffe Norton Hotel. Many larger hotels were converted from private houses, e.g. Cliffe Norton.
- 4.2.4 Walls are traditionally made of local limestone, usually smooth-stuccoed and lined out, imitating blockwork. Roofs are traditionally made of Welsh slate with plain ridges and ornamental ridges on later buildings. Chimneys are rendered, or of imported brick. Windows; the majority are timber vertical sliding sashes with painted finish; some canted bays. Solid timber paneled doors. The sea-facing buildings are set behind railed forecourts (some made locally). Roofs are generally pitched at 40°, usually with plain eaves and verge details.
- 4.2.5 Roads are of standard tarmac finish with concrete slab pavements. There are some fine Victorian cast-iron manhole covers, some stamped and dated. The street lighting is Modern utilitarian, some intrusive, and there is standard street furniture.

4.3 Known Archaeological Remains

- 4.3.1 Table 2 lists the designated and non-designated archaeological and historic assets that are recorded in the Regional HER and the NMR within a 200m radius of the proposed development site. The Regional HER records eighty nine sites of archaeological interest, fifty one of which are also recorded in the NMR. A further ten other sites are recorded only in the NMR. The HER records include one Scheduled Ancient Monument PE007 (not listed in Table 2, but described below) and sixty Listed Buildings. One of the Listed Buildings is designated Grade II* and the rest are all Grade II. The distributions of Scheduled Ancient Monuments and the Listed Buildings are mapped in Figure 4. Maps showing the distribution of heritage assets as recorded in the HER and NMR databases are shown in Figures 5 and 6.

PRN / NPRN	Listed Building No and grade	Name	Summary	Period	NGR
3692	6241 Grade II	St John's Well	The site of St. John's Well is recorded on historic Ordnance Survey maps, located just east of St. John's Chapel and set into the retaining wall on the south side of Windpipe Lane (later St. John's Hill). In 1539, John Leland mentioned that it was the chief water supply of Tenby.	Medieval	SN1311300786
12973	-	Norton Telephone Exchange	Findspot for a medieval jug found in a cesspit.	Medieval	SN131008
33460	-	North Gate	The north gate on the circuit of Tenby town walls.	Medieval	SN13310062
6717/ 22112; 403990	6165 Grade II*	High Street No.3; Prize House	Built in 1851 of Bath stone. 3 storeys high and 3 bay front. Arched doorways with columns. House won a prize at the Great Exhibition.	Post-Medieval	SN1331900585
6734/ 30172	6164 Grade II	Royal Lion Hotel; High Street Nos.1-2	Early 19th century, 4 storey, full height bays, flanking rusticated door case. Parapet with 'S' scrolled ramps.	Post-Medieval	SN1331000597
6472/ 21843	6144 Grade II	Croft The	Hotel, originally 2 3-bay terraced houses. Painted stuccoed street elevation of basement, 3 storeys and attic with C20 dormer windows in mansard roof.	Post-Medieval	SN1323400825
6476/ 21621	-	Bellevue Chambers; Cobourg Hotel	Early 19th century. 3 storey. Slate hung. Wooden door. Pediment door case.	Post-Medieval	SN13350056
8887	-	Deer Park, Garden Wall	Section of stone built garden wall fronting the street known as Deer Park. Formerly a scheduled monument it was de-scheduled in 2003 following a detailed examination. This re-assessment found no evidence to support the previously ascribed 17th century date and it is now considered to be a much-repaired original garden wall of the mid-19th century house, Cliff Rock.	Post-Medieval	SN131008
20477	-	Crackwell Street No.2 Bellvue	Dwelling in Tenby.	Post-Medieval	SN13380055
20484/ 32078; 403459	6195 Grade II	Guildhall The; Croft House	Early 19th century exterior, 3 storeys, parapet.	Post-Medieval	SN1323000777
20485; 60146/ 30170	-	Royal Gate House Hotel The Royal Nelson Hotel	Three 19th century buildings incorporated as hotel.	Post-Medieval	SN13280063
20489	-	Norton Lodge; Norton The No.32	A lodge identified from Ordnance Survey Mapping.	Post-Medieval	SN13160085
20490	-	Norton The No.31	Dwelling in Tenby.	Post-Medieval	SN13160084
20491/ 22041	6208 Grade II	Norton The Nos.29 30; Hatherley	Early to mid-19th century. 2 buildings.	Post-Medieval	SN1317200837
20492/ 22399	-	Norton The No.28; Martin Guest House	Early to mid-19th century. Stucco incised old masonry. 3 storeys. Slate gabled roof.	Post-Medieval	SN13170082
20493/ 21796; 22463	6202 Grade II	Norton The Nos.10 11 12; Cliffe Norton Hotel	Row of four terraced houses now one hotel.	Post-Medieval	SN1324300687
20494	-	Norton The No.9	Dwelling in Tenby.	Post-Medieval	SN13250067
20496	-	Norton The No.7	Dwelling in Tenby.	Post-Medieval	SN13260066
20497	-	Norton The No.6	Early C19th, 4 Storeys, 2 bays. Newsagent.	Post-Medieval	SN13270065
20499/ 22003	-	Norton The No.13; Goscar Rock Private Hotel	Early to mid-19th century. 4 storeys and attic. Stuccoed.	Post-Medieval	SN13240071

20500/ 21743	6204 Grade II	Norton The No.14; Castle View Hotel	Early to mid-19th century. 3 storeys. Stuccoed elevation.	Post-Medieval	SN1323300711
20501	-	Norton The No.15	Dwelling in Tenby.	Post-Medieval	SN13240074
20507; 60207/ 10999	6286 Grade II	United Reformed Church The	Designed by architects Paull and Robinson of Manchester and built in 1868. The upper stage of the clock tower and spire were added in 1908, the manse and three schoolrooms in 1872.	Post-Medieval	SN13210054
20512/ 21869- 74	-	Deer Park Nos.8-14	Mid-19th century, circa. Stuccoed. 3 storeys.	Post-Medieval	SN13130064
20525; 60125/ 30034	6166 Grade II	High Street No.4; Peerless Hotel The	Circa mid-19th century, stuccoed, 3 storey.	Post-Medieval	SN13320057
20526	-	High Street Nos.5-7	Early-mid C19th.	Post-Medieval	SN133005
20531	-	High Street Waterloo House	C19th, 4 storey, 3 bay.	Post-Medieval	SN13370054
20565	-	White Hart Hotel	Early C19th and later. 3 storey 2 bays. Flanking stacks. Slate roof. Inn stood on this site in the first half of the C19th at least.	Post-Medieval	SN13190078
20566/ 21959; 403460	6194 Grade II	Glendower Houses	Listed dwelling in Tenby. Forecourt railings and gate also LB2.	Post-Medieval	SN13240075
20605; 60218/ 32109	6308 Grade II	Royal Playhouse The	Originally built as assembly rooms in 1857, the building consisted of stuccoed facade with central pediment with lunette.	Post-Medieval	SN13250061
20617/ 30094	6302 Grade II	Prince Of Wales Hotel; Prince Of Wales Flats	Circa mid-19th century, stuccoed, 3 storey.	Post-Medieval	SN1332000510
20618	-	Coach And Horses	18th to mid-19th century date.	Post-Medieval	SN13300055
20632	-	Weston Lodge	A lodge identified from Ordnance Survey Mapping.	Post-Medieval	SN13110059
20896; 60110/ 32931; 403578	-	Croft The	A series of about 5 tall round-headed arches beneath the roadway at the south entrance to The Croft.	Post-Medieval	SN132008
33462	-	North Beach Promenade	Modern concrete promenade.	Modern	SN133007
33775	-		Modern flight of steps and ramp running down to beach.	Post-Medieval, Modern	SN13300066
59813- 4/ 22113	26296-7 Grade II	5, 6 And 7 High Street	Terraced house now commercial premises with flats over. Probably earlier C19 altered in late C19, and apparently of one build with No 5.	Post-Medieval	SN1333200562
22113; 59829/ 21870	26312 Grade II	No 9 Deer Park (Glenthorne)	Dwelling. Mid-19th century, circa. Stuccoed. 3 storeys.	Post-Medieval	SN1315300636
59830/ 21871	26313 Grade II	No 10 Deer Park (Croyland) And Railings	Dwelling. Mid-19th century, circa. 2 storeys and attic.	Post-Medieval	SN1314800639
59831/ 21872	26314 Grade II	No 11 Deer Park	Dwelling. Mid-19th century, circa. 2 storeys and attic.	Post-Medieval	SN1314100642

59832/ 21873	26315 Grade II	No 12 Deer Park	Dwelling. Mid-19th century, circa. 2 storeys and attic.	Post-Medieval	SN1313500644
59833/ 21873	26316 Grade II	No 13 Deer Park	Dwelling. Mid-19th century, circa. 2 storeys and attic.	Post-Medieval	SN1312900646
59834/ 21874	26317 Grade II	No 14 Deer Park	Dwelling. Mid-19th century, circa. 2 storeys and attic.	Post-Medieval	SN1312300648
59851	26335 Grade II	Walls and Railings To Deer Park Baptist Church	Forecourt walls and railings to Baptist church of 1884-5, by George Morgan of Carmarthen.	Post-Medieval	SN1318200619
59852	26336 Grade II	Walmer House and Front Railings.	House of 1885 by George Morgan of Carmarthen, designed as the chapel house to Deer Park Baptist Church.	Post-Medieval	SN1318300596
59871	26355 Grade II	Premises Occupied by The Candy Restaurant	Earlier to mid C19 house, now restaurant. It was the Tenby Drug Store c1900.	Post-Medieval	SN1336900560
59872	26356 Grade II	No 1 Bellevue	Earlier C19 house, with Bay of Bengal restaurant on ground floor and house above called Shore View in 2001.	Post-Medieval	SN1337500554
59875	26359 Grade II	Clifton Rock and Garden Wall Along Roadside.	Villa said to have been built in 1860 for George Chiles, wine merchant in the High Street and mayor of Tenby in 1903.	Post-Medieval	SN1321000610
59883	26367 Grade II	Premises Occupied by Spar Stores	Earlier C19 house in terraced row, occupied in 1911 by Carl J Hoffman, in 1998 by Liz's Bakery, now SPAR grocery.	Post-Medieval	SN1336800543
59884	26368 Grade II	Wellington House	Mid C19 house with ground floor shop, restored in late C20 with new small-paned sash windows and full-width shopfront in late C19 style.	Post-Medieval	SN1337100536
59908	26392 Grade II	North Beach View	Terraced house, c1863-4, matching No 6 built in 1839. The terrace of 11 houses on The Croft was begun in the 1830s.	Post-Medieval	SN1322200870
59909-10/ 21842	26393-4 Grade II	Nos 5,6,7,8,9,10 and 11 The Croft	Terraced house, c1863-4, matching No 6 built in 1839. The terrace of 11 houses on The Croft was begun in the 1830s.	Post-Medieval	SN1322000877
59913	26397 Grade II	Listed Building in Tenby Community	One of a pair of terraced houses of c1900.	Post-Medieval	SN1318200800
59914	26398 Grade II	Listed Building in Tenby Community	One of a pair of terraced houses of c1900.	Post-Medieval	SN1318200805
59915	26399 Grade II	South Zion Lodge	Former lodge of about 1875, to Sion House burnt out 24/3/1938 and subsequently demolished.	Post-Medieval	SN1318400872
59918	26402 Grade II	The Former Ocean Hotel	Former hotel, now unoccupied, probably built in earlier to mid C19 as Croft Cottage, a picturesque Tudor style 2-storey house.	Post-Medieval	SN1324800729
59919/ 403991	26403 Grade II	Saint Stephens, including Front Railings	House built in 1901 as Croft Cottage for Mrs Tonks of Sutton Coldfield by Healey & Marston of Sutton Coldfield and Walsall.	Post-Medieval	SN1324600737
59944	26430 Grade II	The Mews (Front Range)	Said to have been built in early C19 as racing stables, known as Harrison's Stables in 1902.	Post-Medieval	SN1326800544
59946	26432 Grade II	County Chambers (Former Congregational Manse)	Manse to former Congregational Church, c1872, and probably by Paull & Robinson of Manchester.	Post-Medieval	SN1317600530
60102/ 21623	6124 Grade II	No 2 Bellevue	Earlier C19 terraced house in late Georgian style, not part of a uniform terrace though roof is at same level as No 1.	Post-Medieval	SN1338200548
60112/ 30293	6143 Grade II	The Tenby and County Club	Gentlemen's club building of 1876-7 by W Newton Dunn of London and Tenby.	Post-Medieval	SN1323900806
60113/ 21938	6145 Grade II	Fourcroft Hotel	Hotel, formerly three terraced houses Nos 3, 4 and 5 Croft Terrace.	Post-Medieval	SN1322800847

60114	6146 Grade II	Nos 5,6,7,8,9,10 And 11 The Croft	Terraced house, now part of the Fourcroft Hotel, built 1839. The terrace of 11 houses on The Croft was begun in the 1830s.	Post-Medieval	SN1322400863
60115	6147 Grade II	No 8 Deer Park (Flint House) and Railings	Later C19 terraced house, part of a terrace of 7, not marked on 1849 Tenby map.	Post-Medieval	SN1315900632
60126/ 30355	6167 Grade II	5, 6 And 7 High Street	Stuccoed terraced house now commercial premises, probably early C19 altered in late C19.	Post-Medieval	SN1332900569
60127/ 21806	6168 Grade II	Ashley Court	Early C19 former Cobourg Hotel, one of the principal inns of the town. There was a hotel on the site in 1798.	Post-Medieval	SN1333500542
60147; 20498/ 21617	6197 Grade II	Bay View House	Early C19 terraced house, now commercial premises with flats above, probably once a mirrored pair with No 6.	Post-Medieval	SN1327800652
60148/ 22459	6198 Grade II	Listed Building in Tenby Community	Early C19 terraced house, now commercial premises with flats above, probably once a mirrored pair with No 5.	Post-Medieval	SN1327400658
60149/ 22460	6199 Grade II	Listed Building in Tenby Community	Early C19 terraced house part of a similar row Nos 5-8, the row much altered in C20, but this one restored in late C20.	Post-Medieval	SN1326900663
60150; 20495/ 22056; 22461	6200 Grade II	High Seas	Early C19 terraced house, probably built c1815, as the deeds of No 7 are said to date from 1814 and this one is similar to Nos 5-7.	Post-Medieval	SN1326200668
60151/ 22462	6201 Grade II	Sea View	Terraced house probably early C19 as apparently of same build as No 8 adjoining, though with parapet instead of eaves roof.	Post-Medieval	SN1325600675
60152/ 22464	6205 Grade II	Bartlet	Earlier to mid C19 terraced house, lower than No 14 to left.	Post-Medieval	SN1323200717
60153/ 30419	6206 Grade II	The Albany Hotel	Earlier C19 inn, formerly the White Hart Hotel until late C20. A White Hart on The Norton is listed in 1844.	Post-Medieval	SN1318500785
60154/ 22465	6209 Grade II	Listed Building in Tenby Community	Earlier C19 terraced house with unusual fanlight detail, the same detail appearing on No 32 which has been raised to 3 storeys.	Post-Medieval	SN1316800848
60155/ 22469	6210 Grade II	Norton Lodge	Mid C19 three-storey house, perhaps a remodelling of an earlier 2-storey house as arched door and fanlight are similar to No 31.	Post-Medieval	SN1316500856
60214/ 22560	6303 Grade II	Brychan Yard	Shops, flat, pottery, meeting hall and stables	Post-Medieval	SN1330100513
60215/ 22562	6304 Grade II	Cobbled Pavement in Brychan Yard	C19 paving to former stables, originally built in 1807 apparently for Sir William Paxton.	Post-Medieval	SN1331200520
60216/ 22561	6305 Grade II	Pavement Setts in Front Of Brychan Yard	C19 paving in front of former coach-houses, originally built in 1807 apparently for Sir William Paxton.	Post-Medieval	SN1331800524
60217/ 21799	6306 Grade II	The Coach And Horses Public House	C19 inn, possibly of early C19 date rebuilt later in C19. Listed in 1844 directory, John Williams, proprietor	Post-Medieval	SN1330400546
60403/ 11001	6559 Grade II	Deer Park Baptist Church	Baptist chapel of 1884-5 by George Morgan of Carmarthen, built by Joshua Harries & James Kelly of Tenby.	Post-Medieval	SN1317100602
11703	-	Baptist Chapel, South Parade, Tenby	First Baptist Chapel in Tenby, built in 1845. It is shown on the 25" OS map of 1890 as the "RNR Drill Hall", and on the OS 25" map of 1907 as the "Fire Engine Station". It was still in use as a fire station in 1998.	Post-Medieval	SN1326100494
22178	-	House off South Parade, Tenby	House off South Parade, Tenby	Post-Medieval	SN1325000526

30255	-	South Parade 5	19th century, 2 storey dwelling, with slate gabled roof with crested ridge.	Post-Medieval	SN1327400491
30432	-	Worcester Cottage	2 storey, painted stucco house, with diamond slated roof.	Post-Medieval	SN13090079
32122	-	Tenby Market Hall		Post-Medieval	SN1333500516
96360	-	De Valence Garden, Tenby	The Gardens were opened in 1904 and were later replaced by a theatre/dance hall in 1922. The current building dates from c.1972.	Post-Medieval	SN1327100568
265010	-	De Valence Gardens, Inscribed Stone, Tenby	The inscription states: 'These Gardens were erected and opened on July 18. 1904 by Alderman George Chiles Mayor of Tenby.'	Post-Medieval	SN1327100568
303205	-	Croft, Garden, Tenby	Country House Garden. Today the house is used as Court and Council offices.	Post-Medieval	SN1324600784
276045	-	Part of Civil War Outwork, Deer Park	Part of Civil War defensive outwork	Post-Medieval	SN132006
405424	-	De Valence Pavilion, Tenby	Built in c.1972 the current building replaced the 1922 theatre/dance hall, which in turn had replaced the De Valence Gardens	Post-Medieval	SN1327100568

Table 2: Known heritage assets within 200m of the proposed development site (Figures 4 – 6)

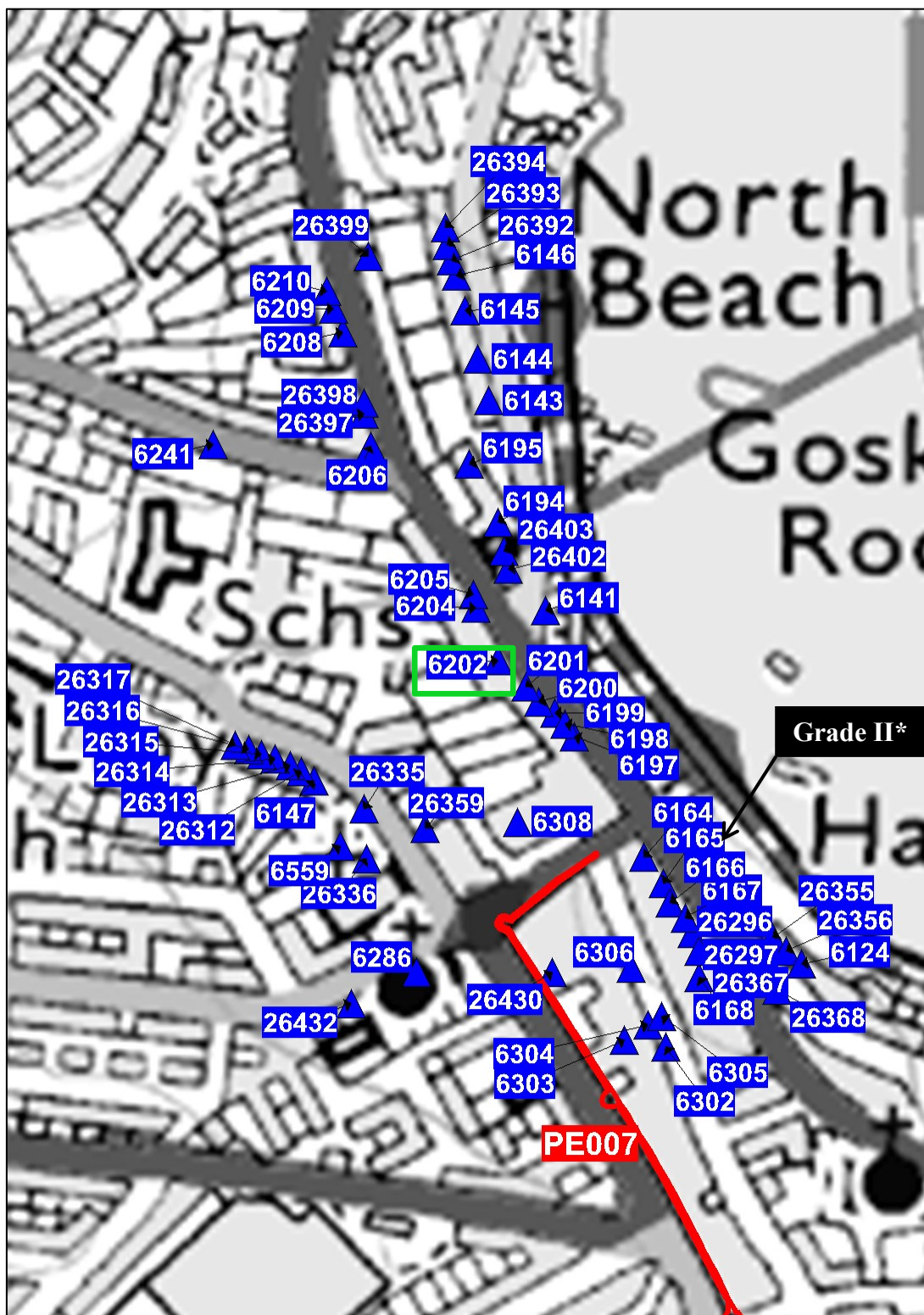


Figure 4: The Scheduled Ancient Monument (town wall, in red) and Listed Buildings (blue) within 200m of the proposed development site (green rectangle). The only grade II* Listed Building is No. 6165.

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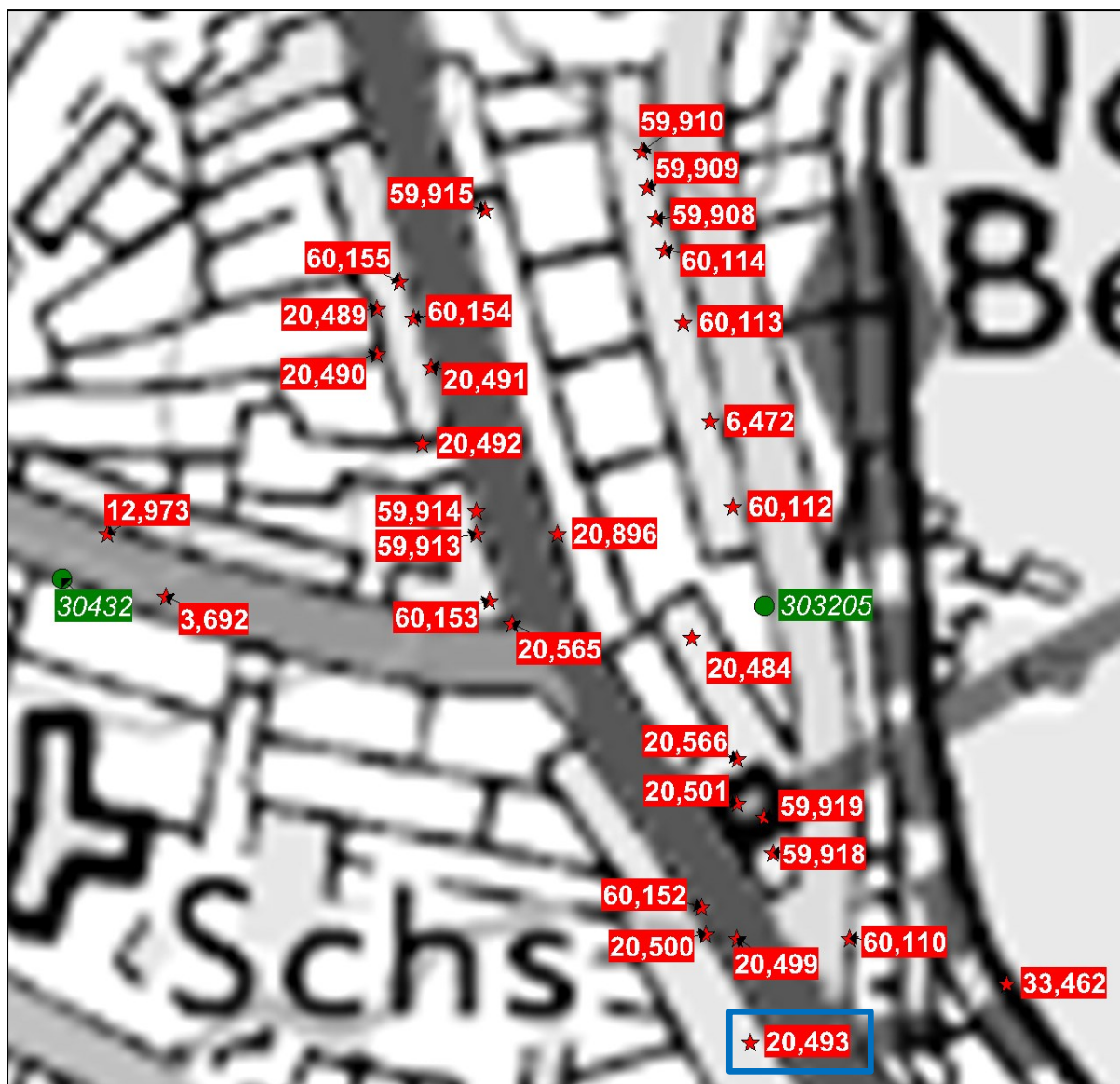


Figure 5: The heritage assets within 200m to the north of the Cliffe Norton Hotel (blue rectangle) as recorded in the HER (red) and NMR (green) databases. NMR data is only displayed for those sites existing *only* in the NMR database.

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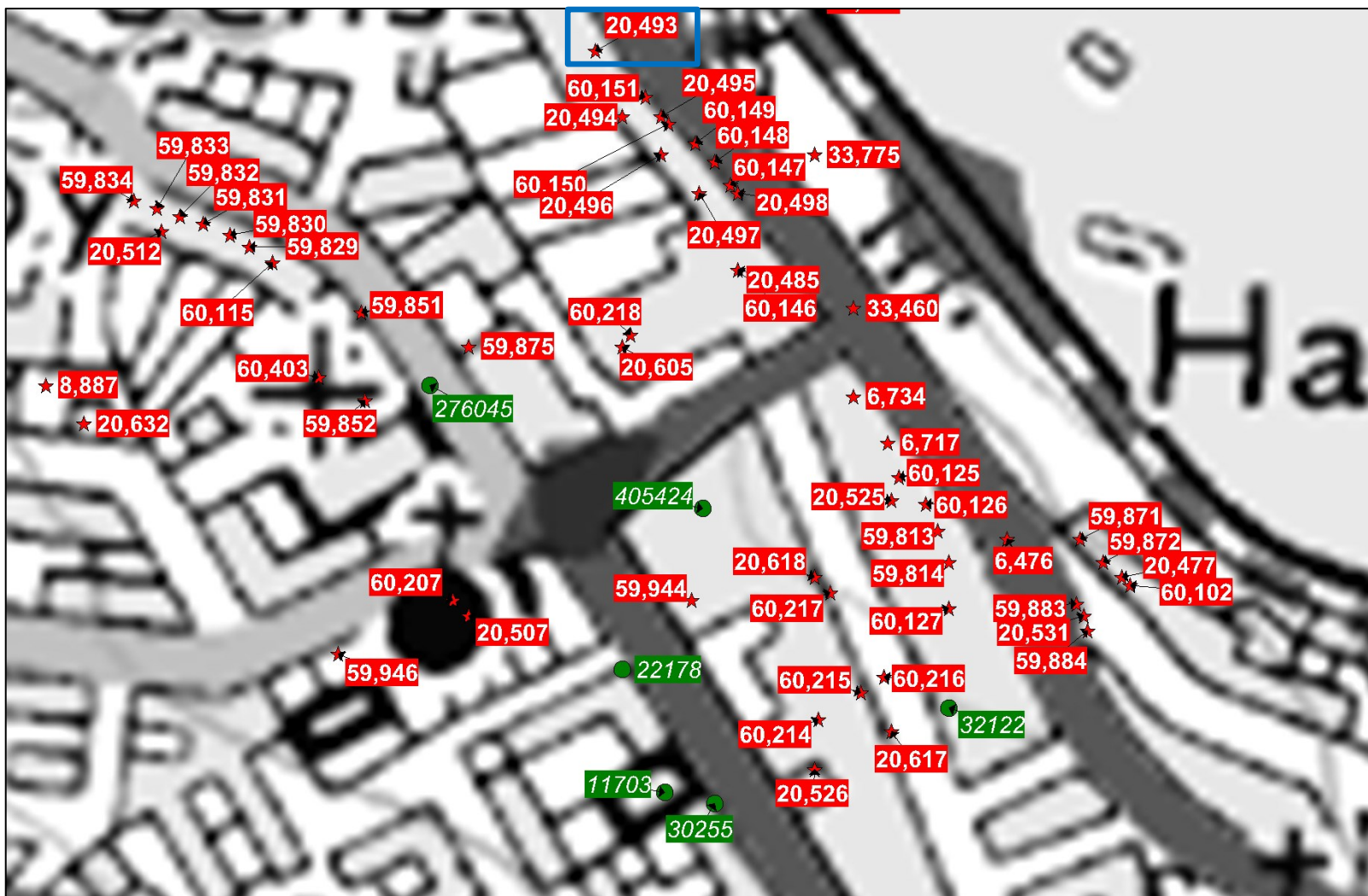


Figure 6: The heritage assets within 200m to the south of the Cliffe Norton Hotel (blue rectangle) as recorded in the HER (red) and NMR (green) databases. NMR data is only displayed for those sites existing *only* in the NMR database.

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- 4.3.2 The only Scheduled Ancient Monument within 200m of Cliffe Norton Hotel is Tenby Medieval Town Wall (PRN 59948; SAM No. PE007; Figure 4). It comprises the remains of the medieval walls of Tenby. It lies south of the proposed development, 90m away at its closest. The following description is taken from the Cadw scheduling:

The remains visible today are a well-preserved section of wall running southeastwards from near the lost North or Carmarthen Gate to the northwest tower, the connecting full length of the landward wall running southeastwards which incorporates the South Gate and its barbican and six towers set at intervals, together with the remains of a now isolated tower from the southeastern wall located on cliffs above the sea.. The monument forms an important element within the wider medieval context and the structure itself may be expected to contain archaeological information in regard to chronology, building techniques and functional detail.

- 4.3.3 There are no Grade I Listed Buildings within 200m of the proposed site, but there is one Grade II* Listed Building: Prize House, No. 3 High Street (PRN 6717; LB No. 6165). It was built in 1851 of Bath stone and is three storeys high and has a three bay window front. The house won a prize at the Great Exhibition. It is listed as Grade II* for the very high quality of exterior stonework and interior detail. It is located 120m south-southwest of the Cliffe Norton Hotel, further along the same seafront.
- 4.3.4 The remainder of the Listed Buildings within 200m of the Hotel all are Grade II. There are fifty nine of them and they include buildings that are hotels, houses, religious institutions, shops, public houses and restaurants (Figure 4). Those that are intervisible with the proposed development are described later in the report.
- 4.3.5 The Cliffe Norton Hotel is itself one of these Grade II listed buildings (PRN 20493; LB No. 6202). It consists of four buildings: Nos. 10-13 along the Norton. It is listed because it is part of the important sea-front terrace along the Norton, and because of the High Victorian architectural character of No 10. The following is an extract from its listing description:

Row of four terraced houses now one hotel. No 10 to the left was an unusual High Victorian Gothic design in contrasting stone of 1859-60 by Ewan Christian of London for Charles Allen Esq. It has since been painted to match the stucco fronts elsewhere. In 1891 occupied by Charles Allen, in 1926 occupied by Henry Le Maire. the Norton Hotel by the 1930s. Nos 11 and 12 are narrow 2-bay houses, presumably of mid C19 date, No 11 was a lodging-house in 1891 and no 12 was called Rock Villa, they were both the Cliffe Hotel by the 1930s. Old photographs show that No 12 has been altered since 1936. No 13 is of similar date, but lower, it was occupied by William Thomas plumber in 1891 and was the Goscar Rock Hotel in 1977.

- 4.3.6 The vast majority of the known archaeological sites within 200m of the Hotel are post-medieval in date. Only four sites are earlier and of medieval date. Two of these are the Town Wall (PRN 59948; SAM No. PE007) and its destroyed north gate (PRN 33460), 90m south of the Cliffe Norton Hotel. Another is the site St. John's well, 140m to the northwest (PRN 3692, LB Ref 6241). The fourth is the recorded findspot of a medieval jug found in a cesspit 20m northwest of the well (PRN 12973).

4.4 Other archaeological finds

Roman coin finds have been reported to the Portable Antiquities Scheme within 200m of the Hotel. A total of seven coins found in two locations had dates spanning Roman rule in Britain. Eleven further Roman coins have reportedly been found in Tenby.

4.5 Historic Mapping

- 4.5.1 An 1811 map of the Tenby Corporation lands shows that the area where the Cliffe Norton Hotel is situated was undeveloped at this time (Figure 7). The 1841 Tithe Map for Tenby St Mary's parish shows little change in this area of Tenby except for some of the street pattern, which makes it unclear whether any development had occurred within the development site by this time (Figure 8).
- 4.5.2 The first detailed map of the area is the 1889 1:500 scale Ordnance Survey map of Tenby (Figure 9). All four buildings now belonging to the hotel are depicted as part of a much longer terrace. Gardens are indicated to the rear of the properties.
- 4.5.3 Subsequent historic maps show the same general layout in less detail and are not reproduced here. Present day mapping also shows the same layout, although the garages to the west are now marked too.

4.6 Recent Archaeological Work

- 4.6.1 Historic environment assessment of the Royal Gatehouse Hotel (PRN 20485, Figure 6), a site only 40m south of the Cliffe Norton Hotel, was carried out between 2007 and 2009 (Schlee 2009). It recommended that archaeological mitigation in the form of small pre-development excavation and a watching brief during ground works be carried out.
- 4.6.2 Subsequently, re-development of the site went ahead, and archaeological mitigation was carried out. A small trench was excavated in the area of proposed groundworks. A spread of building rubble was apparent in the trench, possibly resulting from demolition during the English Civil War, but no other features of note were apparent. Finds were few and post-medieval in date, with the exception of one flake of flint-working waste dating to the Mesolithic period (Meek and Kemp *forthcoming*).
- 4.6.3 Groundworks during the development included the removal of much of the Royal Gatehouse's cellars. An archaeological watching brief took place during these works and it was observed that the cellars had occupied and been built upon what was previously a large ditch. This ditch was not dated scientifically but was interpreted, based on its size and its position in relationship to the town wall, as a major Civil War defensive structure. Another watching brief later carried out further west within the development site also recorded a large ditch, most probably a continuation of the ditch within the cellar area.

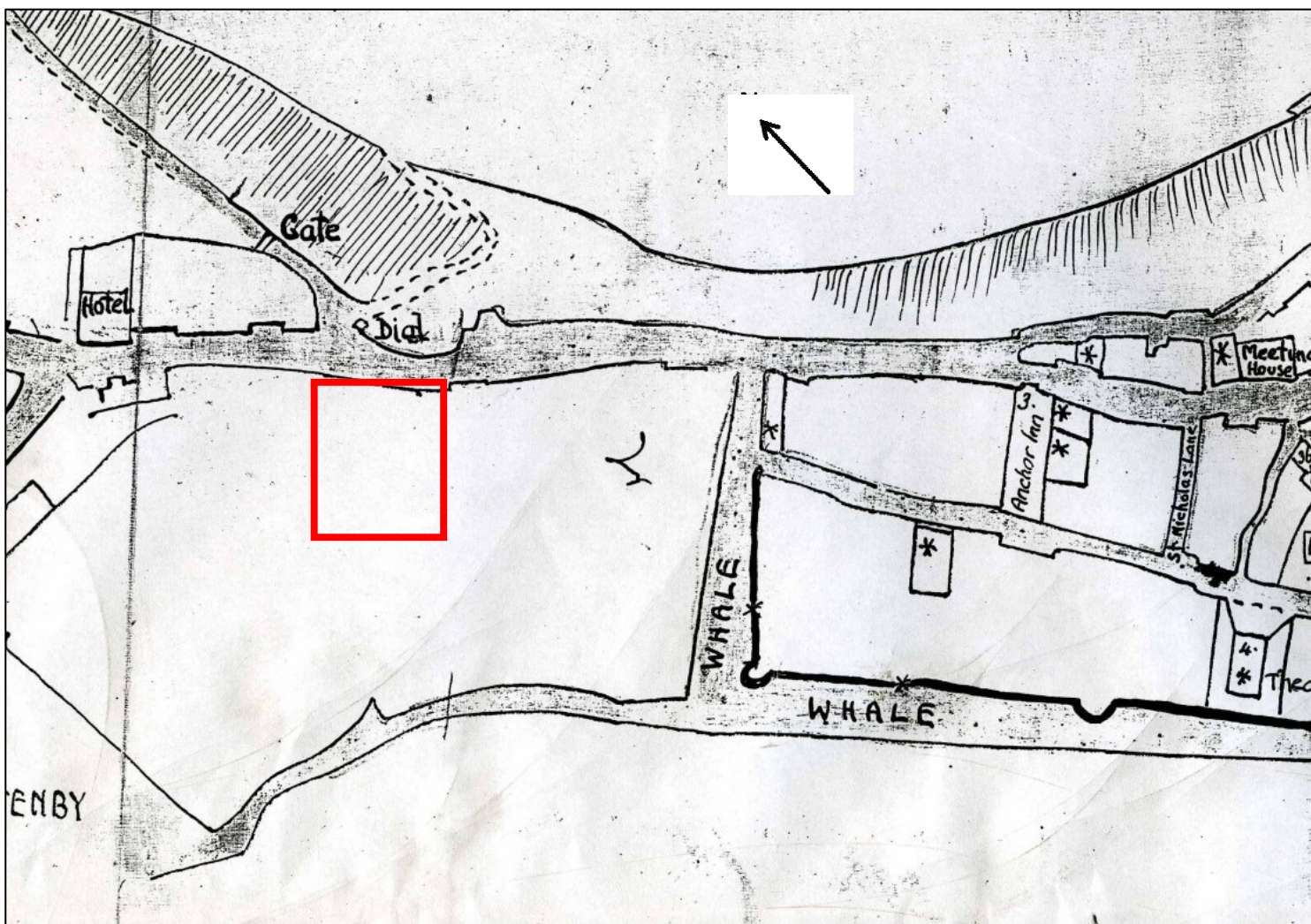


Figure 7: Extract of the 1811 Tenby Corporation Map, with hotel outlined in red

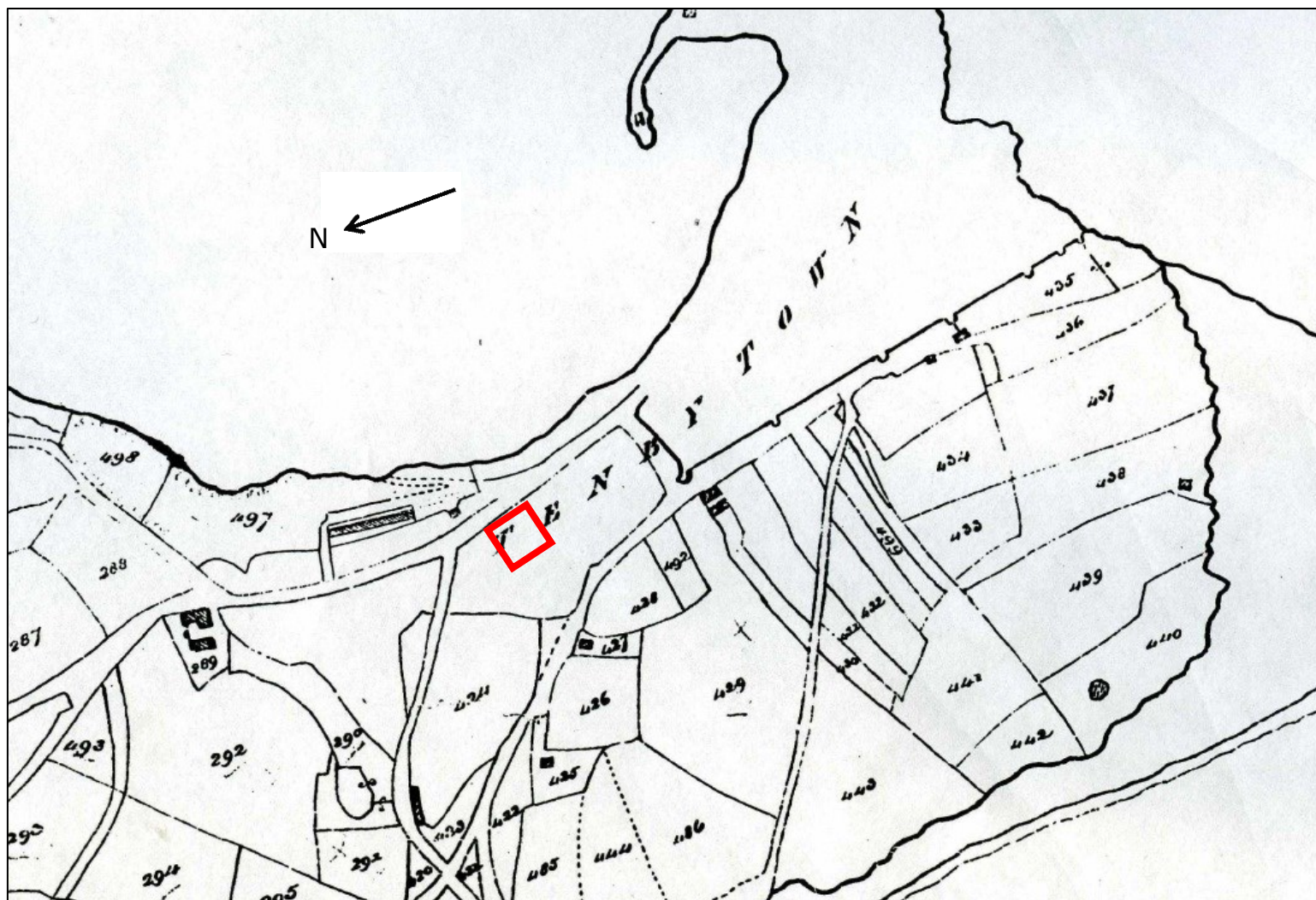


Figure 8: Extract of the 1841 Tithe Map with the hotel outlined in red

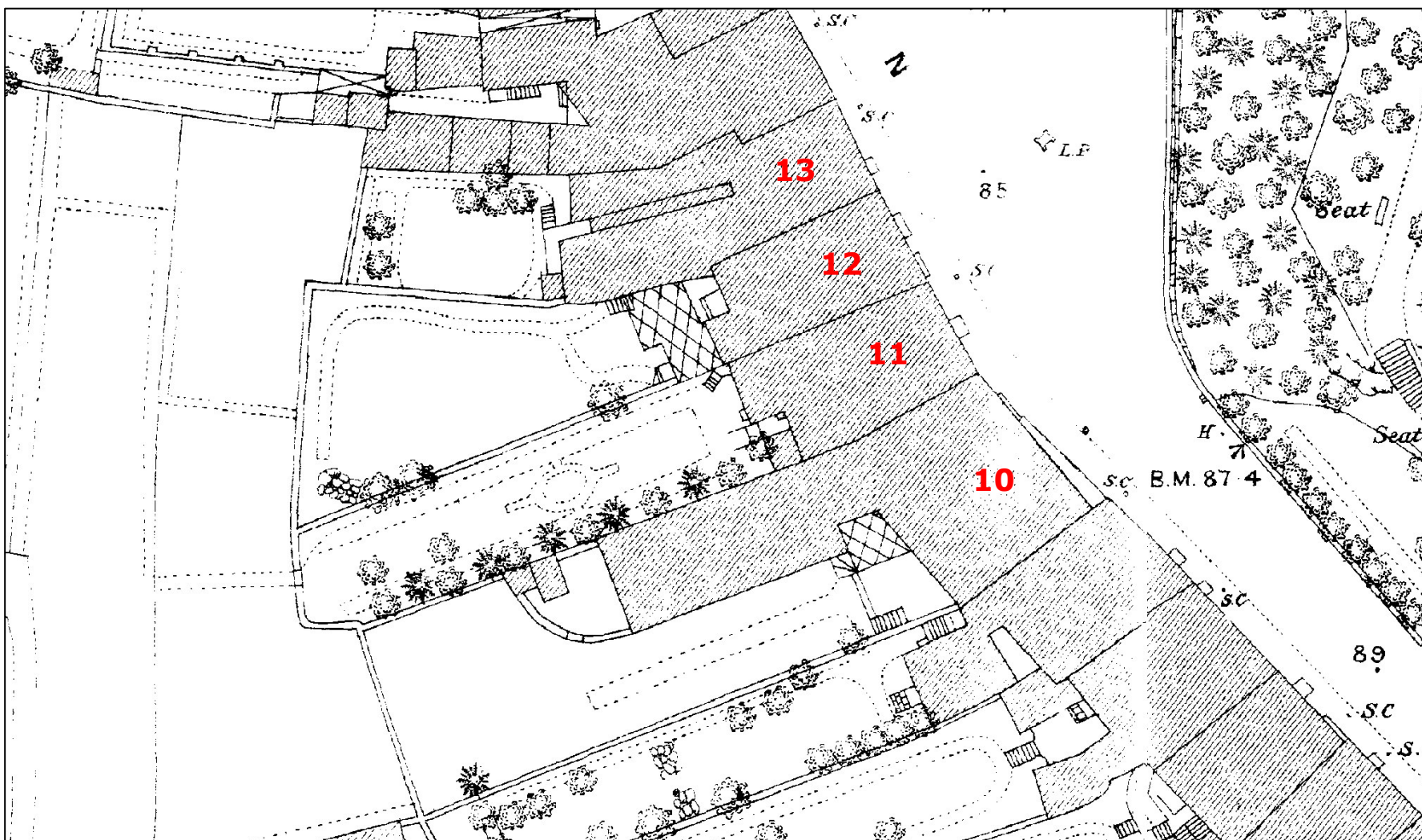


Figure 9: Extract of the 1889 1:500 OS map of Tenby with the hotel marked by the numbers of its individual buildings: 10-13

4.7 Site Walkover Survey

- 4.7.1 The site walkover survey was undertaken on the 11th of April 2017. The front of the hotel is shown in Photos 1-4. It was observed that the proposed development at the back of the hotel would have no visual impact on anything to the east of the hotel, there being no line of sight between the Norton and the rear of the Cliffe Norton Hotel.
- 4.7.2 Photos 5-8 show different aspects of the rear of the hotel, including the backs of the original buildings nos. 10-13, and all the extra structures that have been added since. Nothing of architectural or archaeological note was observed other than what has already been recorded. Photo 9 shows the garages behind the hotel (beyond the boundary of the proposed works).
- 4.7.3 It was observed that six known heritage assets would have their setting impacted upon by development at the proposed site: PRNs 59851, 59852 and 60403 (Photo 10) and PRNs 60115, 22113 and 59830 (Photo 11). PRN 60403 is Deer Park Baptist Church and PRN 59851 represents the church's walls and railings. PRN 59852 records Walmer House, attached to the church, and its front railings. PRN 60115 is Flint House a residential dwelling, and PRNs 22113 and 59830 are the next two properties northward along the street, both small hotels.
- 4.7.4 Photo 12 shows the section of the Tenby Town Wall Scheduled Ancient Monument (PRN 59948; SAM No. PE007) nearest to the Cliffe Norton Hotel. No part of the proposed development would impact upon its setting. This is also the case for Grade II* Listed Building Prize House (PRN 6717; LB No. 6165).



Photo 1: Looking northwest. Front of the Cliffe Norton Hotel, Tenby (the white buildings).



Photo 2: Looking west-northwest. Front of Nos. 11 and 12, Norton, part of Cliffe Norton Hotel.



Photo 3: Looking west-southwest. Front of No. 10, Norton, part of Cliffe Norton Hotel.



Photo 4: Looking west-northwest. Front of No. 13, Norton, part of Cliffe Norton Hotel



Photo 5: Looking east-northeast. The rear of the Cliffe Norton Hotel, with the back of No. 10 facing.



Photo 6: Looking east-northeast. The rear of the Cliffe Norton Hotel, with the backs of Nos. 11-13 facing.



Photo 7: Facing southeast. The bulk of the buildings to the rear of Cliffe Norton Hotel.



Photo 8: Facing west. Walled space between the back of Cliffe Norton Hotel and the car park.



Photo 9: Facing east-northeast. Garages in the car park to the rear of Cliffe Norton Hotel, with the hotel showing beyond.



Photo 10: Facing west-northwest. Grade II Listed Buildings (PRNs 59851; 59852; 60403) on Greenhill Road, in line-of-sight of the proposed development of the Cliffe Norton Hotel.



Photo 11: Facing west. Grade II Listed Buildings (PRNs 60115; 22113; 59830) on Greenhill Road, in line-of-sight of the proposed development.



Photo 12: Facing northeast. Northern-most section of the Tenby Town Wall Scheduled Ancient Monument (SAM No. PE007, PRN 59948).

5. IMPACT OF PROPOSALS ON THE HISTORIC ENVIRONMENT

5.1 Development Proposals

- 5.1.1 It is proposed that some structures that were added to the rear of the hotel during the twentieth century be removed, none of them having historical character in keeping with the hotel, and the boundary walls still existing between the four houses would also be demolished. This would make way for a three-storey extension to the hotel to be built at its rear, enclosing a courtyard, with a small new car park to its north. It is planned that these works will require only minor changes in ground levels and it is not envisaged that major groundworks will be necessary.
- 5.1.2 From an archaeological and historic environment perspective the potential impacts from the development proposals will come from:
- Internal and external works at the Grade II Listed Cliffe Norton Hotel;
 - Any groundworks that could expose, damage or destroy any underlying archaeological remains; and
 - Service installation, landscaping etc. that could also impact on buried archaeological remains.

5.2 Physical Impacts

- 5.2.1 Physical impacts could arise from internal and external alteration of the Grade II Listed Building. Original features may be removed or hidden and alterations to layouts of the building may be necessary.
- 5.2.2 The reconstruction of the Hotel, landscaping of the land to its rear and the installation of services would involve below-ground works which could potentially expose, damage or destroy any underlying archaeological remains.

5.3 Buried Archaeological Potential

- 5.3.1 The archaeological potential for hitherto unknown archaeological sites to be present within the proposed development area is considered to be moderate.
- 5.3.2 The only known archaeological site that gives a potential for buried archaeology within the development site boundary is the Cliffe Norton Hotel itself: nineteenth and twentieth century remains are to be expected, probably mostly household and garden rubbish, and cellars, known or unknown are likely, as recorded during archaeological investigations at the nearby Royal Gatehouse Hotel.
- 5.3.3 Although the hotel lies outside the medieval town walls, there is potential for buried remains relating to extramural medieval and post-medieval settlement and other activity. Activity during the Civil War is likely to have levelled any pre-existing structures, but not to have removed them completely. There is also potential for evidence of Civil War defences, as found at the site of the former Royal Gatehouse Hotel.
- 5.3.4 The potential for features and finds originating from any time period before the medieval cannot be discounted. The presence of Roman coin finds scattered throughout Tenby and a Mesolithic flint found at The Royal Gatehouse site shows that human activity is not restricted to the last thousand years in this area.

5.4 Palaeo-environmental Potential

It is unlikely that deposits suitable for palaeo-environmental analysis could be recovered during groundworks.

5.5 Visual Impacts

- 5.5.1 The proposed development will make a change to the current setting of six Grade II Listed Buildings (PRNs 59851; 59852; 60403; 60115; 22113; 59830) situated on Greenhill Road (Figure 6, Photos 11 & 10). PRN 60403 is Deer Park Baptist Church and PRN 59851 represents the church's walls and railings. PRN 59852 records Walmer House, attached to the church, and its front railings. PRN 60115 is Flint House a residential dwelling, and PRNs 22113 and 59830 are the next two properties northward along the street, both small hotels.
- 5.5.2 The nature of the impact would depend on the final appearance of the new building at the rear of the Cliffe Norton Hotel. At present the visible impression of the rear of the Cliffe Norton Hotel and its adjoining properties appears out of place and has not been designed to blend harmoniously with the rest of the buildings. Therefore the setting of these Listed Buildings could be improved by a development sympathetic to the character of the area.

5.6 Summary of Impacts

- 5.6.1 It is concluded that there could be physical impacts to known archaeology within the development site, from internal and external alteration of the Grade II Listed Building, and groundworks that may disturb post-medieval or potentially older remains.
- 5.6.2 There is low potential for buried remains of prehistoric to Early Medieval date to be discovered in any part of the site. There is moderate potential for buried remains from the medieval era to be present. There is high potential for buried remains of post-medieval date to be present.
- 5.6.3 It is concluded that the proposed developments at the rear of the Cliffe Norton Hotel could have a significant visual impact on six Grade II Listed Buildings on Greenhill Road noted above. However, it is proposed that the classical design of the new extension will have a significantly beneficial impact on the setting of these buildings.

5.7 Recommendations for Further Archaeological Works

- 5.7.1 It is possible that further archaeological works may be required within the development area and may include further assessment of setting impacts from the development on designated historic assets.
- 5.7.2 It is possible that building recording works within the hotel building may be required prior to renovation to record the buildings in their present state and record any original features within.
- 5.7.3 Although the development sites lie outside the medieval town walls, there is potential for buried remains relating to extramural medieval and post medieval settlement to have survived within the development area. There is also potential for evidence of Civil War defences, as recorded during an archaeological watching brief at the nearby royal Gatehouse Hotel (Meek, J. and Kemp, R. forthcoming). Therefore further archaeological mitigation may be required before or during any groundworks to assess the survival

of any below ground archaeology within the proposed development area. It is considered probable that as a minimum a watching brief may be required during any groundworks associated with the development.

- 5.7.4 The decision for the scope of any further programme of archaeological works lies with the archaeological advisor to the local planning authority (Development Management - Dyfed Archaeological Trust).

6. SOURCES

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Cartographic

Tenby Corporation Map	1811
St Mary in Liberty Parish Tithe Map	1842
Ordnance Survey 1:500 Map of Tenby	1889

APPENDIX 1: PROPOSED DEVELOPMENT AT THE CLIFFE NORTON HOTEL, TENBY SPECIFICATION FOR A HISTORIC ENVIRONMENT APPRAISAL

1. INTRODUCTION

- 1.1 This written scheme of investigation presents a proposed methodology for a historic environment appraisal of the proposed development at the Cliffe Norton Hotel, Tenby. The appraisal has been requested by Alfa Leisureplex Group to support a planning application for the proposals being submitted to Pembrokeshire Coast National Park Planning Authority.
- 1.2 A generic brief for the required historic environment appraisal has been previously prepared by the archaeological advisors to the local planning authority, Development Management - Dyfed Archaeological Trust. 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. AIM AND OBJECTIVES OF THE PROJECT

- 2.1 This document provides a scheme of works for:

The preparation of a historic environment appraisal of proposed development at the Cliffe Norton Hotel, Tenby. 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 development on the wider historic environment. The appraisal shall be presented within a report which will be submitted with the planning application for the development.

² Construction Skills Certification Scheme (Health and Safety Tested)

- 2.2 Provision of a written scheme of investigation to outline the methodology by which DAT Archaeological Services will undertake appraisal.
- 2.3 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.
- 2.2 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 – **200m 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 – **200m 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 development – 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 appraisal, 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 F Murphy, Project Manager DAT Archaeological Services.
- 4.2 The report and site walkover survey will be undertaken by Alice Day 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)*

CLIFFE NORTON HOTEL, TENBY: HISTORIC ENVIRONMENT APPRAISAL

RHIF YR ADRODDIAD / REPORT NO. 2017/24
RHIF Y DIGWYDDIAD / EVENT NO. 110442

Ebrill 2017
April 2017

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

Alice Day

Swydd / Position: **Archaeologist**

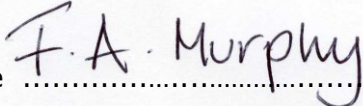
Llofnod / Signature  Dyddiad / Date 12 April 2017

Mae'r adroddiad hwn wedi ei gael yn gywir a derbyn sêl bendith
This report has been checked and approved by

Fran 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 12 April 2017

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

