

FORMER OCKY WHITE BUILDING, HAVERFORDWEST, PEMBROKESHIRE: HISTORIC ENVIRONMENT DESK-BASED ASSESSMENT



Prepared by DAT Archaeological Services
For: Pembrokeshire County Council



DYFED ARCHAEOLOGICAL TRUST

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HAVERFORDWEST, PEMBROKESHIRE:
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ASSESSMENT**

By

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HISTORIC ENVIRONMENT DESK-BASED ASSESSMENT**

EXECUTIVE SUMMARY

DAT Archaeological Services were commissioned to prepare a Historic Environment (Archaeological) Desk-Based Assessment for a proposed redevelopment of the Ocky White store, Bridge Street, Haverfordwest, Pembrokeshire (roughly centred on SM 9545 1574).

The assessment highlighted the potential for below-ground archaeological remains to survive within the development area. The remains of an unrecorded former 19th to 20th century Iron Foundry to the rear of the development area were highlighted in the assessment; as well as the traditional nature of the building occupied by the Ocky White Store.

The development proposals pose a possible Slight to Moderate Adverse direct impact on these potential and identified historic assets.

The indirect impact on surrounding designated heritage assets was assessed, but no significant adverse impact was identified.

Further archaeological mitigation, comprising historic building recording and an archaeological watching brief was recommended.

CRYNODEB GWEITHREDOL

Comisiynwyd Gwasanaethau Archeolegol YAD i baratoi Asesiad Seiliedig ar Ddesg (Archeolegol) yr Amgylchedd Hanesyddol ar gyfer ailddatblygiad arfaethedig o siop Ocky White, Stryd Pont, Hwlfordd, Sir Benfro (wedi'i ganoli'n fras ar SM 9545 1574).

Amlygodd yr asesiad y potensial i weddillion archeolegol o dan y ddaear oroesi yn yr ardal ddatblygu. Amlygwyd gweddillion Ffowndri Haearn o'r 19eg i'r 20fed ganrif heb eu cofnodi y tu ôl i'r ardal ddatblygu yn yr asesiad; yn ogystal â natur draddodiadol yr adeilad a feddiannir gan yr siop Ocky White.

Mae'r cynigion datblygu yn peri effaith uniongyrchol bosibl ychydig yn gymedrol ar yr asedau hanesyddol potensial a nodwyd hyn.

Aseswyd yr effaith anuniongyrchol ar asedau treftadaeth dynodedig o amgylch, ond ni nodwyd unrhyw effaith andwyol sylweddol

Argymhellwyd lliniaru archeolegol pellach, yn cynnwys recordio adeiladau hanesyddol a briff gwylio archeolegol.

1. INTRODUCTION

1.1 Project Proposals and Commission

- 1.1.1 DAT Archaeological Services were commissioned by Pembrokeshire County Council to prepare an Historic Environment Desk-Based Assessment for the proposed redevelopment of the former Ocky White Department Store in Haverfordwest, Pembrokeshire. The proposals are currently in the pre-planning stages of development.
- 1.1.2 The development site is located close to the centre of Haverfordwest, accessed from Bridge Street to the west, with the river on the east, centred on SM 9545 1574. The former department store has been trading in Haverfordwest since the early 20th century, but closed in 2013. The site has subsequently been purchased by Pembrokeshire County Council with the intention of redeveloping the site.
- 1.1.3 This Historic Environment Desk-Based Assessment provides an indication of the archaeological potential of the development area and highlights possible issues in relation to the impact of the development on the historic environment.
- 1.1.4 The archaeological assessment has been 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 designated archaeological assets 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 development area. Due to current restrictions related to the Covid-19 outbreak a site visit has not been possible, and some archive sources have not been consulted; although it is believed that sufficient information has been gained to provide a comprehensive assessment of the site.

1.2 Scope of the Project and Methodology

- 1.2.1 The scope of the assessment follows the Standard And Guidance For Historic Environment Desk-Based Assessment as laid down by the Chartered Institute for Archaeologists (CIfA 2014). The standard is stated by CIfA as:

Desk-based assessment will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area. Desk-based assessment will be undertaken using appropriate methods and practices which satisfy the stated aims of the project, and which comply with the Code of Conduct and other relevant regulations of CIfA. In a development context desk-based assessment will establish the impact of the proposed development on the significance of the historic environment (or will identify the need for further evaluation to do so), and will enable reasoned proposals and decisions to be made whether to mitigate, offset or accept without further intervention that impact.

- 1.2.2 A desk-based assessment is defined by CIfA as:

.....a programme of study of the historic environment within a specified area or site on land, the inter-tidal zone or underwater that addresses agreed research and/or conservation objectives. It consists of an analysis of existing written, graphic, photographic and electronic information in order to identify the likely historic

assets, their interests and significance and the character of the study area, including appropriate consideration of the settings of historic assets and, in England, the nature, extent and quality of the known or potential archaeological, historic, architectural and artistic interest. Significance is to be judged in a local, regional, national or international context as appropriate.

- 1.2.3 The desk-based study of the area identifies known archaeological sites within the site and its environs, and assesses the potential for hitherto unknown remains to be present within the proposed development area. This will help inform future decision making, design solutions and potential mitigations strategies, including the potential for further archaeological works.
- 1.2.4 The scope of the report also includes an assessment of the impact on the settings of surrounding designated heritage assets, including scheduled monuments, listed buildings, historic landscape character areas and undesignated archaeological sites.
- 1.2.5 The report presents relevant information from a number of sources including:
 - Dyfed Archaeological Trust Historic Environment Record data;
 - Map regression exercise using earlier cartographic sources;
 - Available and relevant reports on any archaeological work undertaken in the area that affects the site or its setting;
 - Archive records held at the County Archive, the National Library of Wales (NLW) and the Royal Commission on the Ancient and Historic Monuments of Wales (RCAHMW);
 - Aerial photography, satellite imagery and Lidar data;
 - Relevant records held by the developer;
 - Identification of any Scheduled Monuments, Listed Buildings, Registered Parks and Gardens, Registered Historic Landscapes, Historic Landscape Character Areas or Conservation Areas within or in the vicinity of the site area (Cadw, DAT, NRW);
 - Assessment of the archaeological potential of the area;
 - Assessment of the likely impact upon the settings of surrounding features of the historic environment; and
 - Assessment of likely impacts on any identified remains within the development site (or potential remains) and likely requirements, if any, for further stages of archaeological work.
- 1.2.6 Due to the town centre location of the development and the proliferation of recorded elements of the historic environment within Haverfordwest a relatively narrow search area of 100m from the boundary of the development area has been used to examine designated and non-designated heritage assets. This area will be increased for designated assets should it become apparent during the course of the study that assets outside this area may be impacted upon. This search area has been discussed and agreed with Dyfed Archaeological Trust – Development Management (DAT-DM), in their capacity as advisors to the local planning authority, prior to the commencement of the study.
- 1.2.7 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 (Welsh Government 2017).

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 (ibid).

- 1.2.8 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 historic 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).

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 Monument (SM). Altitude is expressed to a height above Ordnance Datum (aOD). 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. North is towards the top of the page unless otherwise indicated.

1.5 Timeline

- 1.5.1 The following timeline gives date ranges for the various archaeological periods that may be mentioned within this report.

Table 1: Archaeological and Historical Timeline for Wales

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	Historic
Iron Age –	c.700 BC – AD 43	
Roman (Romano-British) Period –	AD 43 – c. AD 410	
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	

2. NATIONAL POLICIES AND GUIDANCE

2.1 The Historic Environment (Wales) Act

2.1.1 The Ancient Monuments and Archaeological Areas Act 1979 was previously the primary legislation for protecting archaeological remains and Scheduled Monuments. This has recently been superseded by The Historic Environment (Wales) Act 2016 which has three main aims as defined by Cadw:

- to give more effective protection to Listed Buildings and scheduled monuments;
- to improve the sustainable management of the historic environment; and
- to introduce greater transparency and accountability into decisions taken on the historic environment.

2.1.2 The New Act amends the Ancient Monuments and Archaeological Areas Act 1979 and also the Planning (Listed Buildings and Conservation Areas) Act 1990. It is supported by a number of planning guidance documents. The Act most specifically provides better safeguards for the protection of Scheduled Monuments, Listed Buildings and Historic Parks and Gardens. It will also include further guidance on place names.

2.2 Planning Policy Wales

2.2.1 Planning Policy Wales sets out the Welsh Government's land use planning policies. Its primary objective is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales, as required by the Planning (Wales) Act 2015, the Well-being of Future Generations (Wales) Act 2015 and other key legislation.

2.1.2 Chapter 6, 'Distinctive and Natural Places', explains how planning system must take into account the Welsh Government's objectives to protect, conserve, promote and enhance the historic environment as a resource for the general well-being of present and future generations. It also sets out

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

the planning policies for the sustainable management of specific categories of historic assets.

2.3 Technical Advice Note 24: The Historic Environment

- 2.3.1 This technical advice note provides guidance on how the planning system considers the historic environment during development plan preparation and decision making on planning and Listed Building consent applications. It also provides specific guidance on how the following historic assets should be considered:
- scheduled monuments
 - archaeological remains
 - listed buildings
 - conservation areas
 - historic parks and gardens
 - historic landscapes
 - historic assets of special local interest
 - World Heritage Sites
- 2.3.2 The technical advice note usefully gathers together the selection criteria employed in the designation of scheduled monuments and listed buildings and the registration of historic parks and gardens and historic landscapes.
- 2.3.3 Advice and decisions on planning applications affecting nationally significant historic environment features (or designated historic assets) is provided by Cadw acting on behalf of Welsh Government.
- 2.3.4 This report will also make reference to other guidance documents published by Cadw, namely: Conservation Principles (March 2011); Heritage Impact Assessment in Wales (May 2017); Managing Historic Character in Wales (May 2017); and Setting of Historic Assets in Wales (May 2017).

3. LOCAL PLANNING POLICIES

3.1 Pembrokeshire County Council Policies

- 3.1.1 The Historic Environment is subject to the relevant policies and procedures as laid out in the Pembrokeshire County Council (PCC) Local Development Plan (LDP) (up to 2021) (adopted February 2013). The PCC LDP is also presently under review.
- 3.1.2 The historic environment is referenced throughout the document in numerous policies, emphasising its significance to the county. The main policy references to the Historic Environment are outlined in policy GN.38:

GN.38 Protection and Enhancement of the Historic Environment:

Development that affects sites and landscapes of architectural and/or historical merit or archaeological importance, or their setting, will only be permitted where it can be demonstrated that it would protect or enhance their character and integrity

- 6.154 *Pembrokeshire has a rich and varied historic environment made up of architectural, historical and archaeological features that are integral to its quality and distinctiveness. The historic environment enhances quality of life, forging cultural identity and community cohesion and is a major asset to Pembrokeshire's visitor economy. This policy builds on national policy, to draw attention to the scale and significance of these assets within Pembrokeshire and to*

protect, preserve and enhance these features and designations. It ensures that Pembrokeshire's historic environment including formally designated sites together with buildings and features of local importance and interest, and their setting, are appropriately protected and enhanced. Development that may detrimentally affect the character or integrity of such areas will not be permitted.

- 6.155 *The special qualities of the historic environment can be derived from numerous other factors, in addition to those listed in formal designations, such as the form, scale or grouping of buildings; vistas and visual composition of the townscape/landscape; architectural detailing; building materials; trees and other landscape features. Many of these features make an important contribution to the character and appearance of local communities.*

Pembrokeshire's towns and villages contain many buildings that are of local importance and which make a significant contribution to the character and quality of the local area.

The Council will seek to ensure that necessary change is accommodated without sacrificing the essential integrity, coherence and character of the landscape and will have particular regard to potential developments that, alone or in combination, would have a significant impact on landscapes included in the Register of Landscapes of Historic Interest in Wales:

- 6.156 *In assessing development that may affect archaeological remains the Council will take into account:*

- 1. Information (including from the Historic Environment Record (HER), held by Dyfed Archaeological Trust) on the character, extent and importance of the remains,*
- 2. The extent to which the proposed development is likely to impact upon them,*
- 3. The means of mitigating the effect of the proposed development by redesign to achieve physical preservation in situ.*

- 6.157 *Areas and sites of national significance are protected by national policy including Listed Buildings, Conservation Areas, Scheduled Monuments, Landscapes of Historic Interest and Historic Parks and Gardens. In addition to national policy adopted Conservation Area Character Appraisals will also be a material consideration when determining planning applications.*

- 3.1.4 The PCC LDP defines cultural heritage (within which it defines the historic environment) as follows:

This encompasses the historic environment, cultural legacy and linguistic heritage. The historic environment includes archaeology, ancient monuments, Listed Buildings, conservation areas, historic parks, gardens and landscapes and the broad social history that has helped to shape local distinctiveness. Linguistic heritage includes the Welsh language and different dialects, recognising that the linguistic heritage of Pembrokeshire includes both Welsh and English languages, with the Landsker line representing the broad divide between these two traditions. Together the historic, cultural and linguistic heritage form cultural heritage which contributes towards a sense of cultural identity.

4 LOCATION, TOPOGRAPHY AND GEOLOGY

- 4.1 The development area is located within the centre of Haverfordwest, a town itself located relatively centrally within Pembrokeshire, southwest Wales (centred on SM 9545 1574).
- 4.2 The development site occupies a developed area, it currently comprises a former department store, which extends from the street frontage on Bridge Street to the west, to a rear yard area that then extends up to the line of the Cleddau River to the east. The building plot is aligned east-west between the north-south aligned Bridge Street and river.
- 4.3 The former department store occupies several adjoining buildings. A two-storey building fronts Bridge Street, with a gable roof aligned along Bridge Street, surrounded to the north and south by taller properties. The former department store continues to the rear along the main plot, although within a slightly lower two-storey structure with a perpendicular pitch to the roof line. Approximately midway along this building the northern wall doglegs out to encompass a wider eastern end. Further adjoining buildings extend the structure to the north and east. To the east the line of the main plot is extended into an adjoining square two-storey building. To the north this is attached to a three-storey structure with a perpendicular gable roof. Adjoining this to the east is a two-storey building with an east-west orientated gable roof. To the east an open area 10m to 14m wide lies between the building and the riverside, used as hardstanding car parking and foot access to a footbridge across the Cleddau in front of the building. A two-storey range of buildings used as a former warehouse and aligned east-west, defines part of the north edge of this open area.
- 4.4 Development extends along both the street frontage and the riverfront, with a mix of 19th – 21st century structures. An alleyway, known as the Hole in the Wall, provides pedestrian access from Bridge Street to the rear yard area just to the north of the site. Road access along the waterfront also extends to the north. The footbridge accesses a new commercial development that fronts the riverbank opposite the site.
- 4.5 Bridge Street forms one of the main commercial streets within Haverfordwest, along with High Street which runs perpendicular to the south. Bridge Street is now largely pedestrianised, with High Street forming the main thoroughfare. The ground rises to the west, topped by the prominent remains of Haverfordwest Castle within 100m, lying behind the properties on the opposite side of Bridge Street. The commercial centre is surrounded by residential properties and light industry on all sides, set within a relatively rural landscape. Roads radiate out from the town, which had traditionally functioned as the administrative and commercial centre of the county. The Western Cleddau is tidal up to Haverfordwest, and flows southward where it joins the Eastern Cleddau, before turning westward into the deep and wide Milford Haven Estuary and out into the Bristol Channel.
- 4.6 The underlying geology of the area comprises mudstone, with the site lying along a series of east-west aligned bands of differing mudstones, from the Slade and Redhill Formation, Portfield Formation and Portfield and Haverford Mudstone Formation. More generally these formations form part of the Llandovery and Ashgill Rocks. Along the lower-lying banks of the Cleddau the rocks are overlaid with alluvial deposits of clay, sand, silts and gravels (BGS 2020).

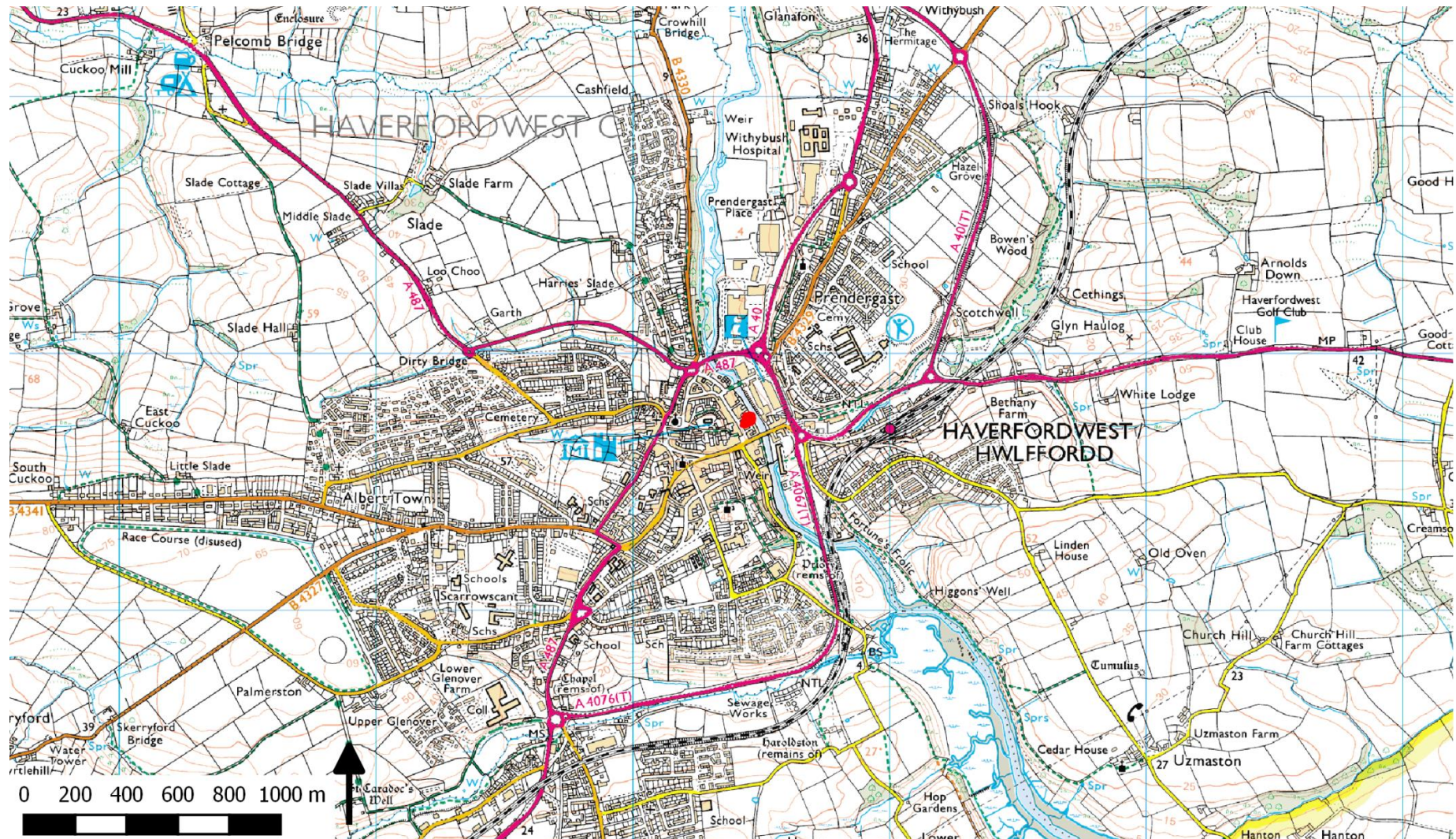


Figure 1: Location of development area.

Reproduced from the 2012 Ordnance Survey 1:25,000 scale Landranger Map with the permission of The Controller of Her Majesty's Stationery Office,
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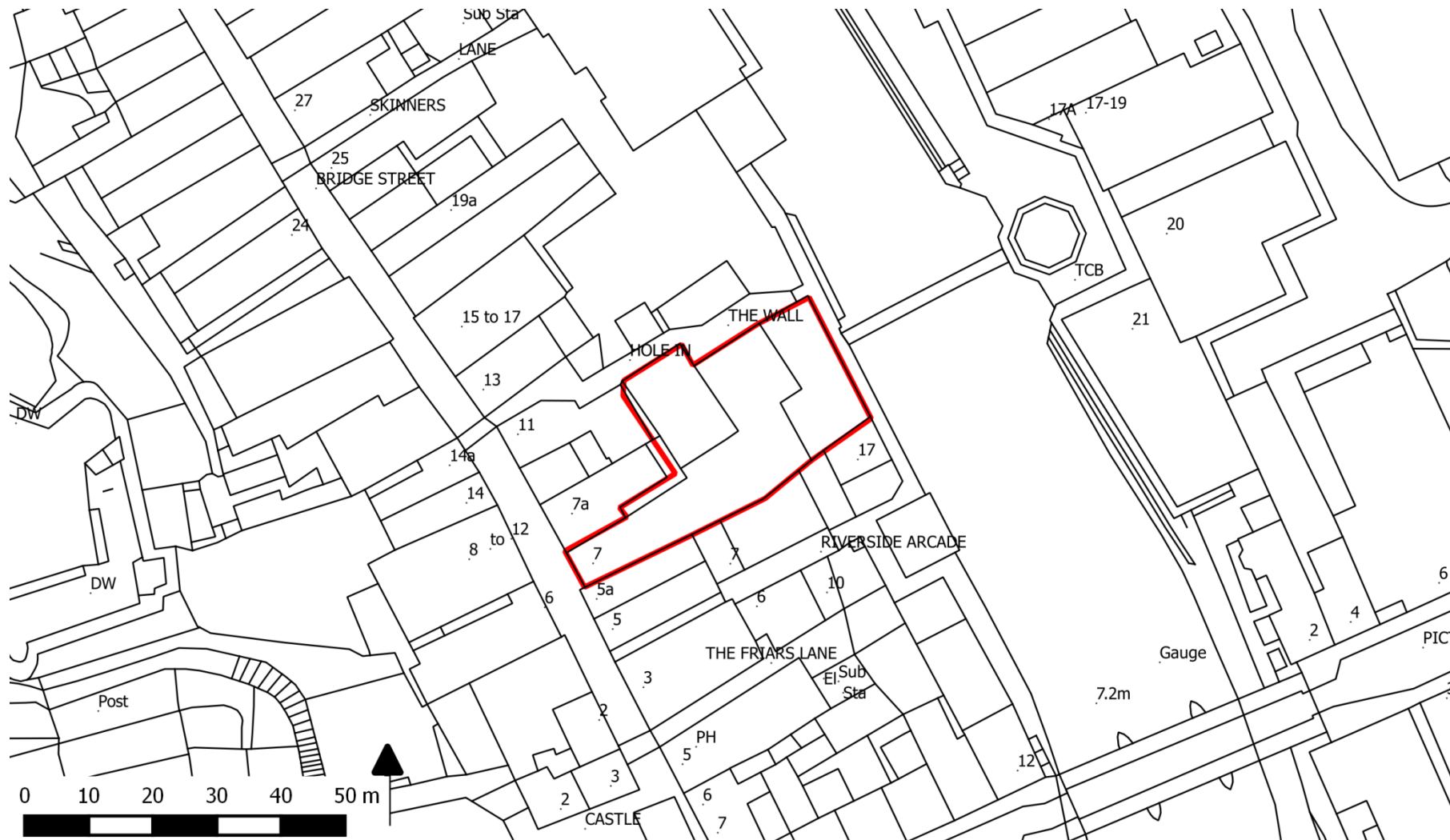


Figure 2: Location of development area within Haverfordwest.

5 DESIGNATED HERITAGE ASSETS (Table 2 and Figure 3)

5.1 Scheduled Monuments

5.1.1 There is one Scheduled Monument within the 100m search area, Haverfordwest Castle (PE366). This medieval castle has formed the centre of Haverfordwest since the 12th century, and occupies a visually dominant position within the town. Further afield there are only two further SAMs within 1km of the site, namely Haverfordwest Priory (PE017), a medieval priory on the riverside over 500m to the south, and Higgons Well (PE430), a medieval holy well on the riverbank just to the south of the town. The locations of these monuments are shown in Figure 3.

5.1.2 Haverfordwest Castle (PE366)

The scheduling description is currently under review, but Haverfordwest castle (PRN 7615) was originally founded in the early 12th century by Tancred, a Flemming. The castle was probably rebuilt after it was handed to William Marshal of Pembroke in 1210. The current remains of the castle are largely the result of a major redevelopment in the late 13th century after the castle was given to Queen Eleanor, and consists of a keep with two towers. The castle formerly extended further to the northwest and southwest. It resisted attacks both by Llewellyn the Great in 1220 and during the Glyndwr rebellion in 1405. The castle was in ruins by 1577, and the remains slighted in 1648. In the late 18th century a prison was built in the grounds, with a county gaol added in the early 19th century, now housing the county museum.

5.2 Listed Buildings

5.2.1 Due to its location in the centre of a historic town there are a large number of Listed Buildings within the locality. There are 29 Listed Buildings within the 100m search area alone. Of these, there is one Grade I listed building (Haverfordwest Castle 12031) and three Grade II* listed buildings (Nos.40 & 42 High Street 12123, New Bridge and lamp standards 12020 & Shire Hall railings, gates, steps and wall 12111). The remaining structures are all Grade II listed.

5.2.2 No listed buildings lie within the development area or adjoin the site. The dense urban nature of the surrounding area serves to limit the potential impact it may have on the settings of the surrounding listed buildings, however, a number of individual sites have been identified worthy of further assessment in terms of the potential impact of the development, these include four listed buildings that share a Bridge Street frontage along with the development site. The closest being No.2 Bridge Street (12028, Grade II listed), 17m to the south. This also adjoins 3 Castle Square (87044, Grade II listed), and opposite the Friars Vault Inn (12036, Grade II listed). 40m to the north of the development site lies 20 Bridge Street (13035, Grade II listed). Due to its riverfront location, the site may also share some inter-visibility with the river frontage structures of Picton House (12201, Grade II listed) and New Bridge and lamp standards (12020, grade II* listed), and present a similar riverfront aspect as the Warehouse at the rear of No.12 Victoria Place (12245, Grade II listed). Due to its prominent location within Haverfordwest there is also the potential for some visual impact on the setting of Haverfordwest Castle (12031, Grade I listed).

5.2.3 The sites listed above are briefly described as:

No.2 Bridge Street (12028) – an early 19th century terraced front included for its special interest as part of a corner block to Castle Square, with similar distinctive cornice to No.3.

No.3 Castle Square (87044) – an early 18th century house, now a commercial premises, included notwithstanding alterations for its special architectural interest in a prominent position on Castle Square.

Friars Vault Inn (12036) – included for its special architectural interest as a late Georgian style façade with a restored bowed Georgian shop window.

20 Bridge Street (including Hylton John Boys Shop, 13035) – former town house, included for its special interest as a large earlier 19th century building, possibly with remnants of the fine interior listed in 1974.

Picton House (12201) – town house probably built in the later 1830s, included for its special historic interest (said to be former town house of the Philipps family of Picton Castle) and prominent position overlooking New Bridge.

New Bridge and lamp standards (12020) – listed for its special architectural interest as a well-designed early 19th century road bridge, part of the improvements to the town undertaken by William Owen in the 1830s.

Warehouse at the rear of No.12 Victoria Place (12245) – probably early 19th century in date, included for its special interest as a prominent example of the riverside warehouses of the town.

Haverfordwest Castle (12031) – described in section 5.1 above, listed as the substantial remains of a large medieval castle, dominating the town.

5.3 Historic Landscape Areas

Registered Historic Landscapes

- 5.3.1 The development site lies within the northern edge of the Milford Haven Waterway Landscape of Outstanding Historic Interest (HLW (D) 3), listed within the Register of Landscape of Outstanding Historic Interest, published by Cadw, CCW and ICOMOS UK (1998).
- 5.3.2 This landscape is subdivided into a series of Historic Landscape Character Areas (HLCAs). The proposed development site lies within HLCA 309 Haverfordwest, which is largely drawn around the urban limits of Haverfordwest. It is based around the historic core of the town, dominated by the castle, medieval churches, and fine 18th and 19th century houses. The initial settlement developed to the north and west of the castle, called 'Castleton', with a characteristic informal layout of streets surrounding St Martin's Church. A semi-grid pattern of streets lie to the south and west of St Mary's church (to the southwest of the castle). The ruins of a medieval Priory lie on the banks of the river to the south of the town, whilst a Dominican Friary, established in 1256 between the castle and the river, has now gone (potentially partially within the development area). The town contains some notable fine 18th and 19th century town houses, and several warehouses associated with the former quay. Subsequent development was largely suburban. The area contrasts with the surrounding farmland.

Conservation Areas

- 5.3.3 The site lies within the Haverfordwest Conservation Area. The Conservation Area was first designated in 1975, focused on the historic core of the town. The adopted Haverfordwest Conservation Area Appraisal and Management Plan was published in May 2014, designed to define the special interest of the Conservation Area in order to help preserve and enhance its character, and to provide a basis for making sustainable decisions about its future. The key elements that contribute to the special interest and character of the area are summarised as:
- A long history inherently connected with the establishment of the castle;
 - Natural characteristics of the landscape and underlying landform that have influenced the plan form of the town;
 - River Cleddau;
 - Historic medieval street patterns, layout and burgage plots that remain evident in the modern town;
 - Historic market town;
 - Architecturally distinctive landmark buildings;
 - Significant views into, out of and within the Conservation Area;
 - A clear hierarchy of streets and spaces;
 - A diverse mix of building styles and types with the majority comprising 18th and 19th century buildings;
 - Many fine examples of well-proportioned and elegant Georgian buildings and terraces;
 - Two Scheduled Monuments and a large number of Listed Building;
 - Four distinctive character area with a mix of past and present land uses;
 - Fine examples of historic shop fronts, and
 - High concentration of religious buildings and ecclesiastical architecture.
- 5.3.4 The appraisal goes on to list many key issues within the town. Within them are issues such as negative buildings, detracting from the character of the area, a loss of architectural detail on historic buildings, a lack of maintenance on some buildings, the need for new development to harmonise with the historic character, the problem with traditional shopfronts being spoiled, and the need to address the importance of the Cleddau waterfront in new development.
- 5.3.5 The Area is subdivided into four main units, Commercial, Old Town, Quayside and Cultural. Bridge Street, including the development area, lies within the Commercial Area. Historically the commercial core was centred around St Mary's church, moving downhill to the riverside area over the years. High Street and Castle Square include a number of fine 18th and 19th century buildings and Listed Buildings. Bridge Street is however more enclosed, with fewer Listed Buildings and more modern elements. The narrow width and height of buildings lining Bridge Street are described as important elements that help to create a strong sense of enclosure. Many of the modern shop front replacements along Bridge Street lack the quality of the originals. The backs of the buildings along Bridge Street along with others in the area create a neutral or negative area within the Conservation Area offering an opportunity for redevelopment and enhancement. The river is seen as a major asset, and the redevelopment of sites along the waterfront needs to address the river. There is also a need for coordination of the whole of the river as it passes through the town.

5.3.6 The appraisal offers detail on the policies guiding the principles of the Conservation Area, and provides detailed guidance on appropriate design, maintenance and management within the Conservation Area.

5.4 Historic Parks and Gardens

5.4.1 There are no Registered Historic Parks and Gardens within the search area, the closest being the grounds around Haverfordwest Priory to the south, a Grade I listed parkland (PGW (Dy) 62 (PEM).

Table 2: Designated archaeological assets within 100m radius study area as shown in Figure 3.

Site / Building Name	Cadw Ref.	NGR	Designation
Haverfordwest Castle	PE 366	SM 9531 1576	Scheduled Monument
New Bridge And Four Lamp Standards	12020	SM 9552 1569	Listed Building Grade II*
No.2 Bridge Street (Premises Of Osborn And Perkins),	12028	SM 9543 1569	Listed Building Grade II
Haverfordwest Castle	12031	SM 9534 1573	Listed Building Grade I
The Governor's House	12032	SM 9533 1572	Listed Building Grade II
Castle Hotel	12034	SM 9542 1566	Listed Building Grade II
Nos.2 & 3 Castle Square,	12035	SM 9542 1568	Listed Building Grade II
Friars Vaults Inn	12036	SM 9545 1569	Listed Building Grade II
Railings, Gates, Steps And Retaining Wall To The Shire Hall	12111	SM 9511 1562	Listed Building Grade II*
The Olde Three Crowns	12112	SM 9543 1563	Listed Building Grade II
Nos.40 & 42 High Street,	12123	SM 9537 1563	Listed Building Grade II*
Picton House	12201	SM 9554 1571	Listed Building Grade II
Nos. 1 And 3 Victoria Place	12242	SM 9545 1564	Listed Building Grade II
Nos.4,6 & 8 Victoria Place,	12243	SM 9547 1568	Listed Building Grade II
No.12 Victoria Place,	12244	SM 9549 1569	Listed Building Grade II
Warehouse At Rear Of No. 12 Victoria Place	12245	SM 9549 1571	Listed Building Grade II
No.10 Victoria Place,	13010	SM 9549 1569	Listed Building Grade II
No. 20 Bridge Street (Including Hylton John Boys Shop)	13035	SM 9539 1576	Listed Building Grade II

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Nos 44 & 46 High Street (N Side),	15883	SM 9539 1564	Listed Building Grade II
No. 3, Castle Square	87044	SM 9543 1569	Listed Building Grade II
No,5, Victoria Place	87073	SM 9545 1565	Listed Building Grade II
Lloyds Bank	87074	SM 9547 1565	Listed Building Grade II
No,9, Victoria Place	87075	SM 9548 1566	Listed Building Grade II
No,11, Victoria Place	87076	SM 9548 1566	Listed Building Grade II
No,13, Victoria Place	87077	SM 9549 1566	Listed Building Grade II
No. 15&17, Victoria Place	87078	SM 9550 1567	Listed Building Grade II
No,6, Victoria Place	87079	SM 9547 1568	Listed Building Grade II
No,8, Victoria Place	87080	SM 9548 1568	Listed Building Grade II
No,42, High Street	87093	SM 9538 1564	Listed Building Grade II
No,46, High Street	87094	SM 9539 1564	Listed Building Grade II
Milford Haven Waterway	HLW (D) 3	-	Landscape of Outstanding Historic Interest
Haverfordwest	-	-	Conservation Area

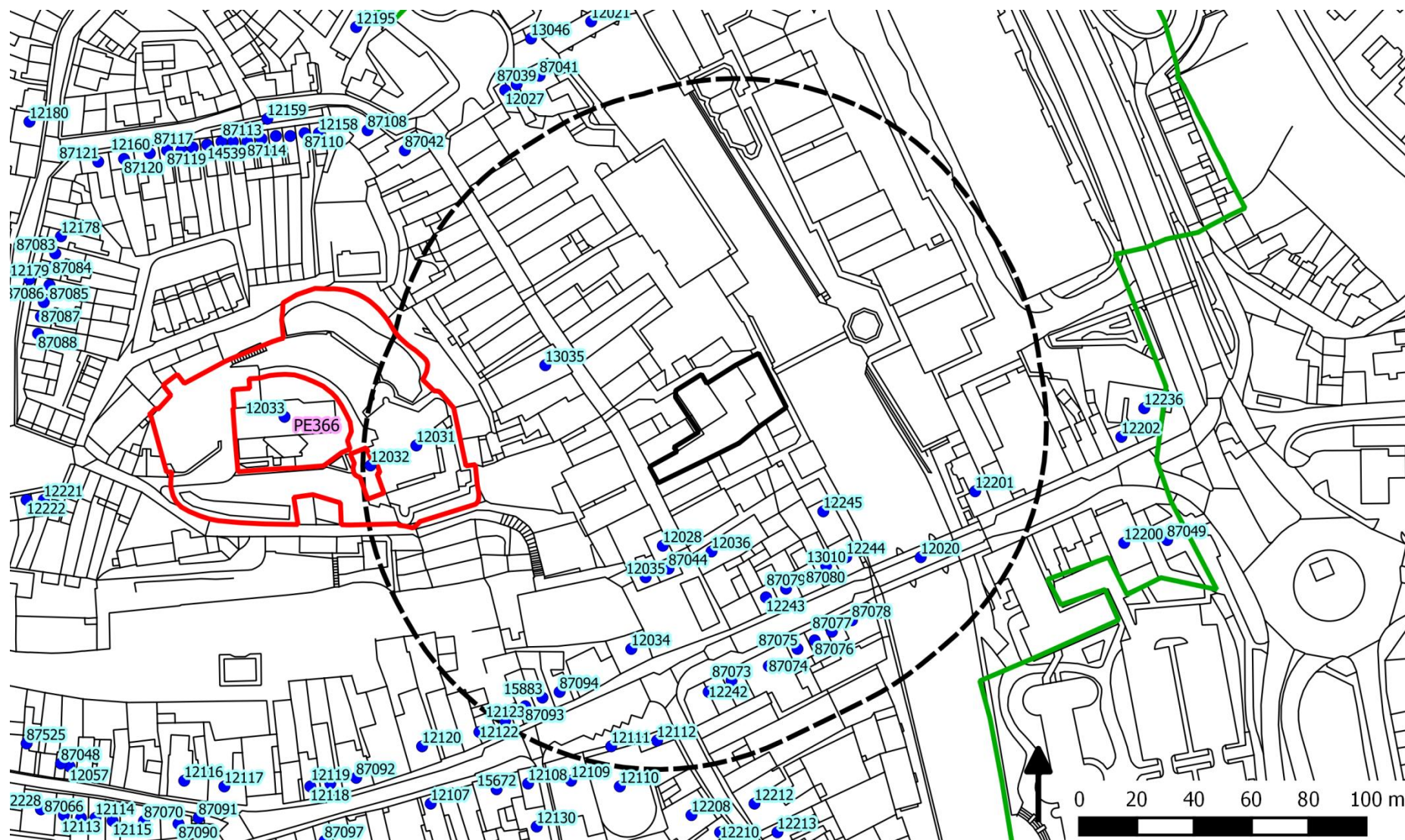


Figure 3: Designated heritage assets within 100m (dotted line) of the development area. Scheduled Monuments are shown in red, listed buildings in blue and Conservation Area in green, as listed in Table 2.

6 NON-DESIGNATED HERITAGE ASSETS (Tables 3-5 and Figure 4)

6.1 General

- 6.1.1 A search of data held by the Dyfed Archaeological Trust Historic Environment Record (DAT HER) was made within a 100m radius area around the development area. A search of the same area was made of the National Monuments Record held by the Royal Commission on the Ancient and Historic Monuments of Wales and the Portable Antiquities Scheme. The locations of these entries are shown in Figure 4.
- 6.1.2 The Dyfed Historic Environment Record (HER) records forty-two heritage assets within this search area, although none lie within the boundary of the proposed development area. Thirty sites are recorded in the National Monuments Record (NMR), many of which record the same sites as the HER. There were no records recorded by the Portable Antiquities Scheme within the same search area.
- 6.1.3 The following information is laid out chronologically to provide a brief archaeological and historical background for the development area and its environs for each period, along with the relevant HER entries from that period.

6.2 Palaeolithic and Mesolithic

- 6.2.1 Scattered evidence of activity during the Palaeolithic is known throughout southwest Wales, although some of the closest activity to this site is likely to be the evidence found within Priory Farm Cave in Pembroke. Excavations within the cave in the late 19th century revealed evidence of stone tools and animal bones from the Upper Palaeolithic and Mesolithic periods.
- 6.2.2 Mesolithic activity is recorded in much closer proximity to Haverfordwest. An extensive collection of flint artefacts were discovered to the south around Priory Farm, and Mesolithic flint artefacts have been found in conjunction with several pits and postholes during recent development work in the north of Haverfordwest. These finds indicate that hunter-gatherer groups were active in and around Haverfordwest during the Mesolithic, seemingly resting long enough to process flint tools and set-up temporary camps.
- 6.2.3 The rarity of Palaeolithic sites would suggest there is unlikely to be such potential within the development area. Although no known Mesolithic sites are located within the search area, there is still the potential that activity occurred in this area, particularly along a riverside location such as this, which would have offered a range of exploitable resources, albeit in a much different landscape than today. However, given the developed state of the site, the often fragile nature of evidence from these periods is unlikely to survive in great detail.

6.3 Neolithic and Bronze Age

- 6.3.1 By the Neolithic period the landscape around the site had likely reached something approaching its current appearance, with sea-level reaching similar levels to present and more familiar flora and fauna spreading across the area. There is some evidence to suggest maritime activity was increasing during this period, and therefore this location close to the tidal reach of the Cleddau may have been an attractive area for activity.

However, there is no recorded activity from this period within or around Haverfordwest.

- 6.3.2 An increase in known archaeological remains suggest population densities were increasing during the Bronze Age. Funerary and ritual monuments, such as round barrow burial mounds and standing stones are well recorded in the surrounding landscape around Haverfordwest, along with indications of settlement in the form of burnt mounds and findspots. A number of these sites can be found along the river valley and its tributaries.
- 6.3.3 No Neolithic or Bronze Age sites are recorded within the search area. Given the scarcity of recorded Neolithic activity in the surrounding landscape it would seem unlikely that such activity would exist within the development area. Bronze Age activity is more likely, but again there is currently no specific indication that such remains may exist within the development area.

6.4 Iron Age

Table 3: Iron Age sites within a 100m radius area

PRN	Site Name	Period	NGR
7615	Haverfordwest Castle – hillfort	Iron Age?	SM 9534 1573

- 6.4.1 Throughout the Iron Age there is increasing evidence of settlement activity in the general area, although largely in the form of defensive sites. Although no specific evidence of Iron Age activity has come to light within the search area, it is suspected that the promontory upon which Haverfordwest Castle was built would have provided an ideal location for an Iron Age defended enclosure (PRN 7615). The site would have provided an easily defensible location, with good views and close to a crossable point of the river, with easy access to the river, its smaller tributaries and the numerous additional resources they would have provided. Any such remains, however, are likely to have been largely obscured or removed through the subsequent development of the extensive medieval castle.
- 6.4.2 Although conjectural, the presence of a nearby site of potential settlement during the Iron Age raises the possibility of associated activity along the riverbank. This site lies in a general area of possible crossing points and riverside activity.

6.5 Roman Period

- 6.5.1 There are no recorded Roman sites within the search area, however, it has long been conjectured that a Roman road passed through the area, with a potential fort established close to the river crossing. The site lies close to the first available bridging point across the river, and some find spots of Roman material have been recorded around the town, including some finds from Bridge Street (PRN 11802). The finds appear to mainly consist of coins, largely 3rd century in date, with one 2nd century coin also found. To date, there has been no conclusive evidence of Roman settlement in the area.

6.6 Medieval Period

Table 4: Medieval sites within a 100m radius area

PRN	Site Name	Period	NGR
3320	Haverfordwest Castle – masonry castle	Medieval	SM9534315728
3323	Black Friars - friary	Medieval	SM95431571
7615	Haverfordwest Castle – ringwork	Medieval	SM 9534 1573
12514	Bridge Street – bridge	Medieval	SM95531569

- 6.6.1 There is remarkably little known evidence of early medieval activity within and around Haverfordwest, and no such sites are recorded within the search area. However, with the collapse of the Roman administration and its trade networks, trade and contact in the area may well have shifted to the Irish Sea area, and the Cleddau and Milford Haven Waterway were well-sited to take advantage of this. Many of the known early medieval sites are recorded in coastal areas in southern Pembrokeshire, and Haverfordwest was well-placed to attract settlement.
- 6.6.2 The known development of Haverfordwest begins in the early 12th century when Tancred the Fleming established a castle (PRN 3320), sited on a dominant promontory at the lowest bridging point of the river (PRN 12514). The development of the castle is discussed briefly in section 5.1, but the castle became the centre of an Anglo-Norman lordship, part of the earldom of Pembroke, which made it the centre for administrative, economic and military activities in the area, and settlement grew up around it. The town grew up to the north and west of the castle, an area known as 'Castleton', although a charter is not recorded until 1207, by which time the settlement appears well-established. The charter indicates mercantile activity underway in the town, including cloth manufacture, and it is likely the river, and riverside, were vital to the economic growth of the settlement. The right to hold a Sunday market was granted in 1210, held in the area around St Mary's church. By this time the Augustinian Priory had also been established to the south of the town. As the town became more prosperous settlement began to spread down what was to become High Street. By 1300 it had over 300 burgages, larger than any of the castle-boroughs of North Wales. The Black Death in the mid-14th century halted the growth of the town and led to a decline in the population of Haverfordwest. In 1479 Haverfordwest was boosted when it received its Royal Charter, and by the following century it had become the administrative and commercial centre of the new County, taking over from Pembroke.
- 6.6.3 With the town developing to the north and west, and eventually to the south of the castle, it is not clear what activity was underway around the proposed development site during the medieval period, however burgage plots along 'Bridge Street' are mentioned in deeds from the mid-15th century (NA 1446/7). Given its riverside location, and the vital role the river would have played in delivering goods and people to the expanding

town, it is likely this area would have been seen plenty of activity associated with the maritime life of the town, and may have seen stores, shipbuilding activity, processing centres, quaysides and so on.

- 6.6.4 The development area may also partly lie on the site of a medieval Dominican Friary (PRN 3323). The 'Friars Preachers' of Haverfordwest were granted £10 in 1245 by Henry III, one of the earliest references to Dominican activity in Wales, however, they were to change their location in 1256, thought to be a more convenient site within the town, for which purpose they were granted 15 marks. It would seem likely that this was the point they moved to the site close to the development area, and they continued until the Dissolution (1538-9). Following the Dissolution it appears the site struggled to find anyone to rent the property, and it fell into ruin (Easterling 1914, 338-9). During the 19th century bones of some of the monks were dug up in the area (precise locations are unknown), and an inscribed cross, thought to be a former gravestone, was built into the wall of the stable in the hotel immediately to the south of the development site. The Friary is preserved in the names of buildings and lanes to the south, but the boundaries of the site have never been established archaeologically.

6.7 Post Medieval & Modern Period

Table 5: Post Medieval & Modern sites within a 100m radius area.

PRN	Site Name	Period	NGR
6504	Castle Hotel – 18 th century dwelling	Post Medieval	SM9541815657
7254	Victoria Place Nos.4 6 8 And 12 – House	Post Medieval	SM95471568
8640	New Bridge – bridge of 1835-7	Post Medieval	SM9551915689
8784	Bridge Street Nos.33 And 35 - dwelling	Post Medieval	SM95381579
8785	Bridge Street No.35 (Outbuilding) - stable	Post Medieval	SM95401580
10015	Bridge Street No.2;Osborn And Perkins – dwelling & shop	Post Medieval	SM95391578
10016	Castle Square Nos.2 And 3 – Dwelling	Post Medieval	SM9542315682
20660	Bridge Street No.1;Piccolo Restaurant – shop	Post Medieval	SM95461570
20661	Bridge Street No.15 – shop	Post Medieval	SM95421575
20663	Bridge Street No.3;Oliver's Shoe Shop	Post Medieval	SM95451570
20664	Bridge Street No.4;Western Telegraph - shop	Post Medieval	SM95431570
20665	Bridge Street No.20 – early to mid 19 th cent. House & shop	Post Medieval	SM95391575
20670	Castle Square No.5 – shop	Post Medieval	SM9544615691

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20686	Old Three Crowns Inn	Post Medieval	SM95431562
20703	Old Bridge Nos.1-4 – dwelling	Post Medieval	SM954158
20712	Picton House; Picton Place No.2 – dwelling	Post Medieval	SM9553815712
58421	2 Bridge Street (Premises Of Osborn And Perkins) – shop	Post Medieval	SM9542915693
58472	Railings, Gates, Steps And Retaining Wall To The Shire Hall	Post Medieval	SM9541115623
58473	The Olde Three Crowns	Post Medieval	SM9542715625
58580	Nos. 1 And 3 Victoria Place – shop	Post Medieval	SM9544515642
58581	Nos. 4, 6 And 8 Victoria Place – shop	Post Medieval	SM9546515675
58582	Listed Building In Haverfordwest Community – shop	Post Medieval	SM9549315689
58583	Warehouse At Rear Of No. 12 Victoria Place	Post Medieval	SM9548515705
59162	Listed Building In Haverfordwest Community – shop	Post Medieval	SM9548615686
59176	No. 20 Bridge Street (Including Hylton John Boys Shop) – house & shop	Post Medieval	SM9538815756
59414	Nos. 44 And 46 High Street – shop	Post Medieval	SM9538715640
60651	2 And 3 Castle Square – shop	Post Medieval	SM9543115685
60680	Nos. 1, 3, 5, 7, 9, 11, 13, 15 And 17 Victoria Place – shop	Post Medieval	SM9545315646
60681	Lloyds Bank	Post Medieval	SM9546615651
60682	Nos. 1, 3, 5, 7, 9, 11, 13, 15 And 17 Victoria Place – shop	Post Medieval	SM9547615657
60683	Nos. 1, 3, 5, 7, 9, 11, 13, 15 And 17 Victoria Place – shop	Post Medieval	SM9548215660
60684	Nos. 1, 3, 5, 7, 9, 11, 13, 15 And 17 Victoria Place – shop	Post Medieval	SM9548815663
60685	Nos. 1, 3, 5, 7, 9, 11, 13, 15 And 17 Victoria Place – shop	Post Medieval	SM9549515667
60686	Nos. 4, 6 And 8 Victoria Place – shop	Post Medieval	SM9547215678
60687	Nos. 4, 6 And 8 Victoria Place – offices	Post Medieval	SM9547915682
60700	Nos. 40 And 42 High Street – shop	Post Medieval	SM9538115637
60701	Nos. 44 And 46 High Street – office	Post Medieval	SM9539315642

Former Ocky White Building, Haverfordwest, Pembrokeshire:
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110383	Victoria Place – house and WWI depot	Modern	SM95481566
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- 6.7.1 By the mid-16th century Haverfordwest was described as ‘the best built, the most civil and quickest occupied town in South Wales’ (HLW). The civil war and the plague checked growth in the mid-17th century, and the town was becoming surpassed by other south Welsh towns, such as Carmarthen and Swansea, but it recovered from the mid-17th century setbacks, and continued as a major commercial and administrative centre for the region.
- 6.7.2 In the mid-18th century Samuel and Nathaniel Buck created a series of engravings of buildings and towns throughout England and Wales, including Haverfordwest. The engraving of Haverfordwest shows the dominance the castle still had over the town despite its state of dereliction, and the prominence of the churches. The views of the castle from the northeast also took in development along Bridge Street in the foreground. The accuracy of the engraving is uncertain, and the location of the proposed development site is also difficult to establish with certainty, but it shows the area was well-developed up to the riverside with a jumble of substantial buildings that would appear to represent warehouses, commercial premises, possible semi-industrial premises, and no doubt domestic dwellings as well, and substantial riverside walls (Figure 5). The views would suggest possible quay structures further to the south, presumably in the present Quay Street area, but boats are shown along the river, with gateways through the riverside walls of the Bridge Street properties, and steps leading down to the water. The river appears to flood across an open bank opposite, with the main access to the town still being across Old Bridge to the north. By the end of the 18th century the growth of ports further down the Milford Haven Waterway, and the silting of the river closer to Haverfordwest, signalled the end of the town as a port, however it remained the County town and regional market centre. The town also became fashionable with the local gentry, who built homes along High Street and Hill Street, and started a period of building for which Haverfordwest is now known for. Several 18th century buildings are recorded in the search area, including buildings on Castle Square (PRN 10016 & 60651) at the entrance to Bridge Street, an Inn on Quay Street (PRN 58473), and a hotel (PRN 6504), shop and houses (PRN 60700) on High Street. Late 18th to early 19th century buildings are also recorded on Bridge Street, at No.20 (PRN 20665/59176) and No. 2 (PRN 58421/10015) and on Castle Square (PRN 20670), as well as warehouses fronting the riverside (PRN 58583) and along High Street (PRNs 59414, 60701).
- 6.7.3 Many of the records within the search relate to a programme of redevelopment at the entrance to the town by William Owen in the 1830s. The improvements began as a result of a special Act of Parliament of 1835, completed by the end of the 1830s. This includes shops, offices, bank and dwellings on Victoria Place, named to celebrate the accession of Queen Victoria in 1837 (PRNs 58580, 58581, 60680, 60681, 60682, 60683, 60684, 60685, 60686/7254 & 60687), and major buildings such as the Shire Hall (PRN 58472) and the New Bridge (PRN 8640), and the subsequent development of Picton House (PRN 20712). Bridge Street remained a centre of commercial and industrial activity within Haverfordwest throughout the 19th century. Many of the records for this area record 19th century buildings (PRNs 8784, 8785, 20660, 20661, 20663 and 20664), but little further details of these buildings are recorded.

- 6.7.4 Although 19th century maps exist no available maps depict any particular detail within the development area until the late 19th century. By the mid-19th century however, the Cleddau Foundry (also referred to as the Haverfordwest Foundry) had been established on the riverside, under the management of Joseph Marychurch (The Welshman 1844). Little is recorded about this particular foundry, but some of its history is described in a subsequent investigation following a boiler explosion in 1902, and the layout of the site is visible on late 19th to early 20th century maps. Joseph Marychurch ran the site until his death in 1885, at which point a 'moulderer' William Evans took over the running, subsequently buying the place outright in the early 1890s. The first detailed mapping of the site comes from a plan of Haverfordwest at 1:500 scale, published by the Ordnance Survey in 1889 (Figure 6). This shows the property boundaries have remained remarkably stable since the late 19th century (and probably much earlier), although the current Ocky White premises have amalgamated premises to the rear along the waterfront. In 1889 a long building filled the plot, fronting Bridge Street, presumably commercial premises, with an adjoining storehouse to the rear, set perpendicular to the plot. The layout of the current site suggests both of these buildings may still survive in some form. Behind this, along the waterfront, was the Cleddau Foundry, of which only part of the building complex appears to survive as a standing structure to the present day. The Bridge Street property is bounded by unnamed properties to the north, and by the Black Horse Hotel to the south, also labelled as the former site of the Black Friars.
- 6.7.5 In 1902 the boiler at Cleddau Foundry exploded, resulting in injury to the four people working there (William Evans, his two sons and an apprentice), and the collapse of the main foundry building onto the machinery. An enquiry into the explosion, reported on the following year (Pembrokeshire Herald 23/1/03) provides some more detail. The boiler was an old one and had become dangerously worn, resulting in the explosion. William Evans was subsequently fined for not ensuring the boiler was sufficiently maintained by a proficient person, although a plea was made to the court to say that Evans had lost his entire savings in the explosion. Despite this, and the collapse, the site is still labelled as a foundry on both the subsequent Ordnance Survey maps of 1907 and 1937.
- 6.7.6 At some point in the early 20th century Octavius ('Ocky') White obtained the premises on Bridge Street for his drapery business and department store. The exact date appears uncertain, it would appear that Ocky White's department store had been established by 1910 (BBC article), but it may not have been until 1926 that Bridge Street became Ocky White's (Swales Barker 2020). The department store was presumably centred on the long property fronting the street, and the storehouse to the rear. As mentioned, no clear change in the layout of the site is visible on the subsequent Ordnance Survey map of 1937, and it is not until the maps of the mid-1960s that change is visible. In the mid-1950s Ocky White bought the Old Foundry site to the rear (PA), and the area was redeveloped, with the Bridge Street property extending back closer towards the waterfront. The department store closed in 2013, and until recently has housed a charity shop.

Former Ocky White Building, Haverfordwest, Pembrokeshire:
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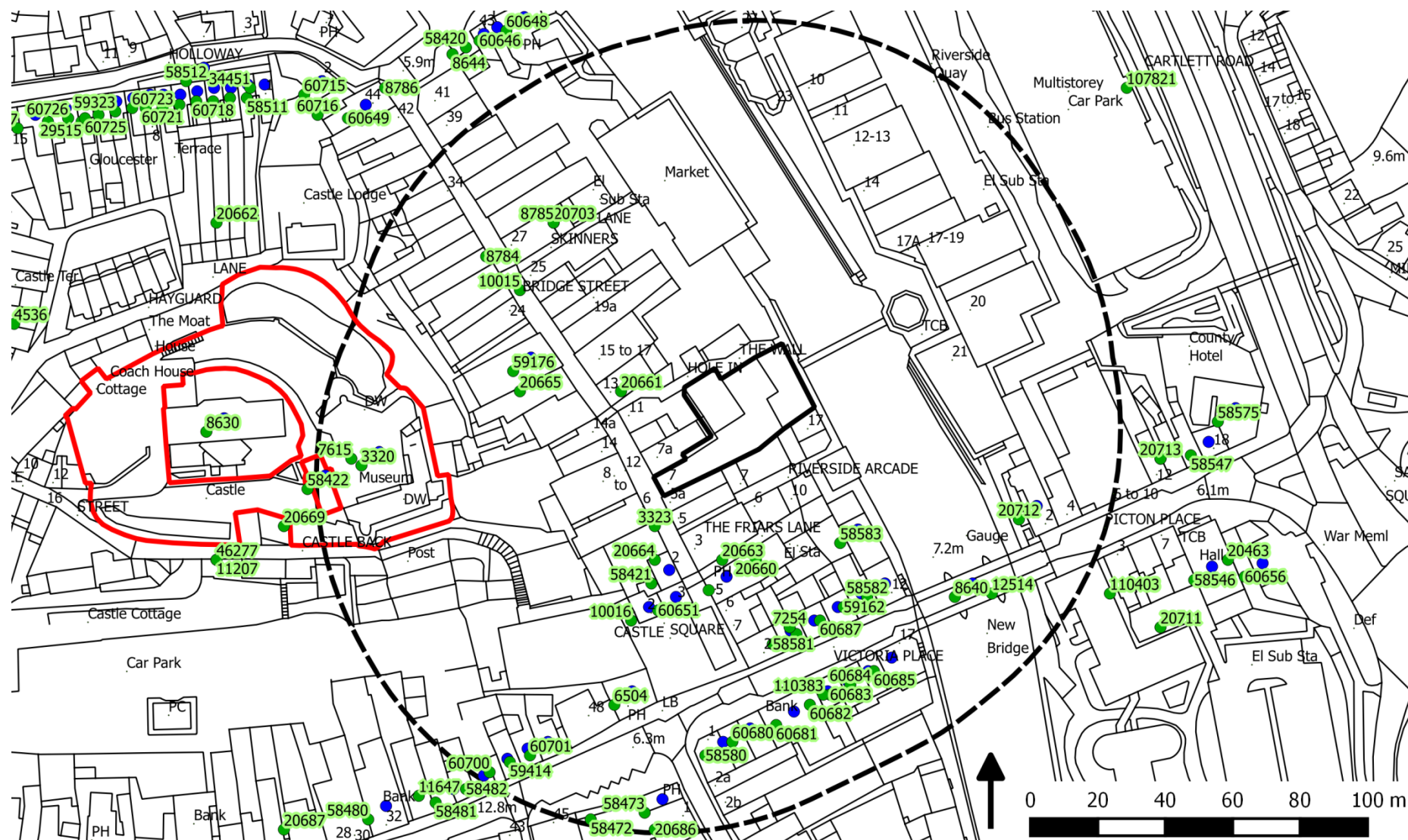


Figure 4: Location of sites recorded on the HER (green), labelled by PRN.

7 ASSESSMENT OF EVIDENCE

7.1 Previous Archaeological Work

- 7.1.1 There has been no previous archaeological work undertaken within the proposed development site, and indeed very little intrusive archaeological work has been undertaken along the Bridge Street/Waterfront area.
- 7.1.2 In 1989 archaeological trial trench excavations were carried out around the Old Bridge area to the north by Dyfed Archaeological Trust (PRN 13827) (Murphy 1989). The excavations suggested that it was unlikely that the north-eastern end of the bridge was fronted by development in the medieval period, and recorded little evidence for a pre-19th century quay along the causeway, even though it is accepted that before the early 19th-century the area to the south of Old Bridge was marsh subject to flooding at high tides.
- 7.1.3 There have been two archaeological watching briefs in riverfront locations within Haverfordwest. In 2005/6 a watching brief was undertaken on development of the Riverside Quay Shopping Centre, on the opposite banks of the river to the proposed development site. Unfortunately, no further details of this work are known. To the south, an archaeological watching brief was carried out by Dyfed Archaeological Trust on Quay Street in 1994 (Murphy 1994). The report indicates that Quay Street was in place by the mid-16th century, but suggests the original medieval quayside lay further north in the area between New Bridge and Old Bridge. Ground levels on Quay Street were built up in the 18th century, potentially as part of the construction of new quays.
- 7.1.4 Other intrusive archaeological works within the study area include an archaeological evaluation on the Castle Lake car park to the rear (north) of High Street properties. No further details are available, but it is unlikely to illuminate the archaeological potential of the proposed development site. In 2008 an archaeological evaluation was undertaken at Haverfordwest Castle Museum within the castle grounds, ahead of proposed extension (PRN 63297). The excavation uncovered remains of a medieval wall, and evidence of the 19th century gaol (Crane 2008), but is of little direct relevance to the proposed development.
- 7.1.5 General archaeological studies have been undertaken in the area, incorporating the proposed development site, including Historic Landscape Characterisation as part of the registered Historic Landscape work (HLW), and a study into the Milford Haven Waterway (Poucher 2008). These studies provide useful background history to the development of the area.
- 7.1.6 A borehole record is available for a site at the end of the 'Hole in the wall' lane, adjacent to the river and adjacent to the proposed development site, sunk in 1974. This borehole records an upper 2m of fill, consisting of ash and rock ballast, at the base of which water was first encountered. A further 1.2m of fill is recorded below this, comprising gravel with some angular rock fragments. From 3.2m to 8.4m is a dense layer of fine to coarse gravel with some cobbles. Sandstone bedrock was reached at a depth of 8.4m (BGS).

7.2 Illustrations and archives

- 7.2.1 There several 18th and 19th century engravings and paintings of Haverfordwest Castle, which include development along Bridge Street. The Buck engravings of the 1740s are probably the most widely reproduced,

and these have been used to inform the historical development of the site (see section 6.7.2, Figure 5). Clearly, development along Bridge Street has changed since that time, so gaining an accurate fix on the development site is difficult. What is clear is that Bridge Street was densely packed and well-developed by this point. Seemingly around the point where the development site is thought to lie, walls are built up to the riverside, and a variety of buildings can be seen within these riverside plots. At this time a relatively large expanse of water is visible in front of the site, this is prior to the construction of the New Bridge, and it would appear the opposite bank flooded.

- 7.2.2 By the 19th century similar views of the castle show chimneys and three to four storey warehouses along Bridge Street as well, suggesting an increase in commercial and industrial activity, but again precise detail on the development site itself is difficult to gain.
- 7.2.3 A search of the regional and national archives was made, although these sites are currently not accessible due to Covid-19 restrictions. The regional archives do contain useful information relating to the history of Ocky White's department store (D-RTM/1/64, 1924) and its acquisition of the Bridge Street premises (D-RTP/3/373, 1929 & HDX/1254/3, 1934), which is of particular interest as it includes a plan of the site in 1882, prior to the Ordnance Survey drawings of 1889. Details of the acquisition of the former foundry are also available (D-RTP/3/950, 1936-56), as well general details of the running of the business in the 1940s (DB/20).
- 7.2.4 Details of the Cleddau/Haverfordwest Foundry rely largely on reports of accidents at the site. The 1902 accident is reported in local papers (The Welshman 1902, Pembrokeshire Herald 1903). Details of a subsequent accident are included in the local archives (HDX/1009/82, 1922).
- 7.2.5 The earliest references to Bridge Street were found within the National Archives (E 210/10797, 1446/7 & E 210/5001, 1446/7).

7.3 Historic Mapping

- 7.3.1 Access to historic mapping for this area is currently limited due to Covid-19 restrictions, however, sufficient mapping is available to gain a better understanding of the development of the site. Early to mid-19th century maps, for example, the early Ordnance Survey drawings of 1810 and the tithe map of 1840, indicate Bridge Street is developed throughout, but neither provide detail of the layout of individual buildings.
- 7.3.2 Haverfordwest benefits from an accurate 1:500 scale survey by the Ordnance Survey, published in 1889 (Figure 6). As laid out in section 6.7.4, by this time the site was split between a long narrow property fronting Bridge Street, a storehouse to the rear, and an Iron Foundry occupying the waterfront area. By overlaying the plans it appears much of the main street frontage building seen in the late 19th century may still be in use, although having expanded into the neighbouring property to the rear. The footprint of the storehouse visible in the late 19th century appears remarkably consistent to the present day, with adjustments where the two buildings meet. Along the waterfront lay an irregular collection of buildings housing the 'Cleddau Iron Works'. The riverside end of the current buildings have clearly redeveloped this area, and the proposed 'Travel' and 'Restaurant' areas overlies former buildings of the iron works. Many of these remaining buildings have been cleared, although part of the complex does survive to the north, used more recently as a warehouse but now unused.

- 7.3.3 Subsequent Ordnance Survey maps, at 1:2500 scale, suggest little alteration in the layout of the site into the 20th century. Despite accounts of the main foundry shed collapsing after a boiler explosion in 1902, the 1907 OS map shows the same layout of buildings at the Iron Works, with the addition of a further waterfront structure. The street frontage property and rear storehouse appear unchanged in footprint. The same layout is still marked on the OS map of 1937.
- 7.3.4 The subsequent map of 1966/7 indicates the foundry had closed. It would appear however that many, although not all, the foundry buildings remained on the site. Some connecting buildings appear to have been removed, and remaining buildings may have been subdivided. By the 1970s (1971-6) the foundry buildings that fronted the riverside had been removed, leaving part of one building range that was subsequently used as a warehouse. It would appear that former foundry buildings were still attached to the rear of the Bridge Street frontage property. There is a lack of subsequent detailed mapping until the present day, although the remaining foundry buildings attached to the rear of the Ocky White building have been removed, and the riverside end of the building redeveloped.

7.4 Aerial & Historic Photography

- 7.4.1 A range of aerial photographs and historic photographs have been examined, including images from 1932, 1946, and the 1950s, as well as modern satellite imagery from 2006 to 2018 (Google Earth).
- 7.4.2 Aerial images from 1932 add detail to the information from the historic mapping. A building fronts Bridge Street with a roof line aligned along the street front. Extending from the rear is a lower building, with a perpendicular roofline, as still apparent today. The storehouse to the rear is a larger, three-storey structure, adjoining but clearly a separate build, again, as is still apparent today. The foundry buildings along the waterfront are single-storey structures in the main, built up to the waterline, with some small boats moored up outside.
- 7.4.3 In 1950 there is little obvious change to the layout of the development area, the plot appears generally quite well-developed (Photo 1). The waterfront foundry structures are captured on an image of the Old Bridge, lining the waterfront (Photo 2). Images of Bridge Street from the 1950s give little indication as to the original design of the shop front.
- 7.4.4 Modern satellite imagery illustrates the site in its present form, with the foundry buildings largely removed, and a modern extension on the east side of the property.

7.5 LiDAR

- 7.5.1 Online LiDAR mapping was examined via the Lle website. However, despite the relatively good resolution of the data (50cm DTM) the artificial nature of the ground coverings in a town centre site such as this means no useful information can be gained via this source.

7.6 Site Visit

- 7.6.1 Due to current Covid-19 restrictions a site visit was not possible, however online imagery, a range of modern photographs, and local knowledge of the area have been able to provide an indication of the site and potential visual impacts.
- 7.6.2 Bridge Street is a relatively narrow pedestrianised street lined on both sides by continuous commercial properties, two to three-storeys in height. The Bridge Street frontage is two-storey in height, with a short central passageway entrance, flanked by plain modern shop windows. The first floor level is covered in plain render in keeping with much of Bridge Street, with three sash windows. The frontage is flanked on both sides by higher, three-storey structures, and is recessed slightly from the property to the south.
- 7.6.3 From the entrance to the shop it is possible to look out of the south end of Bridge Street, with the frontages of No.2 Bridge Street, 3 Castle Square and Friars Vault Inn, all Grade II listed buildings (ref nos 12028, 87044 and 12036 respectively). No. 5 Victoria Place is also visible facing the entrance to Bridge Street, also a Grade II listed building (87073). It would appear unlikely that No.20 Bridge Street to the north (Grade II listed 13035) would be visible from the development frontage. The density of properties along the street prevents any view of Haverfordwest Castle (PE366) from the site frontage.
- 7.6.4 The site can be approached from the rear, along an access road that runs to the rear of the Bridge Street properties, accessed from the roundabout to the north. Views north from the rear of the site are blocked by the former warehouse building, a stone-built structure, with slate roof. The Hole in the Wall passageway also runs alongside this former warehouse building, providing pedestrian access to Bridge Street. Most riverside properties to the north of the site are modern two-storey structures.
- 7.6.5 The eastern end of the site is directly accessible via a footbridge across the river, from a modern commercial development on the opposite banks. There are clear views of the eastern end of the site from the footbridge and the readily accessible commercial area on the opposite banks. The current visible frontage comprises two adjoining modern gable frontages, with dark brick at ground floor level, dark grey (slate?) covering above. This is fronted by an open area of block paving. The slate roof of the three-storey element of the development is visible to the rear. From the opposite banks of the river the castle is visible as a prominent monument to the rear of Bridge Street.
- 7.6.6 Further afield, the east (waterfront) end of the development site is visible from New Bridge (Grade II* listed, 12020) and Picton House (Grade II listed, 12201) to the south. From these viewpoints both the castle (PE366) to the rear and the Grade II listed waterfront warehouse (12245) are also visible, although the development site itself is not directly visible from either PE366 or 12245. Despite the prominent location, the views eastward from the Castle (PE366) are limited and are unlikely to incorporate the development site.
- 7.6.7 No other significant viewpoint has been identified to encompass the development site.



Figure 5: Engraving of Haverfordwest town and castle by Nathaniel and Samuel Buck, 1740. The development site is likely to lie centrally, or just to the left of centre.

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Photo 1: Aerial image of the site from 1955. The development area is indicated by the arrow, showing the main department store building fronting Bridge Street to the left, the storehouse to the north, and the former foundry buildings along the riverside. Meridian Airmaps.

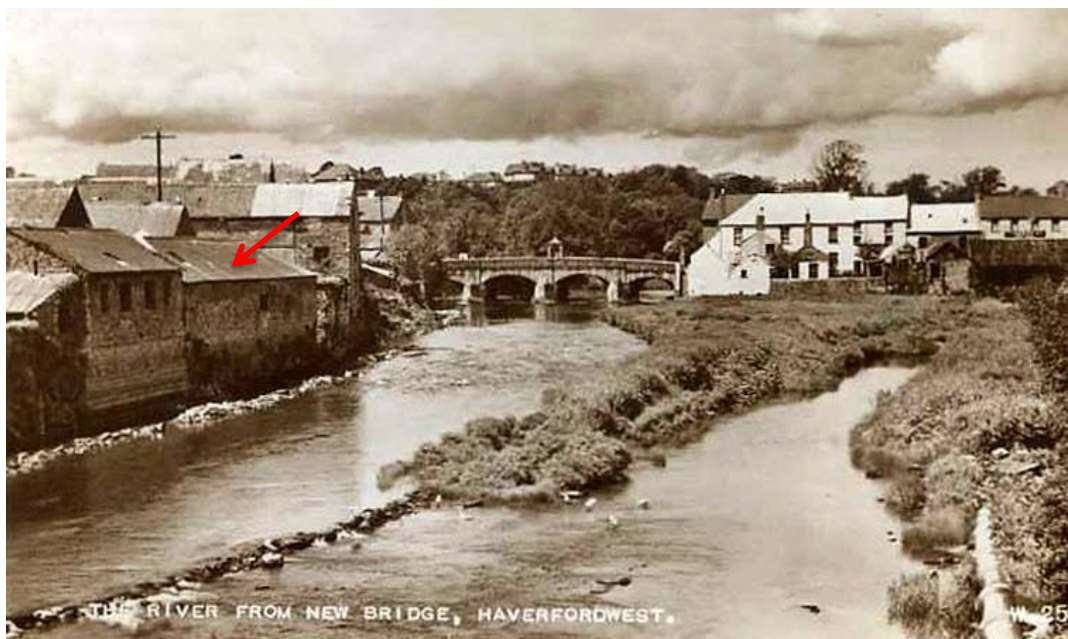


Photo 2: Photograph taken of the Old Bridge in Haverfordwest, taken in the 1950s. The former foundry buildings are shown fronting the riverside on the left (arrow). Image © Old UK Photos.com 2018



Photo 3: View of the site from the opposite banks of the river, with the castle in the background. Looking west.



Photo 4: View of the site from the footbridge access across the river, with the castle visible to the rear.

8 ASSESSMENT OF ARCHAEOLOGICAL POTENTIAL AND IMPORTANCE

Table 6: Site potential definitions

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 7: Site importance definitions

Site Importance (SI)	Definition of Site Category
High	Features of national importance - Scheduled 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

- 8.1 There are no previously recorded archaeological sites within the proposed development area, however a potential for previously unrecorded, or undefined, archaeological sites to exist within the area has been identified,

new archaeological sites have been identified, and a potential impact on the settings of other archaeological assets has also been identified.

- 8.2 As laid out in the general archaeological background to the site, despite a lack of recorded archaeological evidence in the vicinity, the site remains well-placed to have seen activity throughout the Prehistoric period. Similarly, it has long been suspected that Roman archaeological remains may exist within the general area, but recorded evidence of such activity is relatively scarce. The lack of evidence may be a consequence of the lack of intrusive archaeological work within the Bridge Street waterfront area, therefore the potential for such archaeological deposits in this area remains, but it is considered of **Low** potential. Should such remains exist, then they are likely to be of **Medium/Low** archaeological importance.
- 8.3 Perhaps the clearest potential comes from the medieval period. A castle and settlement was in place by the 12th century, and a maritime connection would have been an integral part of the expansion of the town. The medieval quays and maritime quarters of Haverfordwest have never been identified, but the Bridge Street area offers a good candidate for such activity. Burgage plots were laid out by the 15th century at least, and a known Friary (PRN 3323), established in the mid-13th century immediately to the south, may have extended into the development area. There is the potential therefore for a wide variety of archaeological remains dating to the medieval period, including maritime activity, domestic and commercial activity, and religious structures and burials. The potential for such remains are therefore **Medium**, and likely to be of **Medium/Low** archaeological importance.
- 8.4 The first images of the site come from the 18th century, but it is likely it was already well-developed by this time, and there is the strong potential for remains of post-medieval activity pre-dating the standing structures that are still visible on the site. The potential for such remains is therefore **Medium**, and likely to be of **Medium/Low** archaeological importance.
- 8.5 Research has indicated that the waterfront area of the site was the site of the Cleddau, or Haverfordwest, Foundry. Potentially early to mid-19th century in origin (in operation by 1844 at least), and continuing in use until the mid-20th century. Buildings were cleared in the 1960s, although one former building does remain on site, reused as a warehouse, but now unused. Given that there are some standing structures, the potential for further remains is considered **High**. Records of industrial activity in Haverfordwest are rare, although such sites are more common at a regional and national level, therefore it is considered to be of **Medium/Low** archaeological importance.
- 8.6 The main Ocky White building, including a storehouse to the rear, are visible in their current form on late-19th century mapping, suggesting these are historic structures in themselves. The east (riverside) end of the building, however, has been altered and extended during the later 20th century. The potential for traditional buildings, or extensive structural elements, to remain on site is therefore considered to be **High**. Ocky White's itself is a store of historic value to the life of Haverfordwest. The building has not been considered worth listing, and it is presumed that the shop frontage and interior have been altered, although the building has not been examined internally, but as a standing structure of 19th century, and potentially earlier, origin it is considered to be of **Medium/Low** archaeological importance.
- 8.7 There are no known archaeological remains of national significance within the development area, or immediately adjoining the development area.

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However, there is one Scheduled Ancient Monument close to the development area; Haverfordwest Castle (PE 366) lying 60m to the west. Several Listed Buildings, including Grade II, Grade II* and Grade I, also lie in close proximity (see section 5.2). The site also lies within the Milford Haven Waterway Landscape of Outstanding Historic Interest, more specifically within the Historic Landscape Character Area of Haverfordwest. The site also lies within the Haverfordwest Conservation Area. These designated sites are heritage assets of **High** archaeological importance.

9 IMPACT ASSESSMENT

9.1 Previous Impacts to Development Area

- 9.1.1 Typically, a site located in the commercial centre of a town is likely to have seen relatively intense development during its long occupation through the medieval and post-medieval periods, with each development impacting the potential archaeological remains on the site.
- 9.1.2 The eastern end of the site was once developed as an iron foundry, which was subsequently largely removed. How this development was achieved, and the scale of any foundation removal and landscaping works, is unrecorded. Borehole data in this area would suggest a significant depth of made ground along the waterfront, although it is unclear if this would contain archaeological material.
- 9.1.3 The core of the department store appears to sit on the footprint of buildings recorded in the late-19th century. The eastern end of the site, however, does appear to have seen alterations, rebuilding and extension in the later 20th century.

9.2 Development Proposals

- 9.2.1 Full details of the construction design for the development have not yet been produced, but outline plans for a final design scheme have been made available for the assessment.
- 9.2.2 The development comprises internal refurbishment, redesign and reorganisation throughout the building. In the main however the external elements to the traditional buildings comprising the Ocky White Store remain the same, with the roofline and Bridge Street frontage retained. The main focus of the external redevelopment is on the eastern, waterfront end of the building. This frontage will be rebuilt in a different style with modern materials. This will be a mix of two-storey, matching the current height, rising to three-storey as it adjoins an existing three-storey traditional building behind.
- 9.2.3 The open area fronting the river will be resigned, potentially including levelling activity and resurfacing. The plans also indicate the remaining former warehouse building that lies to the north will be removed.
- 9.2.4 The following construction activities are all likely to be undertaken to some extent, all of which have the potential to expose, damage or destroy archaeological remains if present at the site. These activities include:
- Redevelopment of existing structures, and the potential for this to impact upon those structural remains;
 - Removal of former warehouse building;
 - Clearance of existing surfaces and smaller structures;
 - Foundation excavations;
 - Landscaping and levelling works;
 - Services and drainage excavations;
 - Enabling works, such as installation of contractor's compound, construction of access roads, parking areas, storage areas, borrow pits or retention ponds if required;

I. Proposed General Arrangement - Plans

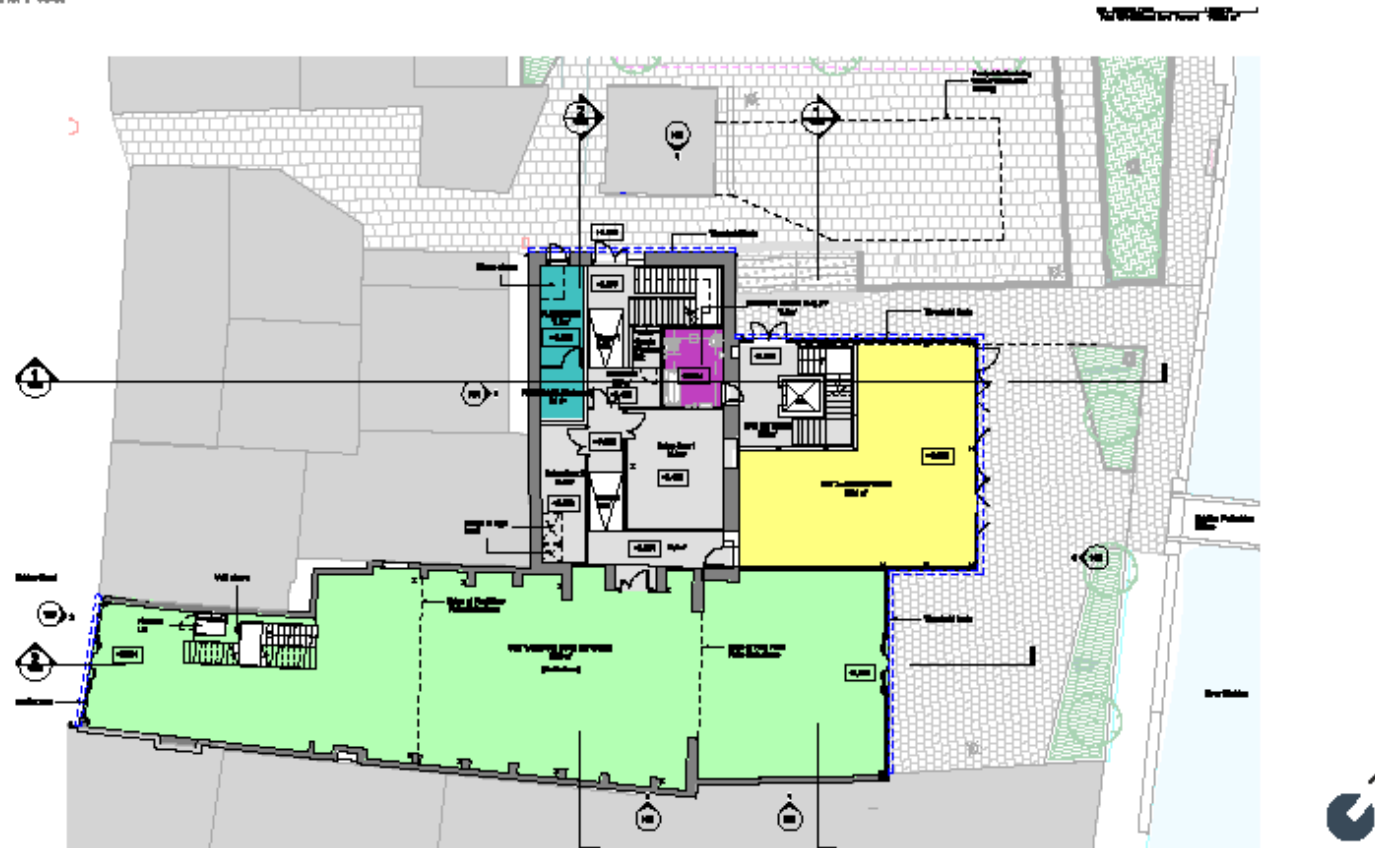


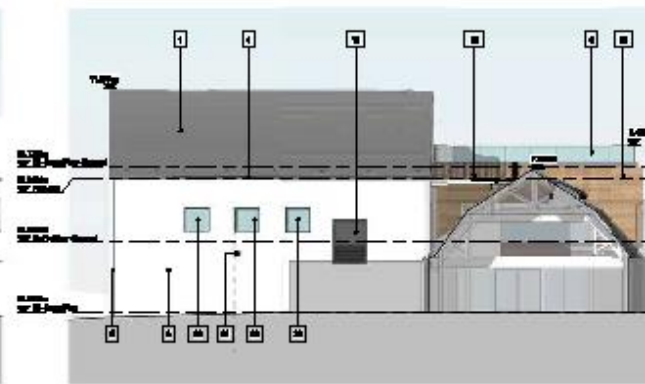
Figure 7: Outline development plan at ground floor level, showing the general layout of the development proposals. Drawings produced by Atkins, provided by Pembrokeshire County Council. Not reproduced to scale.

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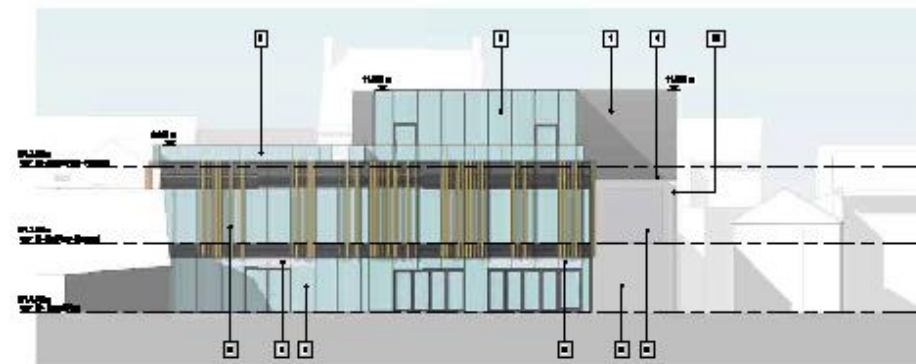
II. Proposed General Arrangement - Elevations
South West Elevation (Bridge Street)



South West Elevation (Zone B)



North East Elevation



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Figure 8: Elevations of the proposed development. Drawings produced by Atkins, provided by Pembrokeshire County Council. Not reproduced to scale.

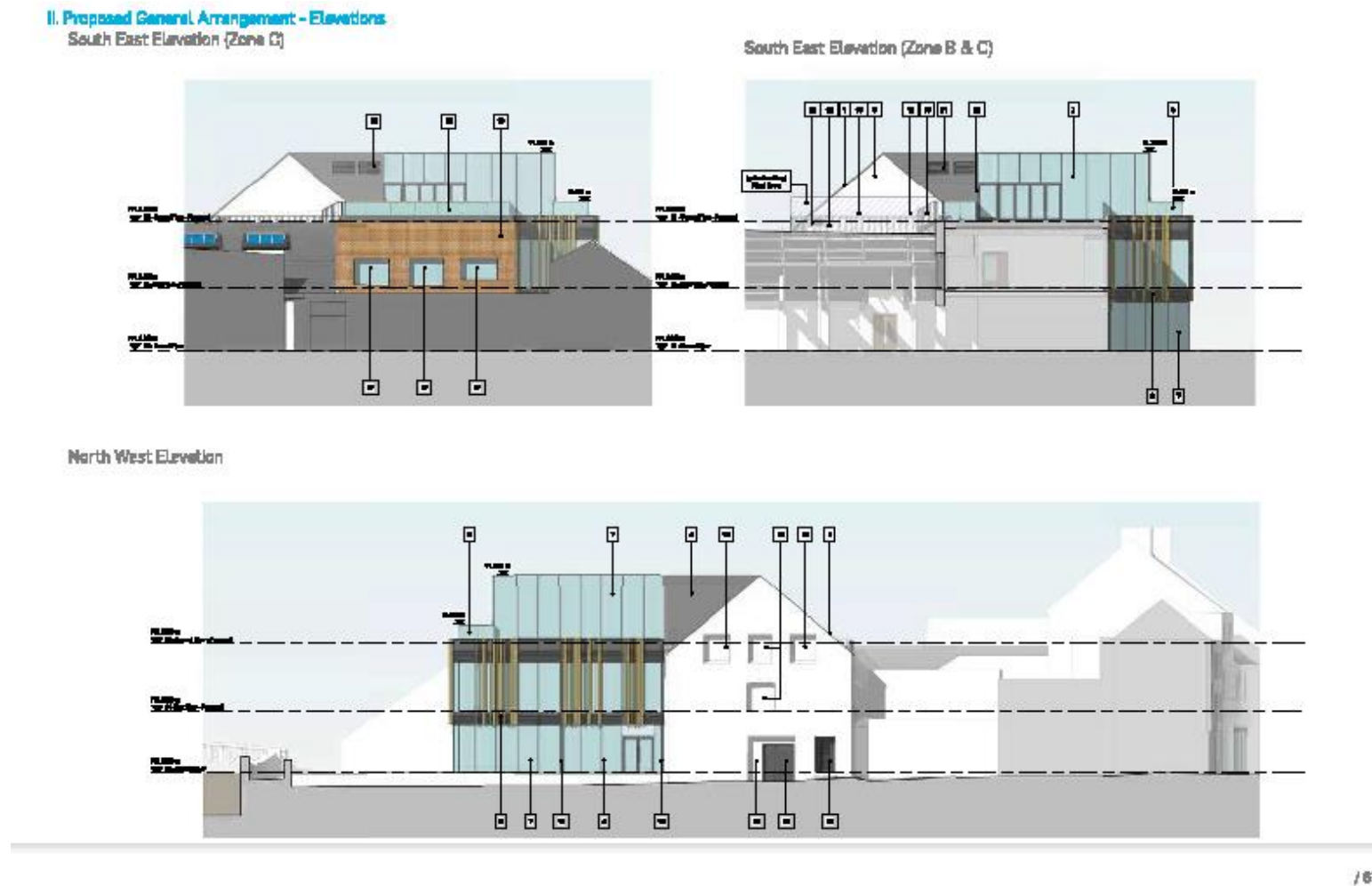


Figure 9: Elevations of the proposed development. Drawings produced by Atkins, provided by Pembrokeshire County Council. Not reproduced to scale.

III. 3D Views and Visualisation
Proposed view from Riverside Shopping Centre



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Figure 10: Visualisation of proposed development as viewed from the opposite banks of the river. Drawings produced by Atkins, provided by Pembrokeshire County Council. Not reproduced to scale.

Proposed view from new library (Glyn-yr-Afan)



Figure 11: Visualisation of proposed development as viewed from modern development to the north. Drawings produced by Atkins, provided by Pembrokeshire County Council. Not reproduced to scale.

9.3 Impact assessment criteria

- 9.3.1 The criteria for the assessment of impacts, both direct and indirect, on heritage assets is based on The Department for Transport 'Transport Analysis Guidance' (TAG), Unit A3 'Environmental Impact Appraisal: Section 8 Impacts on the Historic Environment', of May 2019, with additional information based on professional judgement.
- 9.3.2 This criteria divides the impacts into seven categories, ranging from Large Adverse (negative), Moderate Adverse (negative), Slight Adverse (negative), to Neutral, and then on to Slight Beneficial (positive), Moderate Beneficial (positive) and Large Beneficial (positive).

9.4 Direct impacts upon the archaeological resource

- 9.4.1 The potential for Prehistoric and Roman archaeological remains on the site is considered to be Low. Should such remains exist then potential ground-breaking activity associated with the development may impact upon these remains. However, given the extent of post-medieval development upon the site, the depth of potential built-up material suggested from the borehole results, and the likely ephemeral nature of some of these remains, the potential impact upon them is considered to be **Slight Adverse**.
- 9.4.2 The potential for Medieval and Post-Medieval remains pre-dating the current structures on-site is considered to be Medium. The increased likelihood of remains associated with these periods increases the potential for ground-breaking activity associated with the development to impact upon, however this is still considered to be a **Slight Adverse** impact due to the likely scale of the required groundworks. However, should potential groundworks require more significant ground-disturbance then this impact may be more significant.
- 9.4.3 Potential ground breaking activity is concentrated on the east, waterfront, end of the development site. This overlays the former site of the 19th to mid 20th century Iron Foundry, which was cleared from the site in the 1960s. Remains of the Foundry are therefore the likeliest heritage asset to be encountered through any ground-breaking activity. There are still standing remains of part of the foundry on site, subsequently reused as a warehouse, which will be cleared as part of the development. Proposed development is therefore considered to have a **Moderate Adverse** impact, partly through potentially disturbing below-ground remains, but also through removing the only visible remnants of this heritage asset.
- 9.4.4 Development is obviously concentrated on the former Ocky White building, which has been identified as a heritage asset in itself. Proposed development has the potential to have a beneficial impact by ensuring the continued use of the building, and the declared intention to retain or reuse historic materials. The main structural redevelopment would appear to be concentrated within more modern elements of the structure at the east end. However, the developments, and internal refurbishment, has the potential to have a **Slight Adverse** impact upon potential historic elements of the structure.

9.5 Impacts to the Settings of Surrounding Designated Features

- 9.5.1 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.

Scheduled Ancient Monuments

- 9.5.2 There is one Scheduled Ancient Monument within the search area; Haverfordwest Castle (PE 366), the remaining SAMs will not be affected by the proposed development.
- 9.5.3 Haverfordwest Castle occupies a prominent high point 60m and more to the west of the development site. There will be no direct impact on this site. The only tangible indirect links to the development site are visual ones. Viewpoints to and from the castle are important elements to the setting of this castle. Viewpoints from the castle are limited overlooking the development site, and it is unlikely to impact upon such views. As illustrated in Photos 3 & 4 the castle remains a prominent feature overlooking Haverfordwest when it is viewed from the east, and prominent accessible viewpoints exist from the east bank of the river, including the footbridge leading to the development site, that also incorporates the current Ocky White buildings. As illustrated in Figure 10 the castle will remain visible from these eastern viewpoints, although sections of the proposed development are higher than the current buildings, they do not rise above the level of buildings to the rear. The development will create a new modern visual element within the viewpoints, however, the current view is already one of relatively modern frontages. The development is therefore considered to have a **Neutral** impact upon Haverfordwest Castle (PE 366).

Listed Buildings

- 9.5.4 No listed buildings will be directly affected by the proposed development. Although a large number of Listed Buildings exist within the search area, due to the densely packed nature of urban centres such as Haverfordwest the indirect impact of the development will be limited.
- 9.5.5 There are several Listed Buildings along Bridge Street that share either limited direct visual links, or associated views that include the development site. These include; 12028 No.2 Bridge Street, 87044 No.3 Castle Square and 12036 Friars Vaults Inn to the south, and 13035 (including Hylton John Boys Shop) to the north. The proposed development will have a very limited impact on the Bridge Street frontage, and therefore will have a limited impact upon these listed buildings. The continued use and viability of the building contribute to the prosperity of the Bridge Street area, and therefore the development can be considered to have a **Slight Beneficial** impact on the listed buildings that share a Bridge Street frontage.

- 9.5.6 Two listed buildings include views along the river within their setting, namely 12020 New Bridge to the south, and 12201 Picton House on the opposite banks, from which the proposed development will be visible. However, the current view towards the development site incorporates modern development along the waterfront, and the proposed development will not hinder views to and from these buildings. Therefore the impact upon these listed buildings is considered to be **Neutral**.
- 9.5.7 No further indirect impacts upon listed buildings have been identified.

Historic Landscapes

- 9.5.8 The proposed development lies within the Haverfordwest Historic Landscape Character Area, part of the Milford Haven Waterway Landscape of Outstanding Historic Interest. This character area is drawn around the urban limits of Haverfordwest. The proposed development does not alter the extent or the essential urban nature of the character area. The main traditional elements of the Ocky White store will be retained, with the external modern redevelopment concentrated at the east end of the site, which is currently modern. The proposed development does include the removal of the adjacent former warehouse building, originally part of the 19th-20th century iron foundry, and the removal of historic waterfront buildings such as this may detract from the historic appearance and understanding of this area. However, the removal of this single structure is considered to have a **Neutral** impact on the Character Area as a whole.

Conservation Areas

- 9.5.9 The proposed development lies within the Haverfordwest Conservation Area, specifically within the Commercial Area subdivision. In many ways the impact upon the Conservation Area will be similar to the Historic Landscape outlined above, which is considered to be a **Neutral** impact.

10 CONCLUSIONS

10.1 Archaeological potential and impact assessment

- 10.1.1 This Historic Environment Desk-Based Assessment has shown that the proposed development lies within an area of archaeological and historical significance and potential; with the potential to impact on a number of heritage assets.
- 10.1.2 A Low potential for Prehistoric and Roman archaeological remains has been identified, of Medium/Low archaeological importance. A Medium potential for Medieval and post-medieval archaeological remains pre-dating the current structural remains has been identified, also of Medium/Low archaeological importance. The potential direct upon these remains is considered to be a Slight Adverse impact.
- 10.1.3 A 19th to 20th century Iron Foundry has been identified on the site, occupying the waterfront area. One of the former foundry buildings still remains, reused as a warehouse, therefore there is a high potential for further remains, considered to be of Medium/Low archaeological importance. Development proposals may impact upon below-ground remains, and would also involve the removal of the remain upstanding structure, this is considered to be a Moderate Adverse impact.
- 10.1.4 The main Ocky White building itself is a traditional building, and of historical value to the life of Haverfordwest. This is considered to be of Medium/Low archaeological importance. There are potential benefits to the development of this site, but the potential impact of internal refurbishment and development of the east end of the building is considered be a Slight Adverse impact.
- 10.1.5 No designated heritage assets will be directly impacted by the proposed development, however, the potential indirect impact on several sites have in the locality was examined. All designated sites are of High archaeological importance. The impact on the nearby Scheduled monument of Haverfordwest Castle (PE 366), and the Listed Buildings of New Bridge (12020) and Picton House (12201) is considered to be Neutral. The impact on the Listed Buildings of The Friars Vault Inn (12036) and No. 2 (12028), No.3 ((87044) and No.20 (13035) Bridge Street is considered to be Slight Beneficial.
- 10.1.6 The site lies within the Historic Landscape Character Area of Haverfordwest (part of the Milford Haven Waterway Landscape of Outstanding Historic Interest), and also within the Haverfordwest Conservation Area. Overall the proposed development is considered to have a Neutral impact on these areas.

10.2 Mitigation

- 10.2.1 Due to the impacts upon known and potential archaeological assets outlined above archaeological mitigation measures may be required in order to reduce impacts.
- 10.2.2 The proposed development is likely to impact upon standing structures of archaeological interest, namely the Ocky White building itself and the former warehouse building adjacent to the site. It would be beneficial for an appropriate level of historic building recording to be carried out on these structures prior to the commencement of development works.

- 10.2.3 Due to the potential for archaeological remains to exist on site an archaeological watching brief may be required during any ground-breaking activity associated with the development.

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Maps

Anon. 1844. Prendergast Parish tithe map

Ordnance Survey 1889 Haverfordwest Town Plan 1:500

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