

THE OLD MOAT HOUSE, 2 CASTLE ROAD, KIDWELLY: HERITAGE IMPACT ASSESSMENT



Prepared by DAT Archaeological Services
For: Mr Hamish Burns



ymddiriedolaeth archaeolegol
DYFED
archaeological trust



DAT
Archaeological Services

DYFED ARCHAEOLOGICAL TRUST

RHIF YR ADRODDIAD / REPORT NO. 2018/37
RHIF Y DIGWYDDIAD / EVENT RECORD NO. 112736

Mehefin 2018
June 2018

**THE OLD MOAT HOUSE, 2 CASTLE ROAD,
KIDWELLY:**

HERITAGE IMPACT ASSESSMENT

Gan / By

Alice Day ACIfA



Paratowyd yr adroddiad yma at ddefnydd y cwsmer yn unig. Ni dderbynnir cyfrifoldeb gan Ymddiriedolaeth Archaeolegol Dyfed Cyf am ei ddefnyddio gan unrhyw berson na phersonau eraill a fydd yn ei ddarllen neu ddibynnu ar y gwybodaeth y mae'n ei gynnwys

The report has been prepared for the specific use of the client. Dyfed Archaeological Trust Limited can accept no responsibility for its use by any other person or persons who may read it or rely on the information it contains.



Ymddiriedolaeth Archaeolegol Dyfed Cyf
Corner House, 6 Stryd Caerfyrddin, Llandeilo, Sir
Gaerfyrddin SA19 6AE
Ffon: Ymholiadau Cyffredinol 01558 823121
Adran Rheoli Treftadaeth 01558 823131
Eboist: info@dyfedarchaeology.org.uk
Gwefan: www.archaeolegdyfed.org.uk

Dyfed Archaeological Trust Limited
Corner House, 6 Carmarthen Street, Llandeilo,
Carmarthenshire SA19 6E
Tel: General Enquiries 01558 823121
Heritage Management Section 01558 823131
Email: info@dyfedarchaeology.org.uk
Website: www.dyfedarchaeology.org.uk

*Cwmni cyfyngedig (1198990) ynghyd ag elusen gofrestredig (504616) yw'r Ymddiriedolaeth.
The Trust is both a Limited Company (No. 1198990) and a Registered Charity (No. 504616)*
CADEIRYDD CHAIRMAN: Professor B Burnham. CYFARWYDDWR DIRECTOR: K Murphy BA MCIfA

THE OLD MOAT HOUSE, 2 CASTLE ROAD, KIDWELLY: HERITAGE IMPACT ASSESSMENT

CONTENTS

SUMMARY	1
1. INTRODUCTION	2
2. HISTORICAL AND ARCHITECTURAL SIGNIFICANCE	9
3. BUILDING DESCRIPTION	11
<i>The original 18th century building</i>	11
<i>The 20th century extension and outbuilding</i>	18
4. PROPOSED WORKS	23
<i>The original 18th century building</i>	27
<i>The 20th century extension</i>	28
<i>The 20th century outbuilding</i>	30
<i>Grounds in front of extension fronting Castle Street</i>	30
5. IMPACT ON THE SETTING OF HERITAGE ASSETS	31
6. IMPACTS ON ARCHAEOLOGICAL REMAINS	35
7. ARCHAEOLOGICAL POTENTIAL AND IMPORTANCE	35
8. IMPACTS OF PROPOSED WORKS ON 18TH CENTURY BUILDING	36
9. DISCUSSION	39
10. ACKNOWLEDGEMENT	40
11. SOURCES	41
APPENDIX I – Cadw Listed Building Report for The Old Moat House	42
APPENDIX II – Historic Landscape Characterisation: Kidwelly	43
APPENDIX III – Photos of the property before recent works started	46
APPENDIX IV – Kidwelly Castle Scheduled Monument Report and Grade I building listing	48
TABLES	
Table 1: Site potential definitions	37
Table 2: Site importance definitions	37
Table 3: Impacts of the proposed works on the original 18 th century building	38

FIGURES

Figure 1:	Map showing the location of the Old Moat House, Kidwelly	4
Figure 2:	Map extract showing the location of the Old Moat House and surrounding scheduled monument areas	5
Figure 3:	Plan showing the two buildings that comprise the Old Moat House	6
Figure 4:	Existing plan layout of the Old Moat House and its annexe, supplied by the client	7
Figure 5:	Existing building elevations at the Old Moat House, supplied by the client	8
Figure 6:	Extract of the OS 1st edition 1:2500 map, with the Old Moat House at centre, coloured green	10
Figure 7:	Proposed plan layout of the Old Moat House and its annexe, supplied by the client	24
Figure 8:	Proposed building elevations for the Old Moat House and its annexe, supplied by the client	25
Figure 9:	Overall property site plan showing the proposed works in the grounds	26

PHOTOGRAPHS

Photo 1:	Looking west at the front of the original 18th century building	12
Photo 2:	Close-up of the door and one window at the front of the original 18th century building	12
Photo 3:	The southeast-facing end of the original 18th century building	13
Photo 4:	The ground floor southeast end of the 18th century building	14
Photo 5:	The ground floor northwest end of the 18th century building	14
Photo 6:	Looking west-northwest at the staircase enclosed by doors and an internal wall	15
Photo 7:	The large fireplace and bread oven at the southeast end of the 18th century building	15
Photo 8:	The smaller fireplace at the northwest end of the 18th century building	16
Photo 9:	Both original and modern timber A-frames seen in the loft space of the 18th century building	16
Photo 10:	The northwest end of the loft of the 18th century building	17
Photo 11:	The southeast end of the loft of the 18th century building	17
Photo 12:	The southwest-facing end of the 20th century extension of the Old Moat House	18
Photo 13:	Composite panoramic view of the southeast-facing front of	

	the 20th century extension of the Old Moat House	19
Photo 14:	Looking southwest at the main hall in the late 20th century extension	20
Photo 15:	Looking northeast at the main hall in the late 20th century extension	20
Photo 16:	Looking northwest at the outbuilding at the rear of the Old Moat House	21
Photo 17:	Looking northwest at the outbuilding at the rear of the Old Moat House	21
Photo 18:	Looking southeast across the existing carpark area	22
Photo 19:	Looking north across the existing carpark area	22
Photo 20:	View from the 18th century building of the Old Moat House looking northwest along Castle Road	32
Photo 21:	View from the 18th century building of the Old Moat House looking approximately east showing Cadw reception and shop and Kidwelly Castle in background	32
Photo 22:	View of the castle looking east from the grounds of the Old Moat House that front Castle Street	33
Photo 23:	View looking southeast from the grounds of the Old Moat House that front Castle Street	33
Photo 24:	View looking northeast towards Kidwelly Castle from the area of the proposed outside seating (photograph supplied by client)	34

**THE OLD MOAT HOUSE, 2 CASTLE ROAD, KIDWELLY:
HERITAGE IMPACT ASSESSMENT**

SUMMARY

DAT Archaeological Services were commissioned by Mr Hamish Burns to prepare a Heritage Impact Assessment for proposed redevelopment of a Grade II Listed Building (Ref No 20187) known as The Old Moat House. The property is on the corner of Castle Road and Castle Street, just opposite Kidwelly Castle, at NGR SN 40826 07004.

The oldest part of the building is a small stone dwelling; perhaps the site of a small commercial enterprise of late 18th century date. A large extension was added to its rear in the 1970s and was finished to look like painted stone in keeping with the older part of the building. No archaeological intervention is known to have previously taken place at the site.

The redevelopment proposals are for sympathetic repair and renovation of the building and restoration to its past function as a restaurant. Full details of the works have been given. Groundworks are planned for the creation of two terraces for outside seating on the Castle Street frontage, level access along the narrow strip of Castle Road frontage, a pathway along the southwest side of the building, and removal and planting of trees.

The property, and especially the Castle Street frontage where outside seating is proposed, has a close view of Kidwelly Castle, which is a Scheduled Monument (CM002) and a Grade I Listed Building (Ref No 11876). An assessment of the design proposals upon the setting of the castle and other heritage assets suggests the overall impact of the development proposals for the Old Moat House upon the setting of surrounding heritage assets is considered neutral.

Although the development area has been previously disturbed by the construction of a large extension to the original 18th century building in the 1970s, there is still a high potential for significant archaeological remains and deposits to have survived in the area; predominantly of medieval date.

It is very likely that further archaeological works may be required within the site area where groundworks are proposed, because such groundworks could expose, damage or destroy remains of archaeological significance. The nature of such archaeological works is uncertain and would need to be discussed with the Dyfed Archaeological Trust – Development Management section, who is the archaeological advisor to the local planning authority. It is expected that an archaeological watching brief during ground works would be required as a minimum.

1 INTRODUCTION

- 1.1 DAT Archaeological Services were commissioned by Mr Hamish Burns, the owner, developer and site manager at the Old Moat House, to prepare a Heritage Impact Assessment for proposed redevelopment. The property is at 2 Castle Street, Kidwelly, Carmarthenshire, at NGR SN4082607004 (Figures 1 and 2). The proposals are for refurbishment and repair of the property and restoration to its previous function as a restaurant, to include internal and external alterations, and terracing of the grounds at the front to form an outside seating area.
- 1.2 This Heritage Impact Assessment has been prepared to accompany the Listed Building consent application for the proposed works. The Old Moat House is a Grade II Listed Building (Ref No 20187) and lies within the Kidwelly Conservation Area as defined by Carmarthenshire County Council. It is located on the corner of Castle Street and Castle Road and has direct views of Kidwelly Castle Scheduled Monument (No.CM002), which is only 22m to the northwest at its nearest point.
- 1.3 No known archaeological work has been undertaken within the proposed development area.
- 1.4 This report adheres to government guidance for Heritage Impact Assessment in Wales (Cadw 2017), which follows Cadw Conservation Principles for the Sustainable Management of the Historic Environment in Wales (Cadw 2011). This description is from the guidance document:

Heritage impact assessment is a structured process to make sure that you take the significance of your historic asset into account when you are developing and designing proposals for change. It is a core part of the design process, which tests whether your proposals for change to a historic asset are appropriate by assessing their impact on its significance. It helps to ensure that any changes use the principles of good design to sustain or enhance the significance of your historic asset.

The results of your heritage impact assessment should be summarised in a heritage impact statement submitted with your application for listed building consent, conservation area consent or, when requested, scheduled monument consent. This will give decision makers the information they need to understand the reasons for your proposal and to weigh up the risks and benefits. Good information, available from the outset, can speed up decisions, reduce costs and lead to better overall design.

- 1.5 This assessment has also been carried out in adherence to the Standard and Guidance for Historic Environment Desk-Based Assessment as laid down by the Chartered Institute for Archaeologists (CIfA 2014). DAT is a CIfA Registered Organisation and its employees abide by the CIfA code of conduct (CIfA 2014a).
- 1.6 The report includes an assessment of the impact of the proposed redevelopment on the settings of surrounding features of the historic environment, including Registered Historic Parks and Gardens, Scheduled Monuments, Listed Buildings, Registered Historic Landscapes and undesignated archaeological sites.
- 1.7 For the purposes of planning policy in Wales, the historic environment is defined as:

All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of

past human activity, whether visible, buried or submerged, and deliberately planted or managed,

and a historic asset is.....

.....an identifiable component of the historic environment. It may consist or be a combination of an archaeological site, a historic building or area, historic park and garden or a parcel of historic landscape. Nationally important historic assets will normally be designated (Welsh Government 2017).

- 1.8 This report contains information about the historic environment and historic assets in the vicinity of the proposed development site, which will assist the archaeological advisors to the planning authority in their decision about what, if any, archaeological mitigation will be required. Further guidance on how the planning system considers the historic environment and assets during development plan preparation and decision making on planning and Listed Building (LBC) applications can be found in. *Planning Policy Wales: Technical Advice Note 24: The Historic Environment* (Welsh Government 2017; available online).

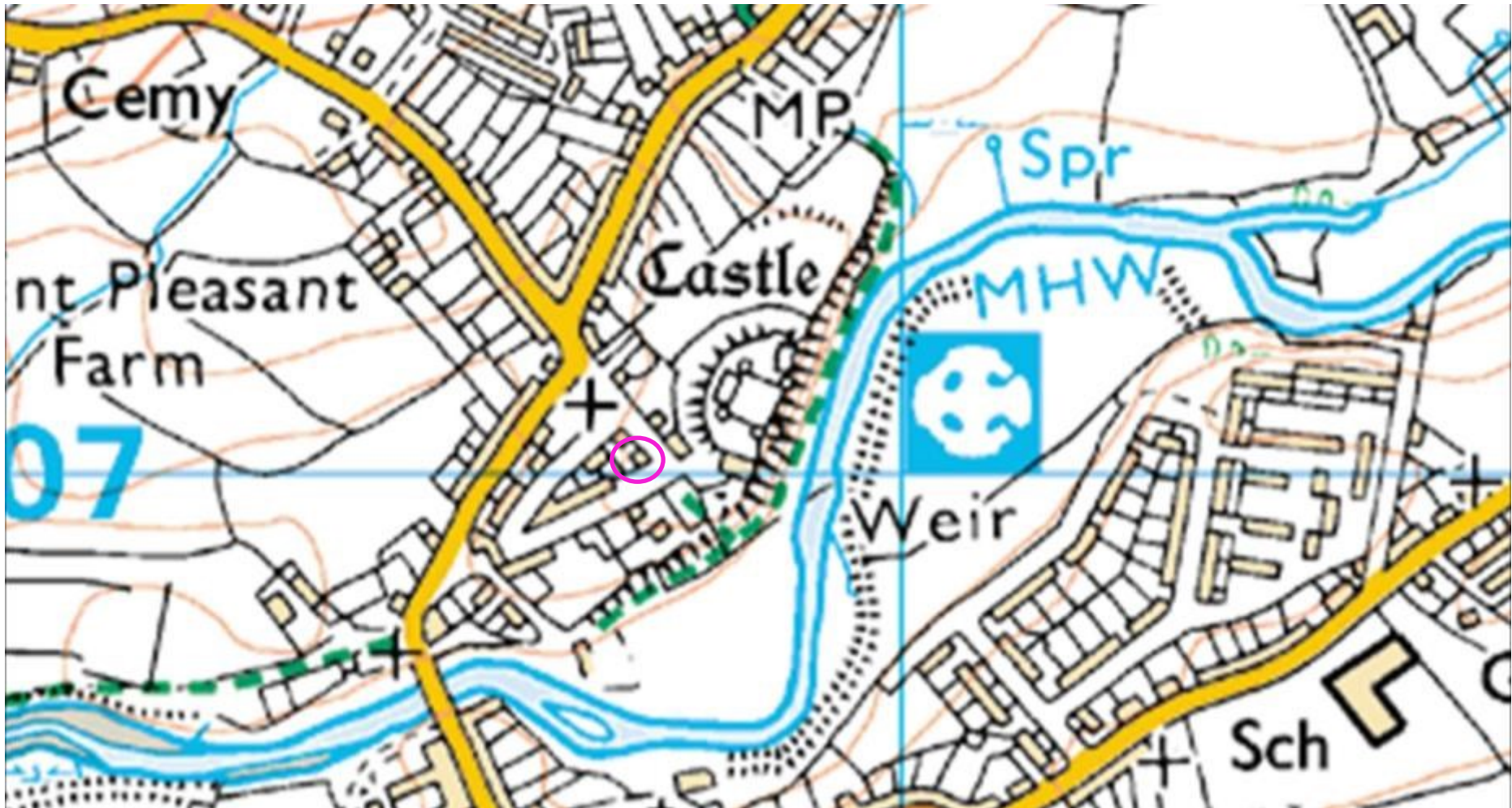


Figure 1: Map showing the location of The Old Moat House, Kidwelly (purple circle)

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 Ltd., Corner House, 6 Carmarthen Street, Llandeilo, Carmarthenshire SA19 6AE. Licence No 100020930



Figure 2: Map extract showing the location of The Old Moat House (coloured blue) and the surrounding scheduled monument areas.

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 Ltd., Corner House, 6 Carmarthen Street, Llandeilo, Carmarthenshire SA19 6AE. Licence No 100020930

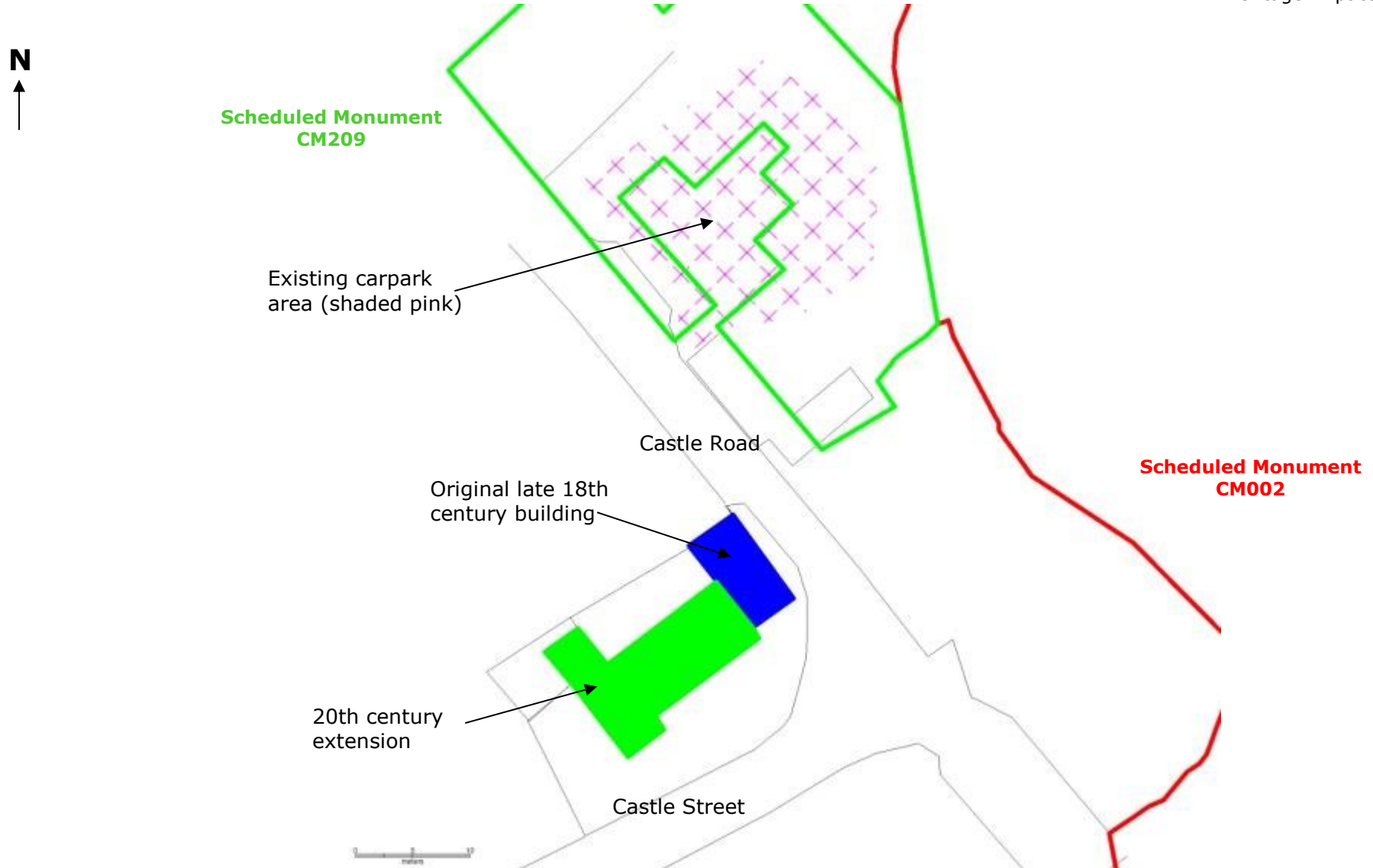


Figure 3: Plan showing the two buildings that comprise the Old Moat House.



Figure 4: Existing plan layout of the Old Moat House and its annexe, supplied by the client. The blue box outlines the 18th century building and the green box outlines the 20th century extension.

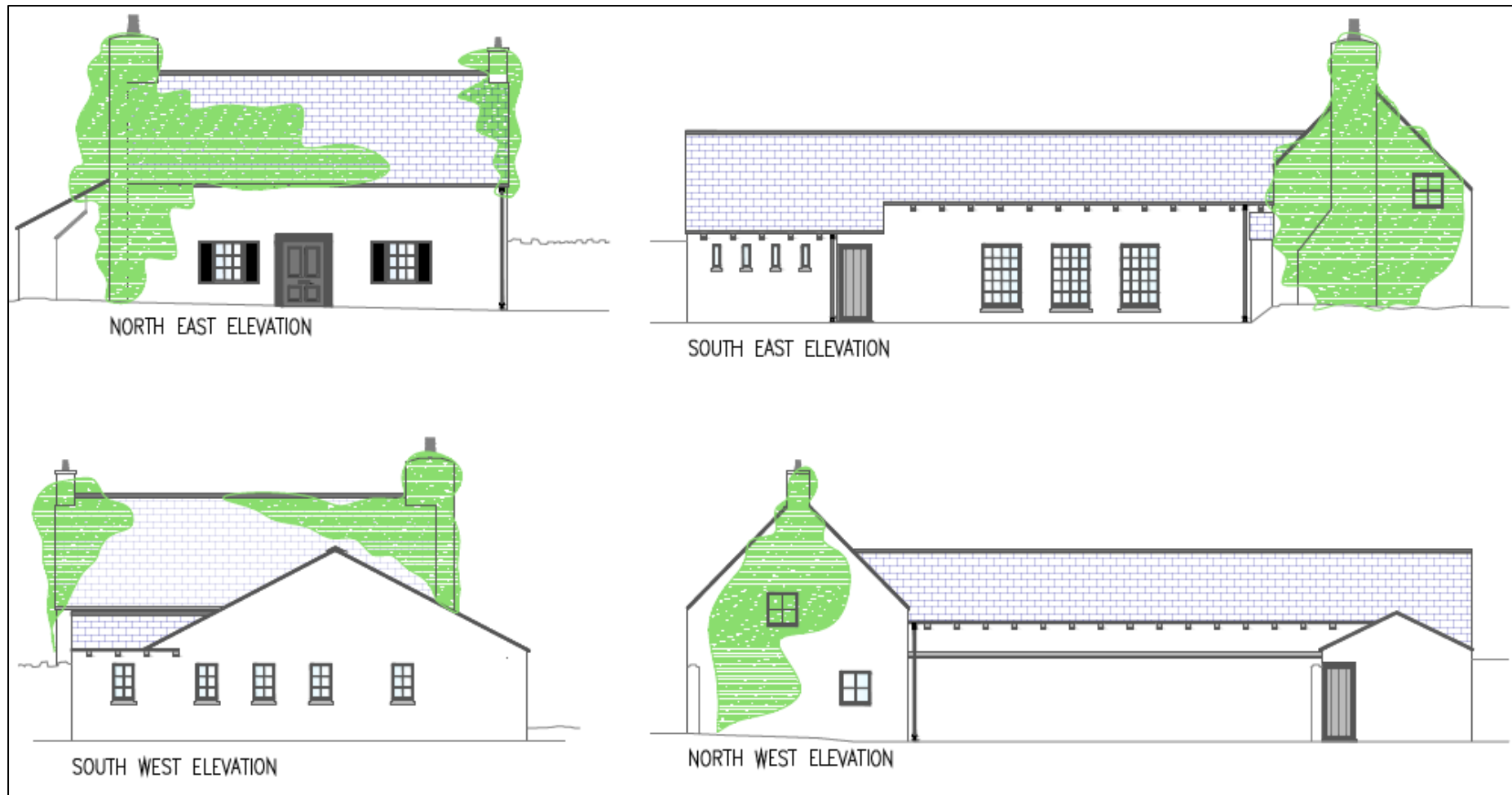


Figure 5: Existing building elevations of the Old Moat House, supplied by the client

2 HISTORICAL AND ARCHITECTURAL SIGNIFICANCE

2.1 The Old Moat House is a Grade II Listed Building (Ref No 20187) (its listing description is brief but is shown in Appendix I. It is first depicted on a map in 1880, on the Ordnance Survey first edition 1:2500 (Figure 6). (Kidwelly town was not surveyed for the purpose of tithe maps earlier in the century.)

2.2 The Old Moat House is a property situated within the old town walls of medieval Kidwelly surrounding Kidwelly Castle, and holds a prominent position directly opposite the castle shop. The Old Moat House comprises two connected buildings: a single-story older cottage of stone construction probably built in the late 18th century and a large extension of block cavity wall construction built in the late 1970s (Figure 3). The 18th century building is believed to be the oldest remaining property within the old town walls. The design of the building is typical of the late 18th century.

2.3 This part of Kidwelly is a Historic Landscape Character Area (Part of the Taf and Tywi Estuary Registered Historic Landscape (Cadw 1998)). Its full description is given in Appendix II. In summary:

The old walled town outside the medieval castle was superseded by a more recent centre, which though medieval in origin is characterised by 18th- 19th- and 20th-century buildings. Kidwelly entered into decline at the end of the medieval period and the town generally was described in 1609 as 'very poor and out of all trade' (Rees 1953). Its borough privileges, however, enabled mercantile activity to continue and there was something of a rebirth in Kidwelly's fortunes during the late 17th- and early 18th-century. Buildings are mainly 18th- and 19th-century, stone with slate roofs but distinctive buildings are few.

2.4 The Old Moat House lies within the Kidwelly Conservation Area, as defined by Carmarthenshire County Council, who give the purpose of such areas on their website:

Conservation Areas are designated to preserve and enhance the special character of areas of architectural or historic interest. We have a duty to consider the designation of such areas under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. They are selected according to the quality of the area as a whole, including the contribution of key individual or groups of buildings, trees, open space and streetscape.

2.5 The vast majority of buildings that remain within the old town walls are houses are Victorian or modern in date and include a Victorian stone and brick schoolhouse. The style and finish of the buildings are quite varied. Several buildings have retained their original timber sash windows, but many others have replacement white or coloured PVC windows. Both of the properties that lie directly adjacent to the Old Moat House have white PVC windows and modern wall finishes - either pebble dash or painted cement render. Within the immediate vicinity building styles include a stone barn conversion with a modern manmade slate roof, and Victorian and modern painted and rendered houses with PVC windows. The predominant style is white, or near white, paint on cement render, with PVC or timber sash windows, and slate roofing.

2.6 Few properties of late 18th century age survive within Kidwelly and the Old Moat House is a good example of a small dwelling from this period. It is recorded by Cadw as being of larger size than usual. This suggests that the building may have been used as more than a dwelling, but no records can be found to confirm this. On the whole, little is known about the past

use of the property. Small businesses, such as a barber, are said to have been operated from outbuildings within the garden in the past, until the large extension was built in the mid-1970s and the whole property became a residence and licensed restaurant.

- 2.7 In summary, the late 18th century part of the Old Moat House is one of the only representatives of an important period in the history of Kidwelly. Its age, design and proximity to the entrance of the castle enhance the character of the surrounding streets.



Figure 6: Extract of the OS 1st edition 1:2500 map, with the Old Moat House at centre, coloured green. The castle is located top-right.

3. BUILDING DESCRIPTION

The original 18th century building

- 3.1 This following building description is informed by a site visit undertaken on 25/06/18.
- 3.2 The existing layout and elevations of the whole building are shown in Figures 4 and 5 respectively. Some superficial work such as ivy clearance has recently been carried out at the property. Appendix III contains three photos that were taken by the client before any work started.
- 3.3 The late 18th century building of the Old Moat House is of rough stonework and may originally have had lime-washed walls and a thatched roof. It is likely that the ground floor would have comprised two rooms connected and separated by a corridor, and a front door giving access from Castle Road.
- 3.4 Existing external views of the original late 18th century part of the building are shown in Photos 1-3.
- 3.5 During the construction of the 20th century extension the internal walls of the 18th century part of the building were removed to provide a larger space for restaurant dining (Photos 4 and 5). By leaving two short lengths of the internal walls next to the front door on Castle Road, a tiny hall was created and an inner front door was put in place. (Cement render was used to cover the stone walls but has recently been removed.).
- 3.6 A staircase was constructed in the northeast corner of the old building and boxed in so that an internal wall divided part of the ground-floor space (Photo 6). The entrance to the staircase is at the southeast end of this wall. An adjacent door gives access to some of the under-stairs space. The northwest end of the under-stairs space is accessed at the northwest end of the internal wall. This small space contains a low brick-built work unit topped with a large and thick rectangular slate slab. It is likely that this was installed earlier in the 20th century.
- 3.7 At the southeast end of the ground floor there is a large open stone fireplace and chimney stack with an adjoining stone bread oven (Photo 7). This fireplace was hidden by timber cladding until recently. At the northwest end is a smaller fireplace with a small chimney stack above. Recent removal of the ornate 1970s fireplace at this end has exposed a smaller Victorian glazed-brick fireplace. The bricks appear to have been damaged during the construction of the later fireplace (Photo 8).
- 3.8 At the same time as the works were carried out on the ground floor, the roof structure was extended upwards and replaced with slate. The original A-frame timbers were retained (Photo 9). Two small windows (of uncertain date) light the loft - one at each end (Photo 10). A WC was installed in the northeast corner of the enlarged roof space adjacent to the switchback stairwell. An internal north-to-south wall divides the loft space in two. A fold-away shower and sink unit sits against the chimney breast at the west end of the loft space (Photo 11).



Photo 1: Looking west at the front of the original 18th century building.



Photo 2: Close-up of the door and one window at the front of the original 18th century building.



Photo 3: The southeast-facing end of the original 18th century building, with its large chimney.



Photo 4: The ground floor southeast end of the 18th century building (provided by the client).



Photo 5: The ground floor northwest end of the original 18th century building (provided by the client).



Photo 6: Looking west-northwest at the staircase enclosed by doors and an internal wall, in the west corner of the ground floor of the original 18th century building



Photo 7: The large fireplace and bread oven at the southeast end of the original 18th century building



Photo 8: The smaller fireplace at the northwest end of the original 18th century building



Photo 9: Both original and modern timber A-frames can be seen in the loft of the 18th century building.



Photo 10: The northwest end of the loft of the original 18th century building, showing a window and the chimney stack. The WC cubicle is left of the window.



Photo 11: The southeast end of the loft of the original 18th century building, showing a window, the chimney stack and the fold-up shower and sink unit.

The 20th century extension and outbuilding

- 3.9 At some time between 1974 and 1978 (based on planning information available from that period, specifically an enforcement notice from 1978), a large extension was built toward the rear of the original building, facing Castle Street to the southeast. It is believed to be of either cavity or solid block wall construction, and it is finished to give the appearance of painted stone walls to complement the older part of the building (Photos 12 and 13). Most of the windows are low-quality, single-glazed, sash windows with frames made of multi-panelled timber. Four windows facing Castle Street, in the WC and the laundry room at the north end of the building, are aluminium panel slit windows. To the rear of the building is a flat roof with five plastic skylight windows - one for each room and two in the corridor.
- 3.10 The large room on the ground floor is known as the main hall (Photos 14-15). At its northeast end is a raised dais, and this is the only part of the floor in the 20th century extension that is at the same level as the floor in the late 18th century part of the building. Adjacent to the main hall to the north is the kitchen area with adjoining utility room, laundry room and WC. To the rear of the building adjoining the main hall is a narrow corridor leading to two bedrooms and a small storeroom. The corridor also provides access to the kitchen, and the rear courtyard.
- 3.11 The outbuilding to the rear of the Old Moat House is currently a bedroom with WC. It is of block cavity wall construction with painted cement render, a composite slate roof, timber windows, doors and fascias, and black plastic guttering (Photos 16 and 17).



Photo 12: The southwest-facing end of the 20th century extension of the Old Moat House



Photo 13: Composite panoramic view of the southeast-facing front of the 20th century extension of the Old Moat House. The original, late 18th century part of the building can be seen at far right behind the tree.



Photo 14: Looking southwest at the main hall in the late 20th century extension



Photo 15: Looking northeast at the main hall in the late 20th century extension



Photo 16: Looking northwest at the outbuilding at the rear of the Old Moat House



Photo 17: Looking northwest at the outbuilding at the rear of the Old Moat House



Photo 18: Looking southeast across the existing carpark area shown in Figure 3. Note the single storey building known as the Tythe Barn to the right.



Photo 19: Looking north across the existing carpark area shown in Figure 3.

4. PROPOSED WORKS

- 4.1 The client is keen to repair and restore the property and to ensure that it is maintained for the long term as a valuable historical asset to the town. In his words:

Retaining original features preserves knowledge of historical building techniques and materials. Repairing and maintaining the property using traditional materials and building techniques is essential for the ongoing historical value of the property. As a restaurant it would also be accessible to the public, furthering its significance as a heritage asset to the local community and the public from further afield (H. Burns per. comms.).

- 4.2 Over the past twenty years the property has suffered from neglect and requires extensive repair. For example, at least thirty years of unchecked ivy growth has caused damage to several parts of the late 18th century part of the building, in particular the roof, chimneys, guttering, facias and soffits.
- 4.3 For the purposes of this report the property is considered as four separate parts: the original 18th century building, the late 20th century extension, the 20th century outbuilding to the rear, and the grounds at the front of the extension on Castle Street. A detailed description of the proposed works in each part of the property follows, and a summary of the proposed impacts of the works within the 18th century building are presented in Table 3. Plans and elevations for the proposed redevelopment of the buildings are shown in Figures 7 and 8 respectively. Figure 9 shows a plan of the whole footprint of the property and details the works to be carried out within the surrounding grounds.
- 4.4 The area shaded pink in Figure 3 is an area of rough stone hardstanding that has previously been used as a carpark for the Old Moat House, and is currently used as a carpark by local home owners (Photos 18 & 19). The area lies off Castle Street and is within the scheduled area of Kidwelly medieval town (CM209). It is proposed that this will continue to be used as a carpark for customers and it is not proposed that any groundworks or alterations will be undertaken in this area.
- 4.5 At this stage there are no plans to refurbish or change the use of the L-shaped single story building, known as the Tythe Barn, which lies within the carpark area. Any changes to this building would obviously be subject to the correct approvals and consents being obtained.

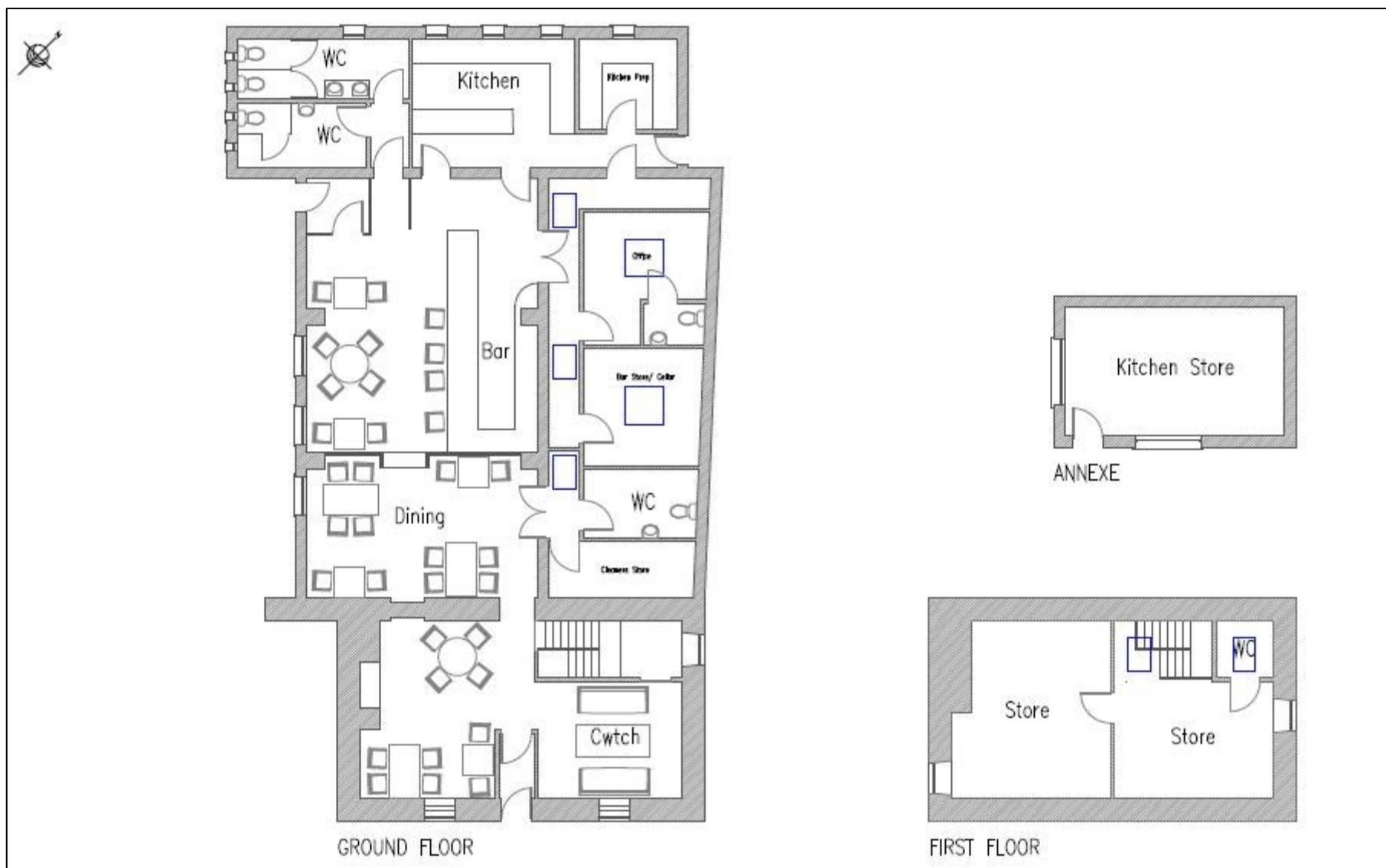


Figure 7: Proposed Plan Layout of the Old Moat House and its annexe, supplied by the client

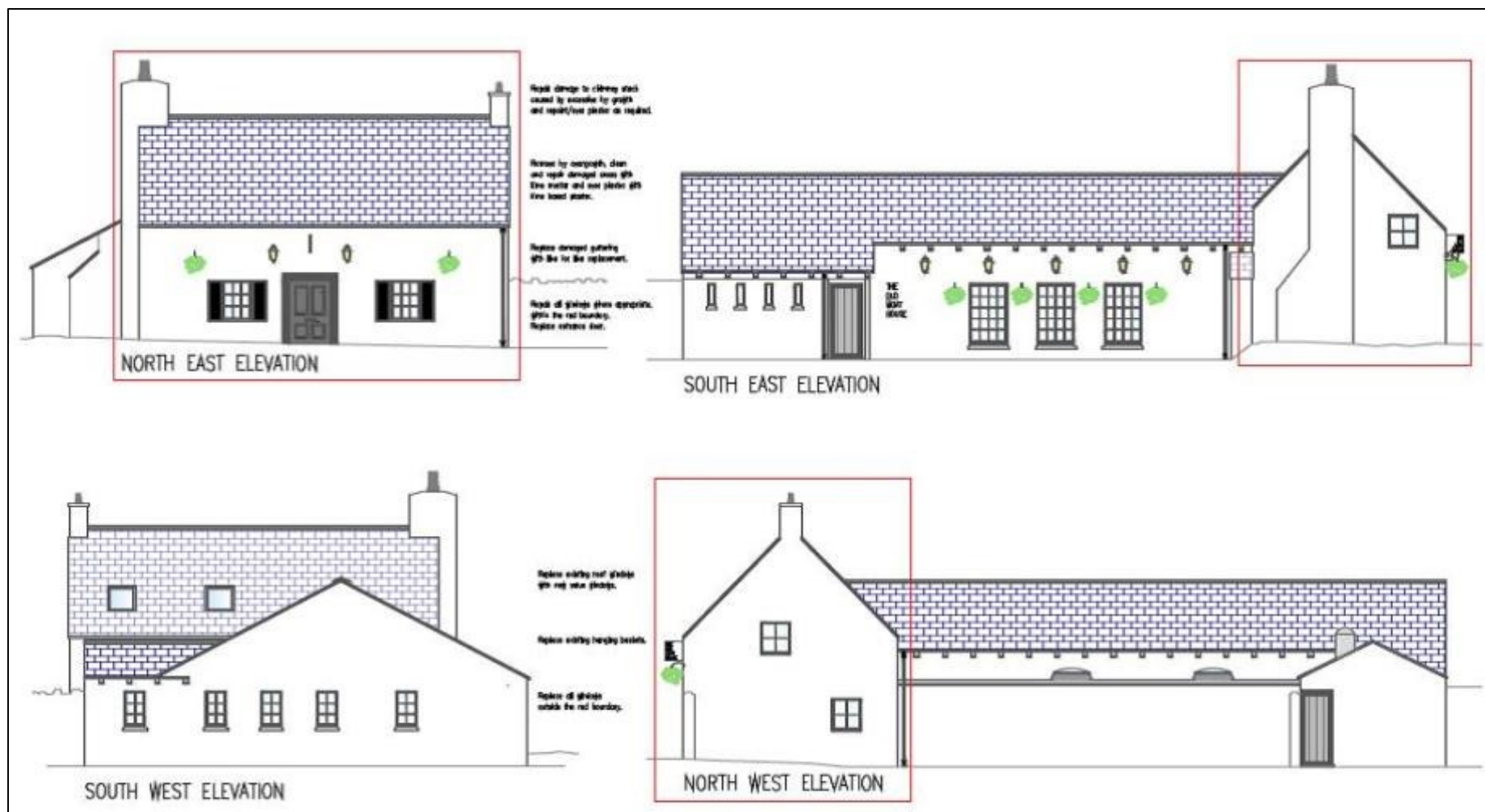


Figure 8: Proposed building elevations for the Old Moat House and its annexe, supplied by the client

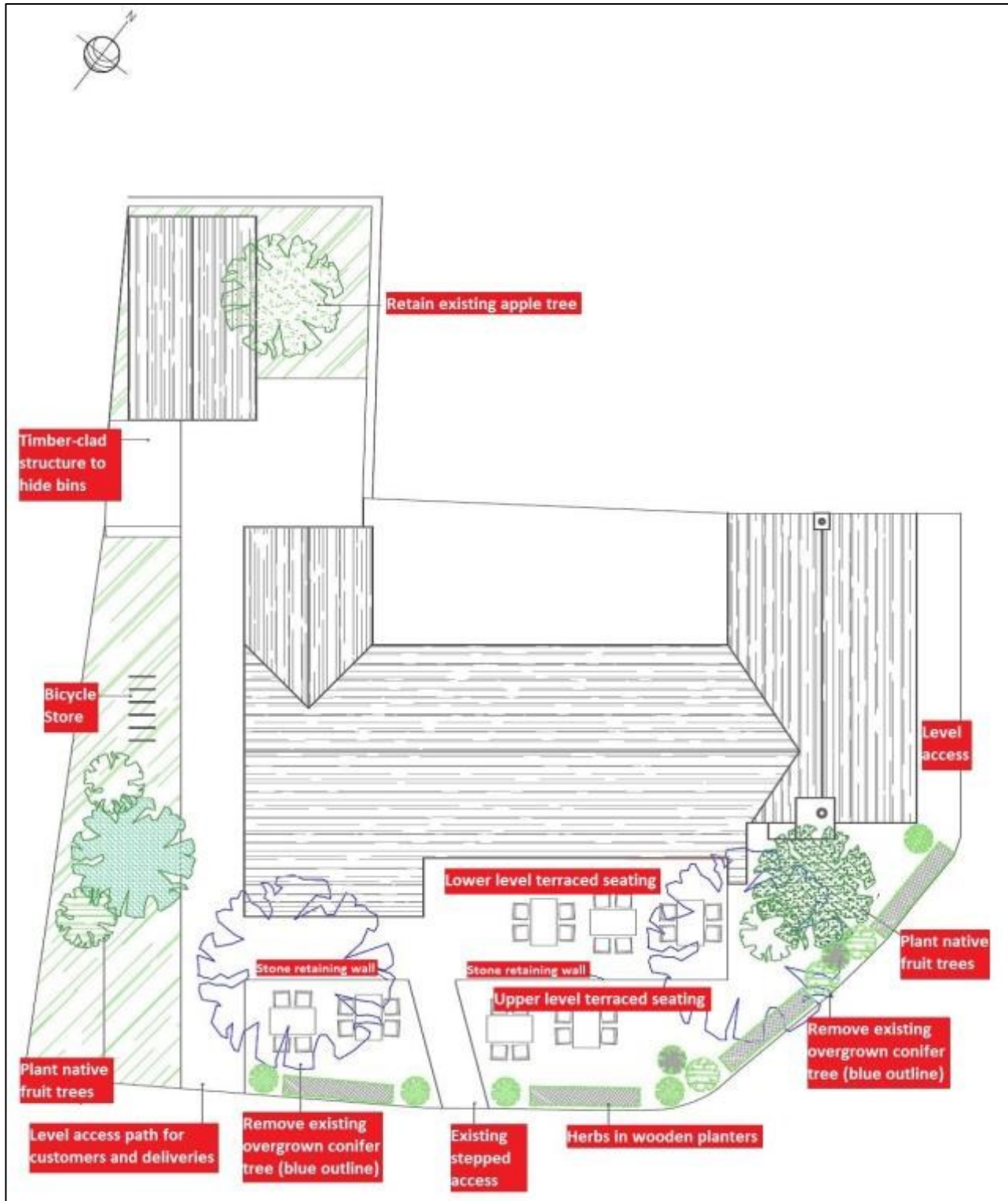


Figure 9: Overall property site plan showing the proposed works in the grounds.

The original 18th century building

4.4 External:

1. Remove ivy overgrowth, clean and repair damaged areas with lime mortar, and finish with lime-based plaster.
2. Remove ivy from roof and repair as required using similar slate tiles
3. Repair damage to northwest chimney stack caused by excessive ivy growth and repoint/ plaster as required
4. Southwest chimney stack - badly damaged by ivy growth - carefully dismantle to ridge line of existing roof and set aside existing stone work. Insert lead tray and new lead flashing to ridge line, rebuild chimney with set aside stone. The top two courses of the chimney are made of red brick with cement render - replace damaged bricks with like-for-like replacements (believed to be Emlyn bricks). Replace damaged chimney pot with like-for-like replacement (circular terracotta pot)
5. Like-for-like replacement of damaged guttering
6. Remove cement plaster from front (south-facing) wall, and make good stonework with lime-based mortar.
7. External four panel door fronting Castle Road to be replaced. Door is made of low quality materials and beyond repair. The door is noted in the listing but not believed to be original door; it was possibly replaced at the same time as the extension work in the 1970s. Replace door and frame with new four panel door using British Hardwood, most probably oak, overpaint in black to match existing.

4.5 Existing Dining room and Lounge:

1. Carefully excavate existing floor, which consists of a layer of concrete of varying depth over a packed-earth floor. Install damp-proof-course, and then concrete to provide a level surface for floor coverings (The slate hearth of west-end fireplace to remain visible).
2. Install new floor covering over the set concrete, and create a pathway of reclaimed red and black quarry tiles from the door on Castle Road through to the late 20th century extension. Install antique-effect oak flooring in the rest of the room.
3. Fill unsupported opening in north wall with concrete blocks, plaster to both sides and make surround good with matching stone to create shallow alcove on either side of opening.
4. Lime-plaster internal stone walls except west end fireplace.
5. Strengthen floor joists and ensure appropriate anchorage at wall plate. Re-install ceiling, preferably with fire-rated plaster board over-plastered and finished with white emulsion or timber paneling.
6. Remove existing cement render from wall around eastern fireplace, and make good the damaged rough stone wall with stone lime mortar pointing. Cover with lime plaster.
7. Install a reclaimed slate hearth in front of eastern fireplace. Make good eastern fireplace - reinstate damaged Victorian fireplace using reclaimed glazed firebricks

8. Remove damp and damaged plasterboard from the internal wall that boxes in the staircase, clad with timber paneling and paint white to match existing wall colour.
9. Make good other walls with similar materials, and paint white or lime-wash as required.
10. Remove dangerous electrical fittings and rewire throughout.
11. Remove paint from stonework at western fireplace and repoint with lime mortar if required.
12. Strengthen stairs with timber supports and paint to match existing colour
13. Remove existing plasterboard and door at inner door entrance, rebuild with timber paneling, and install new timber door with glass paneling to allow sufficient access for disabled persons (the outer door is already wide enough).

4.6 Upper floor / loft space

1. Remove water-damaged plasterboard, replace with plasterboard of similar depth, fill joints and overpaint all ceiling areas with white emulsion.
2. Remove existing skylight windows and replace with timber double-glazed Velux-style windows (south-facing and away from public view).
3. Repair floor boards with matching reclaimed timber boards. Treat existing wood for damp and woodworm damage.
4. Remove plasterboard stud wall and make good to allow large open loft space.
5. Plasterboard over existing painted oriented strand board (OSB), or replace with ship lap timber and paint to match existing. This will provide a more consistent look than the current painted OSB.

The 20th century extension

4.7 External

1. Make good the roof with replacement tiles of similar origin (probably Welsh slate) and replace damaged ridge coping with similar.
2. Replace existing damaged guttering with like-for-like.
3. Replace damaged hardwood porch structure with like-for-like machine-tooled replacement, and install supporting timber to correct drop and prevent further drop of porch roof
4. Remove and replace existing deteriorated windows with new hardwood windows of equivalent style, over-painted in black
5. Remove existing aluminum windows with hardwood to match other windows
6. Replace deteriorated rear doors with like-for-like hardwood doors
7. Repair damaged render with similar cement render and white masonry paint
8. Install kitchen extraction outlet to rear (shown in red box on northwest elevation), so that it is not visible from the front of the building.

4.8 Main Hall

1. Over-clad existing plasterboard ceiling with new batons and insulation-backed plasterboard, then fill and paint with white emulsion.
2. Re-wire existing lighting to fixtures with modern electrical wire and fit new energy efficient LED lighting
3. Install bar and required services (sink, fridges, glass wash, coffee machine etc.) along rear wall of main hall. Bar to be constructed from timber, and have stainless steel appliances and granite worktops (reclaimed granite from the Gwenllian Hotel).
4. Remove existing timber entrance structure and replace with new timber panelled entrance with a stain glass window recovered from the Gwenllian Hotel.
5. Paint walls with matt emulsion.
6. Replace existing radiators with new ones.

4.9 WC and laundry room – *convert to separate male and female WCs*

1. Remove existing bathroom furniture and replace with new
2. Remove existing wall tiles and tile with new tiles, with white Victorian-style rectangle tapered edge tiles and black-coloured grouting
3. Replace existing radiators with new
4. Overpaint existing ceilings and carpentry with white matt emulsion and white gloss respectively

4.10 Bedroom 1 – *convert to office and WC for staff*

1. Clear existing bathroom furniture, and extend existing pipe work.
2. Create new door access to WC from corridor and block existing access from bedroom.
3. Install raised floor level and level access from main hall. Partition corridor.
4. Install disability-suitable WC furniture and facilities including baby changing facilities.
5. Install a sink in corner of former bedroom and make suitable for bar store area.
6. Make good water damaged ceilings and decorate.

4.11 Bedroom 2 – *convert to storeroom*

1. Clear existing bathroom furniture, install new WC and wash area for staff toilet.
2. Make good water damaged ceilings and decorate.

4.12 Corridor

1. Make good water damaged areas and decorate.

4.13 Kitchen and Utility Area

1. Remove existing kitchen units and install commercial kitchen in line with food hygiene regulations
2. Install wash-and-store area to existing utility area

3. Paint walls with suitable paint
- 4.14 To all areas install fire detection system, burglar alarm system, and replace plumbing and electrical wiring where necessary.
- 4.15 ***The 20th century outbuilding***
 1. Clear plant overgrowth make good roof, guttering and fascias, replacing as required.
 2. Replace deteriorated doors and windows with new hardwood like-for-like replacements.
 3. Remove internal fittings and install commercial kitchen fittings and sanitary ware in line with food hygiene regulations.
- 4.16 ***Grounds in front of extension fronting Castle Street***
 1. Terrace and level front grounds (Castle Street) to create a tiered, seating area.
 2. The existing Castle Street entrance to the property lies approximately 600mm below the level of the road, with a pathway and three steps leading down to the main entrance. A low retaining wall at the same height as the existing top step will be built to run diagonally to the base of the existing evergreen, with lower level terraced seating directly adjacent to the building and an upper terrace that will remain at its existing elevation from the roadway.
 3. The retaining wall will be a single flat 9inch block wall clad in local stone, that will only be visible from the property and not from the road therefore will not have any effect on the approach to the castle.
 4. The lower level seating directly adjacent to the building will be paved with stone. The upper level will be grass.
 5. A boundary of free standing planters will create an edging and provide colour and separation from the road.
 6. Tables and chairs of natural materials and colour in keeping with 18th century style of the building.
 7. Remove existing evergreen trees to prevent further root growth under the building and plant dwarf varieties of native fruit trees (apple, pear, plum etc.)
 8. A boundary of free standing wooden planters will create an attractive edging and provide separation from the road.
 9. Planting of native trees in large pots/planters to prevent long term root growth damaging the property.
 10. Build timber bin-store out of sight between existing south boundary wall and building.
 11. Build bike shelter out of sight between existing south boundary wall and building.
 12. Create a level pathway to allow suitable access to north side of building.

5. IMPACT ON THE SETTING OF HERITAGE ASSETS

- 5.1 The definition of setting, how it contributes to the significance of a historic asset, and why it is important are outlined in *Setting of Historic Assets in Wales* (Welsh Government 2017a; available online) as follows:

The setting of a historic asset includes the surroundings in which it is understood, experienced and appreciated, embracing present and past relationships to the surrounding landscape. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive, negative or neutral contribution to the significance of an asset.

- 5.2 There are no Historic Parks or Gardens near to the proposed development site, and certainly none whose setting would be affected.
- 5.3 Photos 20-24 show the views of the surrounding area from both buildings that comprise the Old Moat House. Photo 21 shows Kidwelly Castle (Scheduled Monument No. CM002; Grade I Listed Building No. 11876) from the Castle Street frontage of the Old Moat House. The castle is now a largely intact ruin and one of the finest examples in Wales of a medieval castle. It is acknowledged that any development of the Old Moat House would have to complement the setting of such an important monument; particularly at its entrance. However, there are modern houses and other features in the intervening space, as clearly shown in the photographs, so it is suggested that the proposed design for the property would have a low/negligible negative impact on the setting of this Scheduled Monument.
- 5.4 It is also considered that the proposed design for the property would have a negligible negative impact on the settings of the surrounding heritage assets, both designated and undesignated, within view of the Old Moat House.
- 5.5 Owing to the poor nature of the works carried out on the Old Moat House in the past, and its current neglected condition, sympathetic renovation of the building that does not involve significant alterations to the external elevations of the building will have a positive and beneficial impact on the setting of Kidwelly Castle.
- 5.6 Therefore the overall impact of the design proposals for the Old Moat House upon the setting of the surrounding heritage assets is considered neutral.
- 5.7 As it is not proposed to make any material changes to the area off Castle Street that is currently used as a carpark but only to continue with its current usage there are no negative impacts on the setting of scheduled area CM2019.



Photo 20: View from the 18th century building of the Old Moat House looking northwest along Castle Road.



Photo 21: View from the 18th century building of the Old Moat House looking approximately east showing Cadw reception and shop and Kidwelly Castle in background.



Photo 22: View of the castle looking east from the grounds of the Old Moat House that front Castle Street.



Photo 23: View looking southeast from the grounds of the Old Moat House that front Castle Street.



Photo 24: View looking northeast towards Kidwelly Castle from the area of the proposed outside seating (photograph supplied by client).

6. IMPACTS ON ARCHAEOLOGICAL REMAINS

- 6.1 The construction of the extension and outbuilding in the 1970s could have disturbed below- and above-ground archaeological features and deposits. It is possible that the raised grass area in front of the extension on Castle Street is a spoil heap resulting from these works. Preceding buildings are highly likely to have existed on the site and gardening will also have almost certainly taken place. The roots of large trees such as the two conifers on Castle Street will also have disturbed below-ground deposits.
- 6.2 The following groundwork construction activities have the potential to expose, damage or destroy archaeological remains if present at the site. These activities include:
- Any ground reduction works within the footprints of the existing buildings
 - Topsoil stripping
 - Landscaping, terracing and levelling
 - Shallow excavation for the construction of the pathway
 - Removal of two large trees
 - Excavation of small holes for new trees
 - Excavation for any new services or

7. ARCHAEOLOGICAL POTENTIAL AND IMPORTANCE

- 7.1 An assessment of the potential for buried archaeology within the site as a whole is discussed below in order of archaeological period. The scale of potential is defined in Table 1. It should be noted that this only provides an indication of potential and does not entirely preclude the presence of significant archaeological remains of any period within the site area. Archaeological and historical importance is ascribed to the sites according to the criteria in Table 2.
- 7.2 The potential for *in situ* archaeology of Palaeolithic date is negligible, as all such remains would have been removed by erosion during the last ice age. Potential for any remains of Mesolithic right through to Early Medieval date is low. The wider region contains archaeological sites belonging to all these eras, but the busy urban setting of development property over the last thousand years within Kidwelly means that such remains are unlikely to survive.
- 7.3 As-yet-undiscovered below-ground archaeology of medieval date has a high potential of being found for the following reasons, in order of importance:
- The property is adjacent to a castle that has existed since 1109
 - The property is within the medieval walled town
 - Archaeological excavation ahead of the extension of Kidwelly Castle carpark 20m east of the property unearthed a layer of medieval household rubbish (Dyfed Archaeological Trust 1990)
 - A pit of probable medieval date was recorded 20m north of the property during excavation of a small area (Shobbrook 2008)

- Several probable medieval rubbish pits were unearthed 20m southeast of the property (Meek 2009; Ratty 2014)
 - Remains of likely medieval date, including rubbish pits and North Devon Ware pottery of 12th and 13th century date was excavated 60m southwest of the property (West Wales Archaeology 2003)
- 7.4 Potential for post-medieval and modern remains is high as there has been concentrated human activity in this locality throughout these periods.
- 7.5 If archaeological sites were found *in situ*, their significance would depend on which archaeological period they were from as follows:
- Palaeolithic-Bronze Age and Early Medieval – high significance
 - Iron Age and Roman – medium to high significance, depending on rarity
 - Medieval - medium to high significance, depending on rarity
 - Post-medieval - low to medium significance, depending on rarity
 - Modern – low significance

8. IMPACTS OF PROPOSED WORKS ON 18TH CENTURY BUILDING

- 8.1 An assessment of the impact of the proposed works upon the fabric and integrity of the 18th century building is given in Table 3 below.

Archaeological Potential	Definition
High	Known archaeological remains of the period within the site area, or an abundance of remains of the period within the near vicinity
Medium	A number of archaeological remains of the period are present in the vicinity or wider area, and/or the topography or location of the site would be typical for remains of that period
Low	Few sites of a specific period are known in the wider area, or where the topography of the site is unlikely to contain remains of that period. Or where no archaeological records of a certain period are present, but the location of the site is one that would be considered suitable or typical for remains of that period to exist
Negligible	Where there is no evidence for archaeological remains of a certain period to be present and the location/topography is most unlikely to contain remains of that period, or where a site area has already been totally disturbed

Table 1: Site potential definitions

Site Importance (SI)	Definition of Site Category
High	Features of national importance - Scheduled Ancient Monuments, Listed buildings Grade I and II*, well preserved historic landscapes, registered parks and gardens and historic battlefields
Medium	Non-scheduled sites of regional or county importance. Listed Buildings Grade II, reasonably preserved historic landscapes
Medium / Low	Features of district or local importance but generally common features at a national or regional level
Low	Minor sites or sites so badly damaged that too little now remains to justify their inclusion in a higher grade
Uncertain	Features about which insufficient is known to attribute them to a higher rank, or which cannot be sufficiently accurately located to justify their consideration
Negligible	Where a site area has already been totally disturbed by previous development or natural processes

Table 2: Site importance definitions

Proposed Work	Objective	Significance of affected fabric	Assess beneficial impact	Assessing harmful impact	Proposed Solution
Carry out repairs to existing roof structure, re-use existing slate replace any damaged. re-point roof ends	Repair damaged sections of roof to prevent water ingress	The roof is of modern design with slate and cement end-fills added during extension works in the 1970's	ensure the building can be used and prevent water damage	Minor change in appearance if new slate is to be used	Re-use existing slates where possible replace damaged slates with similar welsh slate.
Repair wall and reinstate original Victorian fireplace at northwest end	Clear 70s cement fire place and reinstate original Victorian fireplace	70s fireplace of painted cement	Fireplace more in keeping with traditional vernacular - visually will be more appealing than current fireplace	Change in appearance will have no negative impact	Place damaged glazed firebricks with similar style preference for traditional bricks obtained from salvage
Repair wall around fireplace at southeast end	Remove cement render from wall surrounding fireplace and re-render with lime. repair damaged stonework	Traditional wall damaged by works and alterations to original fireplace in the 70s	Limewash render and repair works will preserve original fabric of building, prevent damp being trapped in wall	One original rough stone to be replaced with more suitable rough stone	Use traditional building techniques to reinstate and repair giving more traditional look to wall
Install new ceiling covering to replace partially collapsed lath and plaster ceiling	Have a new clean fire resistant ceiling to lounge area	The original ceiling of lath and plaster had partially collapsed, and become dangerous.	A new fire rated plasterboard ceiling will better protect the original timbers above in case of fire	Currently no ceiling covering exists due to partial collapse and subsequent removal to prevent injury or harm	A plasterboard ceiling over painted with white emulsion would provide similar visual look and feel to a new lath and plaster ceiling.
Strengthen ceiling/floor joists	Strengthen existing timbers to ensure continued support for original floor and ceiling	Original floor joists not sufficiently supported on wall plate	Strengthening of joist will ensure long term life of original floor	Any works carried out will be hidden from view by new ceiling covering	Timber used will be in line with existing materials and will not negatively impact existing timber structure.

Table 3: Impacts of the proposed works on the original 18th century building.

9. DISCUSSION

- 9.1 The proposed redevelopment site, the Old Moat House, Kidwelly, is a Grade II Listed Building in a prominent central position within the walled medieval borough of Kidwelly, at the intersection of its two primary roads, Castle Street and Castle Road, which form the main modern approaches to the castle entrance. The oldest part of the building, fronting Castle Road, is a small stone dwelling and perhaps site of a small commercial enterprise of late 18th century date. A large extension was added to its rear in the 1970s, with a frontage facing Castle Street. This extension is finished to look like painted stone, in keeping with the rest of the building. An outbuilding was also built to the rear of the extension. The roof of the 18th century building was raised to create an upper floor. No archaeological intervention is known to have taken place within the development area.
- 9.2 The development proposals are for sympathetic repair and renovation of the building and restoration to its recent former function as a restaurant. Full details of the works have been given. Proposed groundworks include:
- Ground reduction works within footprint of 18th century building
 - Two terraces on two levels for outside seating at the front of the extension (Castle Street)
 - A level surface for access along the narrow strip of ground in front of the older part of the building (Castle Road)
 - Shallow excavation for the construction of the pathway along the southwest side of the building for customer and delivery access
 - Removal of two large conifer trees on the Castle Street frontage
 - Excavation of small holes for planting small native fruit trees
- 9.3 The property, and especially the Castle Street frontage where the outside seating is proposed, has a close view of Kidwelly Castle, which is a Scheduled Monument and a Grade I Listed Building. Bearing in mind the modern style of most of the other buildings in the vicinity, including a number that are situated between the Old Moat House and the castle, the negative impact of the design proposals on the setting of the castle is considered to be low/negligible .
- 9.4 It is also considered that the proposed design for the property would have a negligible negative impact on the settings of the surrounding heritage assets, both designated and undesignated, within view of the Old Moat House.
- 9.5 Owing to the poor nature of the works carried out on the Old Moat House in the past, and its current neglected condition, sympathetic renovation of the building, which does not involve significant alterations to the external elevations of the building, is considered to have a positive and beneficial impact on the setting of Kidwelly Castle.
- 9.6 Therefore the overall impact of the design proposals for the Old Moat House upon the setting of surrounding heritage assets is considered neutral.
- 9.7 An assessment of the potential for *in-situ* archaeological remains to survive within the development area is considered highest for the medieval period because the property is adjacent to a castle that has existed since 1109, and is within the medieval walled town. Archaeological excavations have discovered many probable medieval rubbish pits within 60m of the

property. One of these contained pottery of confirmed 12th and 13th century date.

- 9.8 It is very likely that further archaeological works may be required within the site area where groundworks are proposed, because such groundworks could expose, damage or destroy remains of archaeological significance.
- 9.9 The nature of such archaeological works is uncertain and would need to be discussed with the Dyfed Archaeological Trust – Development Management section, who is the archaeological advisor to the local planning authority. It is expected that an archaeological watching brief during groundworks would be required as a minimum.
- 9.10 Should hitherto-unidentified archaeological sites be discovered during any mitigation carried out, further archaeological work would then need to be done to confirm their presence. New sites of high significance would then need to be preserved in situ and their setting would need to be evaluated and mitigated for. It is considered that these high significance sites are unlikely to be found at the Old Moat House as the grounds have probably been extensively disturbed already, but because we know nothing of the use of the site before the 18th century this is far from certain. New sites of medium significance would also need to be preserved in situ but at the discretion of the planning authority could be preserved by appropriate archaeological recording. This means that once recording had taken place remains could be removed so as not to affect design plans. Archaeological recording would also be suitable for all new sites of low significance.

10. ACKNOWLEDGEMENT

Mr. Hamish Burns provided photos, and a detailed written statement of his knowledge of the building's fabric, surroundings and his work proposals.

11. SOURCES

Published

Cadw. 1998. *Register of Landscapes of Outstanding Historic Interest in Wales*. Cardiff: Cadw

Cadw. 2011. Conservation Principles for the sustainable management of the historic environment in Wales. Available at: http://cadw.gov.wales/docs/cadw/publications/Conservation_Principles_EN.pdf [Accessed 26/Jun/2018]

Cadw. 2017. Heritage Impact Assessment in Wales. Available at: <http://cadw.gov.wales/docs/cadw/publications/historicenvironment/20170531Heritage%20Impact%20Assessment%20in%20Wales%2026917%20EN.pdf> [Accessed 26/Jun/2018]

CIfA. 2014. *Standard and guidance for historic environment desk-based assessment*. Available at: http://www.archaeologists.net/sites/default/files/CIfAS%26GDBA_3.pdf [Accessed 10/Nov/2017]

CIfA. 2014a. *Code of Conduct*. Available at: <https://www.archaeologists.net/sites/default/files/CodesofConduct.pdf> [Accessed 26/Jun/2018]

Rees. W. 1953. *A Survey of the Duchy of Lancaster Lordships in Wales 1609-1613*. Cardiff

Welsh Government. 2017. *Planning Policy Wales: Technical Advice Note 24: The Historic Environment*. Cardiff: Cadw. Available at: <http://gov.wales/docs/desh/policy/170531tan-24-the-historic-environment-en.pdf> [Accessed 21/Dec/2017]

Welsh Government. 2017a. *Setting of Historic Assets in Wales*. Cardiff: Cadw. Available at: <http://cadw.gov.wales/docs/cadw/publications/historicenvironment/20170531Setting%20of%20Historic%20Assets%20in%20Wales%2026918%20EN.pdf> [Accessed 21/Dec/2017]

Unpublished

Dyfed Archaeological Trust. 1990. Kidwelly Castle carpark extension: Archaeological Assessment. DAT ERN 14363.

Meek, J. 2009. 15 Castle Street, Kidwelly, Carmarthenshire: Archaeological Evaluation. DAT Report No. 2009/70.

Ratty, S. 2014. 15 Castle Street, Kidwelly, Carmarthenshire: Archaeological Watching Brief. DAT Report No. 2014/11.

Shobbrook, A. 2008. The Tythe Barn, Castle Road, Kidwelly, Carmarthenshire: Archaeological Evaluation. DAT Report No. 2008/77.

West Wales Archaeology. 2003. Nursery Gardens, Castle Street, Kidwelly: Archaeological Watching Brief. DAT ERN 49482.

Database

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

RCAHMW Coflein Database <http://www.coflein.gov.uk/>

Cof Cymru - National Historic Assets of Wales <http://cadw.gov.wales/historicenvironment/recordsv1/cof-cymru/?lang=en>

Websites

Archwilio: The historic environment records of Wales. Available at: <https://archwilio.org.uk/arch/> [Accessed 5/Jun/2018]

Royal Commission on Ancient and Historic Monuments Wales – National Monument Record database interactive mapping. Available at: <http://map.coflein.gov.uk/> [Accessed 5/Jun/2018]

Carmarthenshire County Council: Conservation Areas. Available at: <https://www.carmarthenshire.gov.wales/home/council-services/planning/conservation-countryside/conservation-areas/#.WzI3IFVKgdV>

[Accessed 5/Jun/2018]

Cartographic

Ordnance Survey 1st edition 1:2500 Map 1880

APPENDIX I – Cadw Listed Building Report for the Old Moat House

(<http://cadwpublic-api.azurewebsites.net/reports/listedbuilding/FullReport?lang=en&id=20187>)

Reference Number	20187
Building Number	-
Grade	II
Status	Designated
Date of Designation	28/07/1998
Name of Property	The Old Moat House
Address	-
Location	-
Unitary Authority	Carmarthenshire
Community	Kidwelly
Town	Kidwelly
Locality	Kidwelly/Cydweli
Easting	240826
Northing	207004
Street Side	W
Location	Situated close to entrance to Kidwelly Castle, at corner of Castle Street and Castle Road.
Description	-
Broad Class	Domestic
Period	-
History	House, now restaurant, probably later C18, on older site within medieval walled town. Single-storey house with loft, of larger than usual size.
Exterior	Whitewashed rubble stone with slate roof, and end stacks. Rendered small stack to right, stone larger stack to left. Single-storey, double-fronted with two 9-pane windows and centre 4-panel door. Small right end 4-pane loft light. Large C20 rear wing.
Interior	-

Reason for designation Listed as one of the oldest surviving houses within the medieval walled settlement

APPENDIX II – HISTORIC LANDSCAPE CHARACTERISATION: KIDWELLY

(<http://www.dyfedarchaeology.org.uk/>)

GRID REFERENCE: SN 407068

AREA IN HECTARES: 61.81

Historic Background

Kidwelly is a small town and medieval borough in which there are considerable survival of historic landscape features. It exhibits little evidence for the pre-Conquest period, although the commote within which it lies bears the same name as the settlement. In 1106 it was granted by King Henry I to Bishop Roger of Salisbury (Avent 1991, 167) who built the castle by 1114, when St Mary's Church was established as a cell of Sherborne Abbey. The civil settlement appears to have been coeval occupying a defended area that was in effect the southernmost of three outer baileys lying along the north side of the Gwendraeth Fach. Initial settlement appears to have been encouraged among Flemish immigrants, who established a cloth industry (Soulsby 1983, 153). The Kidwelly area passed between Anglo-Norman and Welsh hands during the 12th- and early 13th-century, which doubtless impeded urban development and may have prevented the expansion of the town into the northern bailey(s), but did not impede Kidwelly's role as a trading port which began in the early 13th century. The more settled conditions of the later 13th- and 14th-century, under the tenure of the Chaworths and, from 1327, the Duchy of Lancaster, permitted expansion beyond the defended area onto the southern shore of the Gwendraeth Fawr, around St Mary's Church, and a suburb also developed north-west of the defended area. No charter appears to have been preserved but in 1609 the town was referred to as 'an ancient borough' consisting of a mayor and three alderman, whose burgesses had 'very large and great privileges' (Rees 1953, 178). They were granted two weekly markets in 1268 but had been granted freedom of tolls as early as 1106-14 (Morris 1975, 62). The town defences were rebuilt in stone in the 1280s but the defended area was nevertheless 'destroyed' in the Glyndwr rebellion of 1403 (Soulsby 1983, 153). Subsequent development occurred mainly within the suburbs and by the 1530s this 'new town' was 'three times as bigge as the Old' (Smith 1910, 59), the latter accounting for only 18 burgages out of a total of 171 (Rees 1953, 179-192). Kidwelly entered into decline at the end of the medieval period and in 1630 was, with the rest of the Lordship, sold to the Carbery earls who held it until 1804 when it passed to the Cawdor estate (Jones 1983, 18). The castle was still 'meetly kept up' in the 1530s (Smith 1910, 59) but was abandoned soon after and, with the rents in the 'old town', became decayed, while the town generally was, in 1609, described as 'very poor and out of all trade' (Rees 1953, 178). Its borough privileges, however, enabled mercantile activity to continue and there was something of a rebirth in Kidwelly's fortunes during the late 17th- and early 18th-century. Trade was conducted from the town quay on the Gwendraeth Fach below the bridge, but this proved inadequate to cope with increasing mercantile activity through the 18th century, and new quays were established on the Gwendraeth Fawr at Frankland and Muddlescwm east of the town (Ludlow 1991, 84). The establishment of Kymer's Canal in 1776-8 took yet more trade away from the town and sea-borne trade had ceased to be a factor in Kidwelly's development by the mid-19th-century. The Great Western main South Wales railway line was directed through Kidwelly, with a station, in 1859. There has been much 20th century development to the south of the river including a large, post-Second World War housing estate east of St Mary's church.

Base map reproduced from the OS map with the permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office, © Crown Copyright 2001.

All rights reserved. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Licence Number: GD272221

Description and essential historic landscape components

The town centres upon the castle which was later rebuilt in stone, but retains the original arrangement of an inner bailey flanked by three outer baileys in line along the north bank of the Gwendraeth Fach. All three outer baileys may initially have been intended for urban civil settlement, but only the southern appears to have been developed. The earthwork defences were topped with a stone wall in the 14th century and a late Medieval masonry house survived within the walled area until the 20th century (Williams 1991, 198). The suburb south of the Gwendraeth Fawr, along Causeway and Lady Streets, developed after the establishment of St Mary's church. Many properties within this initial suburban area, and those to the northeast of the walled area, along the Llansaint and Carmarthen Roads, appear to represent former burgage plots. Some development appears to have occurred along Station Road prior to the establishment of the station in 1859. The town hall was situated above the south gate but had been replaced by c.1600 by a new hall at the junction of Lady Street and Causeway Street (Soulsby 1983, 153-4); this has now gone. A number of mills were situated on the Gwendraeth Fach including, immediately south of the castle, a corn mill and fulling mill, the race for which can still be seen (Ludlow 1991, 84).

Recorded archaeology relates to the town's Medieval and post-medieval history.

Buildings are mainly 18th- and 19th-century, stone with slate roofs but distinctive buildings are few. The castle is a Scheduled Ancient Monument and Grade I listed building, the surviving town wall gateway is Grade II* listed, and St Mary's Church, fine cruciform structure, the surviving fabric of which mainly dates to the 14th century (Ludlow 1998) is Grade A listed; there is little evidence for the conventual buildings but these are not likely to have been extensive (Williams 1991, 195). There are only two more Grade II listed buildings, both 18th- and 19th-century. However, the area of the former town quay has been largely undeveloped and some of the late 18th-century warehousing still survives. Subsequent urban development along Station Road, and to the south and east of the town, occurred during the 19th century and is frequently terraced, including 'Gwendraeth Town', a terrace of worker housing erected for the employees of Kidwelly Tinplate Works in 1881 (Ludlow 1991, 84). Linear development from the 20th century connects these elements and extends beyond to the south and east.

This is a very distinct historic landscape area, and stands in sharp contrast to the surrounding agricultural land.

**APPENDIX III – Photos of the property before recent works started
(photographs supplied by client)**



The original 18th century building fronting Castle Road.



The ground floor interior of the 18th century building.



The main hall in the 20th century extension, looking towards the original part of the building beyond the two archways.

APPENDIX IV – Kidwelly Castle Scheduled Monument Report and Grade I building listing

Cadw Scheduled Monument Report (<http://cadwpublic-api.azurewebsites.net/reports/sam/FullReport?lang=en&id=2750>)

Reference Number	CM002
Name	Kidwelly Castle
Date of Designation	-
Status	Designated
Location	-
Unitary Authority	Carmarthenshire
Community	Kidwelly
Easting	240915
Northing	207096
Broad Class	Defence
Site Type	Castle
Period	Medieval

Summary Description and Reason for Designation

The following provides a general description of the Scheduled Ancient Monument. The monument consists of the remains of a castle, dating to the medieval period situated on a prominent ridge at the upper limit of tidal water on the west bank of the River Gwendraeth. First built as an earth and timber ringwork in about 1106 by Bishop Roger of Salisbury justicar of Henry 1 this early castle took the form of a palisaded crescent shaped earth bank and ditch using the natural scarp of the river as a defence on the east and these earthworks still define the extent of the castle today. The lordship of Cydweli and the castle had by 1139 passed to the de Londres family and then early in the thirteenth century by marriage to Walter de Braose and eventually in 1244 to the de Chaworth family. During this, the period of the Welsh wars of independence the castle was repeatedly attacked and changed hands several times. Possibly first captured and burnt in 1159 by Rhys ap Gruffyd, the Lord Rhys, prince of Deheubarth, it was he who was later recorded as making repairs to it in 1190. Having returned to norman control in 1201 it was captured and burnt again in 1215 by Rhys Grug, son of the Lord Rhys during Llywelyn ab Iorwerth's campaigns but handed back to the English in 1220 at the behest of Llywelyn himself. A ttacked again in 1231 this time by Llywelyn it was held by Maerdudd son of Rhys Grug until regained by Patrick de Chaworth in 1244, a strengthened castle held out against welsh attack in 1257-58. Pain de Chatworth (d1279) after returning from crusade and in his role as Edward I's commander in chief in south wales began the transformation of the castle in the mid 1270's into a masonry structure. The masonry castle comprises a square inner ward with four large corner round towers and simple portcullis gates to north south set within an outer ward, originally defended by the timber palisade, later by a stone curtain wall with a series of mural towers and two gates; a small

defended north gate and a Great Gatehouse on the south. The Inner Ward was constructed by Pain de Chaworth conceived to convert the castle into a strong 'concentric' castle with an inner and outer ring of defences. Later Henry, earl of Lancaster acquired the castle through marriage and sometime after 1298 a large first-floor hall was built on the east side of the ward of which little remains at the present day though the chapel which was reached from it stands as a projecting tower overlooking the river. This is built with white Sutton-stone mouldings around the doors and windows and has a small cruciform roofed building attached on the south which housed the sacristy set above the priest's bedchamber. After 1300 these works were followed by the construction of the massive outer curtain, or possibly the raising of a small existing one, with wall walk and mural towers and the commencement of work on the Great Gatehouse. In turn this necessitated the raising of the inner curtain towers to maintain an effective field of fire. In 1361 Henry's son and successor died without a male heir and by 1399 the castle had passed into the hands of the Crown. The Great Gatehouse took at least a century to build, suffering several setbacks including a Welsh siege in 1403 during the Glyndwr uprising before being finally completed in 1422. Central to the defence of the castle it comprises two projecting round towers set either side of a gate passage defended by inner and out gates and portcullises and spanned by the main living accommodation of the castle. The towers have blocks to the rear east and west; basements functioned as store rooms or prisons and ground floor rooms probably housed porters or guards, the east tower also has a beehive-shaped dungeon. The living space above comprises a large hall on the first floor with a side kitchen in the east tower and a chamber in the west with above the constable or lord's accommodation; solar, chambers, latrines and other rooms. A small room at the front allowed for the raising of the outer portcullis as well as having a series of murder holes, it will also have housed the mechanism for raising the drawbridge. Above this and accessible from the battlements are three arched 'machicolations' for the dropping of missiles. The inner portcullis and corresponding series of murder holes were accommodated in the first floor hall. The castle was granted to Sir Rhys ap Thomas later in the fifteenth century as part of his reward for helping Henry VII secure the throne at Bosworth and possibly as a result the accommodation in the castle was improved. A hall was built in the outer ward served by a kitchen added to the south west corner of the inner ward along with a small lodging against the inside of the outer curtain and a bakehouse near the north gate. Another rectangular building near the north gate may have been intended for further accommodation. In 1630 the castle was acquired by the Vaughan family of Golden Grove near Llandeilo, Carmarthenshire, already ruinous it took no part in the Civil War later that century, passing by descent to the earls of Cawdor, in 1927 was taken into State care. The monument is of national importance for its potential to enhance our knowledge of medieval defensive and domestic practices. The monument is well-preserved and an important relic of the medieval landscape. It retains significant archaeological potential, with a strong probability of the presence of both structural evidence and intact associated deposits. The scheduled area comprises the remains described and areas around them within which related evidence may be expected to survive.

Cadw Listed Building Report

Reference Number	11876
Building Number	-
Grade	I
Status	Designated
Date of Designation	12/05/1963
Date of Amendment	28/07/1998
Name of Property	Kidwelly Castle
Address	-
Location	-
Unitary Authority	Carmarthenshire
Community	Kidwelly
Town	Kidwelly
Locality	Kidwelly/Cydweli
Easting	240897
Northing	207049
Street Side	
Location	Situated on a bluff above W bank of Gwendraeth Fach, across river from modern town centre.
Broad Class	Defence
Period	-

History

Norman castle founded c1106 by Bishop Roger of Salisbury. Maurice de Londres was Lord of Kidwelly at time of the uprising of the Lady Gwenllïan 1136. Control passed back to the Welsh under the Lord Rhys c1159, and Rhys is said to have built a castle at Kidwelly in 1190. In Norman hands by 1201, retaken by Rhys Grug 1215 and by Llywelyn the Great 1231. Norman control re-established by 1244 when the de Londres heiress Hawise (d1274) married Patrick de Chaworth (d1258). Pain de Chaworth (d1279) rebuilt inner ward of castle after his return from the Eighth Crusade, 1273. Passed in 1283 to an infant heiress, betrothed 1291 to Henry, son of Edward I's brother Edmund of Lancaster. Under Henry (d1345) and his son Henry, 1st Duke of Lancaster, (d1361) the castle was probably completed. Under royal control from 1399. Besieged 1403 by Henry Dwnn during the Glyndwr uprising. Granted to Sir Rhys ap Thomas after 1485 but reverted to crown 1531. In decay by early C17, owned by the Vaughans of Golden Grove from 1630 to 1927 when the Earl of Cawdor gave it to the state. Excavations 1930-1 by Sir C. Fox and C.A.R. Radford. Originally a semi-circular ringwork of c1106, square stone inner ward with four round corner towers built in 1270s. Hall added to E side c1298, and chapel projecting from SE tower possibly of same date. In early C14 outer walls with 4 towers and a small N gatehouse replaced the palisade, and the towers of the inner ward were raised. Large main S

gatehouse was begun in earlier C14 but not complete when damaged in Glyndwr uprising 1403, finished 1422. Domestic additions c1485-1525.

Exterior

Rubble stone, mainly millstone grit boulders with sandstone, and some Sutton limestone for dressings. Twin-towered S gatehouse of massive scale. Semi-circular outer ward wall facing W with four towers, one collapsed, and square inner ward with four corner towers linked by straight stretches of curtain wall to SE corner of gatehouse and NE end of outer ward wall. SW tower has domed vault. Hall against E side of inner ward. Fine polygonal-ended chapel projecting E from inner ward SE tower, with cross-gabled sacristy tower to S. Kitchen of c1500 in SW corner. In outer ward are two large gabled ranges, the Tudor Hall, against W wall of inner ward, c1500, and another in NE corner N of NE tower of inner ward, probably of same date.

Interior

Reason for designation

Listed as one of the finest castles in Wales. Scheduled Ancient Monument.

THE OLD MOAT HOUSE, 2 CASTLE ROAD, KIDWELLY:

HERITAGE IMPACT ASSESSMENT

RHIF YR ADRODDIAD / REPORT NO. 2018/37
RHIF Y DIGWYDDIAD / EVENT RECORD NO. 112736

Mehefin 2018
June 2018

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

Alice Day

Swydd / Position: **Archaeologist**

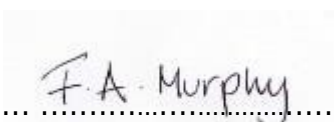
Llofnod / Signature  Dyddiad / Date 18/Jun/2018

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 03/07/2018

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

