

ST DAVID'S PARC, CARMARTHEN, CARMARTHENSHIRE: HISTORIC ENVIRONMENT DESK-BASED ASSESSMENT



Prepared by DAT Archaeological Services
For: Carmarthenshire County Council



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**ST DAVID'S PARC, CARMARTHEN,
CARMARTHENSHERE:
HISTORIC ENVIRONMENT DESK-BASED
ASSESSMENT**

By

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ST DAVID'S PARC, CARMARTHEN, CARMARTHENSHIRE

HISTORIC ENVIRONMENT DESK BASED ASSESSMENT

Client	Carmarthenshire County Council
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Event Record No 125638

Report No	2020-59
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Report Prepared By	Andrew Shobbrook
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Site-visit Undertaken By Andrew Shobbrook

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**ST DAVID'S PARC, CARMARTHEN, CARMARTHENSHERE:
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EXECUTIVE SUMMARY

DAT Archaeological Services were commissioned to prepare a Historic Environment Desk-Based Assessment for proposed development at St David's Parc, Carmarthen, Carmarthenshire (SN 39620 20103). Development proposals are not fully defined, therefore a full impact assessment is not possible at this stage, however a potential direct impact upon one historic asset of high archaeological importance, two assets of medium archaeological importance, and areas of archaeological potential, was identified. A potential indirect impact upon four Listed Building, a Conservation Area and a historic landscape was also identified. Further archaeological mitigation in association with development proposals is recommended.

CRYNODEB GWEITHREDOL

Comisiynwyd Gwasanaethau Archeolegol YAD i baratoi Asesiad Ddesg yr Amgylchedd Hanesyddol ar gyfer datblygiad arfaethedig ym Mharc Dewi Sant, Caerfyrddin, Sir Gaerfyrddin (SN 39620 20103).

Nid yw cynigion datblygu wedi'u diffinio'n llawn, felly nid yw'n bosibl cynnal asesiad effaith llawn ar hyn o bryd, fodd bynnag, nodwyd effaith uniongyrchol bosibl ar un ased hanesyddol o bwysigrwydd archeolegol uchel, dau ased o bwysigrwydd archeolegol canolig, ac ardaloedd o botensial archeolegol. Nodwyd hefyd effaith anuniongyrchol bosibl ar bedwar Adeilad Rhestredig, Ardal Gadwraeth a thirwedd hanesyddol. Argymhellir lliniaru archeolegol pellach mewn cysylltiad â chynigion datblygu.

INTRODUCTION

1.1 Project Proposals and Commission (figure1 & 2)

- 1.1.1 DAT Archaeological Services were commissioned by Carmarthenshire County Council to prepare an Historic Environment Desk-Based Assessment for a proposed new housing site currently being assessed at St David's Parc, Carmarthen, Carmarthenshire (SN 39620 20103).
- 1.1.2 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.
- 1.1.3 The 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 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 some archive sources have not been consulted, although sufficient information has been gained to provide a comprehensive assessment of the site.
- 1.1.4 The proposed development comprises three distinct zones, all located within the St Davids Parc area and listed individually below:
 - 1. Jobswell House, Grade II Listed period property with *circa* 730 sq m (7,800 sq ft) of accommodation. In need of renovation.
 - 2. Land totalling 1.91 acres. Within the Carmarthen West strategic development site of the Local Development Plan but allocated as green space within the Planning & Development Brief.
 - 3. Former nurses' accommodation block with potential for conversion or redevelopment subject to planning. Circa 1,500 sq m (16,000 sq ft) including land to the south of the accommodation block.

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 historic assets, including scheduled monuments, listed buildings and historic landscape character areas, utilising best practice guidance in *Setting of Historic Assets in Wales* (2017).
- 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 (RCAHMS);
 - 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 Carmarthenshire County Council have requested a study area of 0.5km from the perimeter of the proposed development area to ascertain the known archaeological and historical resources. The report will however include sites beyond this limit within the assessment if they are deemed to be of significance to the results.
- 1.2.7 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). Listed Buildings (LB). 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	
Iron Age –	c.700 BC – AD 43	
Roman (Romano-British) Period –	AD 43 – c. AD 410	Historic
Post-Roman / Early Medieval Period –	c. AD 410 – AD 1086	
Medieval Period –	1086 – 1536	
Post-Medieval Period ¹ –	1536 – 1750	
Industrial Period –	1750 – 1899	
Modern –	20th century onwards	

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

2. 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 more recently been amended 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 also includes 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.

2.2.2 Chapter 6, 'Distinctive and Natural Places', explains how planning systems 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 the planning policies for the sustainable management of specific categories of historic environment 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 environment 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

environment 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 Carmarthenshire County Council Policies

- 3.1.1 The Historic Environment is subject to the relevant policies and procedures as laid out in the Carmarthenshire County Council (CCC) Local Development Plan (LDP) 2018 – 2033.

- 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 the strategic policy **SP 14: Protection and Enhancement of the Built and Historic Environment:**

Development proposals should preserve or enhance the built and historic environment of the County, its cultural, townscape and landscape assets, and, where appropriate, their setting. Proposals will be expected to promote high quality design that reinforces local character and respects and enhances the cultural and historic qualities of the plan area.

11.445 *Carmarthenshire has a rich and diverse historical and cultural built heritage with a range of Conservation Areas, Listed Buildings, and Scheduled Monuments. The recognition of the Plan area's built heritage and its conservation is essential in providing a sense of history, character, and a sense of place.*

11.446 *The Plan area also contains discovered, and yet to be discovered archaeological sites and features. The Policy and the Plan aims, in conjunction with primary legislation on the built environment and historic buildings to safeguard the cultural integrity of the historic settlements, features and buildings within the Plan area. Where applicable, it also looks to contribute to the enhancement of the historic and built environment. This recognises that our historic assets are irreplaceable resources and their conservation provides social, cultural, economic and environmental benefits.*

11.447 *The County's historic buildings, townscape and landscape should be regarded as assets and positively conserved and enhanced for the benefit of residents and visitors alike. These are not only affected by change and neglect, but also by changes to their setting. As such, this is an important consideration in making decisions on proposals which may have an effect.*

11.448 *Many elements of the County's built and historic environment are protected through legislation or other policy provisions, and as such do not require policies in the revised LDP. The Plan does not therefore include policies in relation to facets of the built heritage such as Scheduled Monuments as they are adequately protected elsewhere.*

11.451 *Environment which recognises the importance of such areas and features of the County:*

- *Historic Parks and Gardens[38] - Many parks and gardens are historically significant and are listed in the Historic Parks and*

Gardens in Wales Register. These areas are also defined on the LDP Proposals Map;

- *Historic Landscapes[39]*
- *Archaeological Remains[40]*
- *Enabling Developments[41] - PPW sets out the provisions through which an enabling proposal would be considered*
- *Scheduled Monuments - These are defined on the Proposals Map*

4 LOCATION, TOPOGRAPHY AND GEOLOGY

- 4.1 The group of proposed developments lie at the western limit of the town of Carmarthen and within the small outlying settlement of Johnstown. The three sites are collectively positioned in between St David's hospital to the north and Trinity College Carmarthen University of Wales to the northeast. All three sites are currently unoccupied with the 1.91 acre grassland site (plot 2) and the southern portion of (plot 3) being used for agricultural grazing (figure 2). The proposed development sites occupy a south-eastern facing slope which is situated at approximately 35m OD.
- 4.2 The underlying solid geology of the site comprises of the Tetraraptus Beds - Mudstone – sedimentary bedrock formed approximately 466 to 478 million years ago in the Ordovician period. The overlying superficial deposits comprise of sands and gravels deposited 3 million years ago during the Quaternary period (British Geological Survey mapping portal).

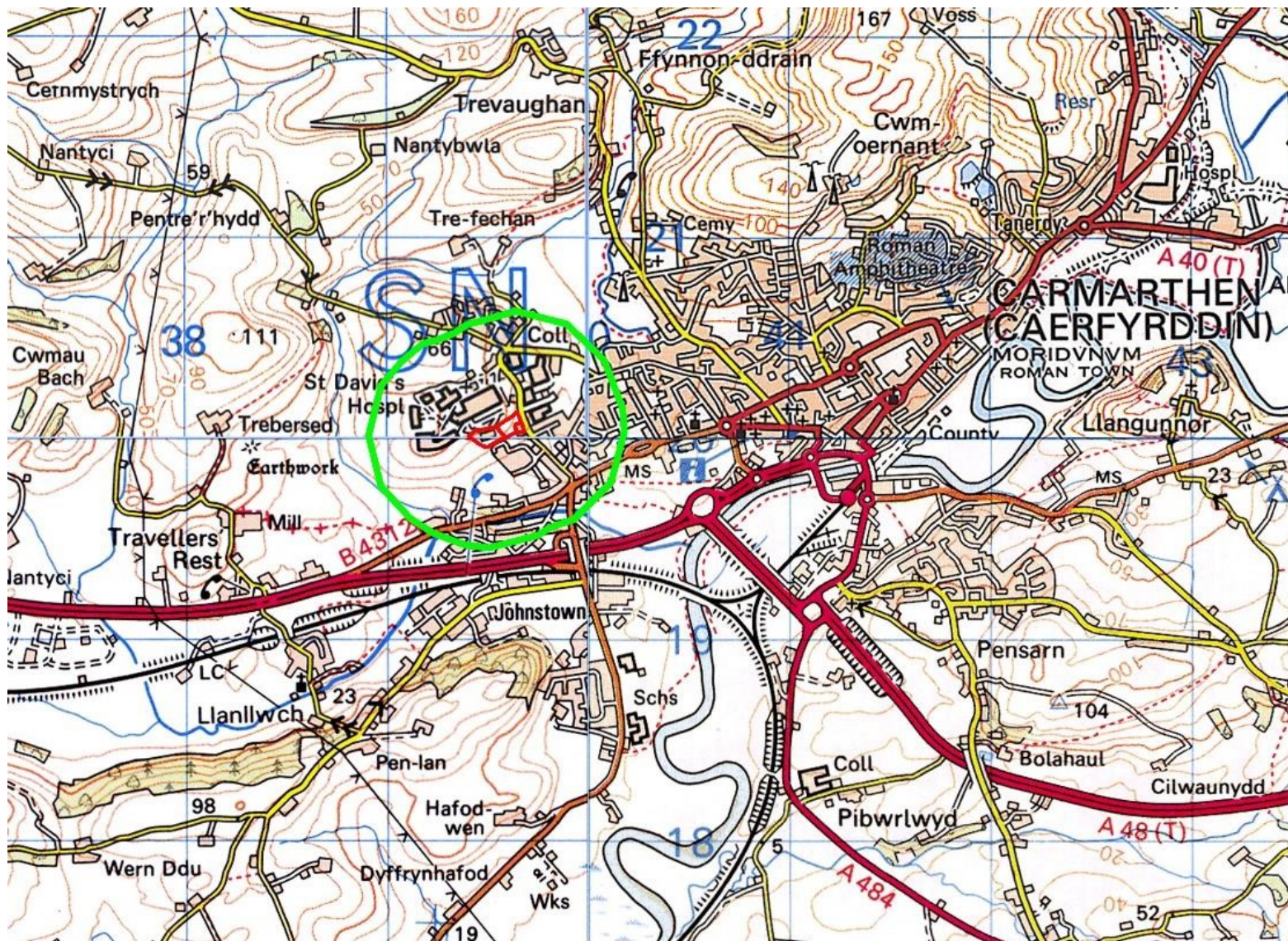


Figure 1: Location of development area, showing the proposed development areas (red) and the 500m radius study area (green).

Reproduced from the Ordnance Survey 1:50,000 scale Explorer Map with the permission of The Controller of Her Majesty's Stationery Office, © Crown Copyright Dyfed Archaeological Trust. The Corner House, 6 Carmarthen Street, Llandeilo, Carmarthenshire SA19 6AE. Licence No 100020930



Figure 2: Map provided by developer depicting the three individual proposed development plots and boundaries.

5 DESIGNATED HISTORIC ASSETS (Table 2 and Figure 3)

5.1 General

- 5.1.1 A search of data held on several databases was made of historic assets within the 500m radius search area. This included both designated and non-designated assets. Designated assets of potential interest beyond this search area are included if deemed of relevance.

5.2 Scheduled Monuments

- 5.2.1 There are no scheduled monuments within the 500m radius study area. The closest sites include Trebersed Moated Site CM249 over 1km to the west, and The Bulwark Civil Ware Defences CM009 over 1.1km to the east.

5.3 Registered Historic Parks & Gardens

- 5.3.1 There are no registered historic parks and gardens in the 500m radius study area. The closest historic park being the Bishop's Palace, Abergwilli located 4.7 km to the east of the proposed development (REF_NO: PGW (Dy) 59 (Cam)).

5.4 Listed Buildings

- 5.4.1 There are seventeen listed buildings contained within the 500m radius study area, with one listed building, Job's Well House LB 82163 located within the proposed development boundaries of plot 1 (figure 2). The listed buildings occur in three main groupings. The closest grouping consists of buildings on, or immediately to the north of the development area, and include Job's Well House and buildings within the St David's Hospital complex and Trinity College. The second is a collection of buildings within Johnstown to the southwest. The third group includes buildings along the St Clears Road to the southeast, part of a larger complex of listed buildings on the periphery of Carmarthen, but largely lying outside the search area. All of these buildings within the search area are Grade II listed.

- 5.4.2 **Job's Well House LB 82163** is located within proposed development area (plot 1) and is recorded on the Dyfed Historic Environment Record (HER) as PRN 25073. The following description is taken from the Cadw website Cof Cymru:

'Gentry house, now hospital offices. A house on or near the site was owned by Thomas Williams in the mid C18, then by T. Jones, attorney, (d 1790) whose son J. Jones MP moved to Ystrad mansion in early C19. Described as 'substantial' when advertised to let in 1814 and 1818, the house was bought in the 1820s by William Nott, Carmarthen-born Indian Army officer, but the failure of the Calcutta Bank forced him to sell and return to India in 1829. The 1837 tithe map shows a rectangular building with rear projection, then owned by Margaret Thomas and Temperance Glascott, occupied by David Rees. It was called 'considerably improved' when advertised in 1838. Nott became one of the military heroes of early Victorian Britain in the first Afghan War 1838-42, for the defence of Kandahar after the massacre of Elphinstone's army and the retreat from Kabul against enormous odds in 1842. He retired ill in 1843, repurchased the house in 1844, but died 1/1/1845, when alterations by J.L. Collard had barely begun. Collard added the wings and presumably remodelled the main part, still incomplete when sold by Lady Nott in 1846. In 1857 sold for the Joint Counties Asylum, built on the hill to the rear in 1863-5, the house being variously used, altered in 1875 for convalescents and epileptics, and later used as offices.'

- 5.4.3 **Trinity College (original range with additions) LB 9441** is located just to the northeast of the proposed development, on the opposite side of Jobs Well Road. Recorded on the HER as PRN 201. The following summary is taken from the Cadw website Cof Cymru:

'College buildings built as South Wales and Monmouthshire Training College, for teacher-training, in 1847-8 by Henry Clutton for the National Society for the Education of Children, the principal Anglican educational body. W.P. James was contractor and R.G. Thomas assistant architect. The tender price was £5,853, but some £9000 was spent. Original building in Puginian Gothic style, an early example in Wales, comprised principal's house to left, main range with dormitories for 60 above dining-hall and library, and a small chapel at E end. The front elevations vary slightly from 1848 lithograph. Rear wing added in 1860 also by Clutton, William Lewis contractor. Stained glass by Bell of Bristol installed in chapel 1873-6. Additions 1906-12 by E.V. Collier, including examination hall. Very large Gothic chapel 1931-2 by E.V. Collier, at right angles to the original chapel, making the original into an ante-chapel. The college was renamed in 1931.'

- 5.4.4 To the north of the site lies the large complex of St David's Hospital, which includes a number of individually listed buildings within the complex. The **St David's Hospital main building including walls to S gardens LB 9456** is recorded on the HER as PRN 200. The following summary is taken from the Cadw website Cof Cymru:

'Former Joint Counties Asylum built under provisions of 1857 Act to serve the 3 counties of SW Wales. The Job's Well estate was bought in 1857 and David Brandon chosen as architect as he had designed the Buckinghamshire asylum. Building began only in 1863, to the lowest tender, by G. Pollard of Taunton, of £24,950, for 305 patients. The buildings of local stone from Ystrad or Tygwyn quarry with Bath stone dressings, had a brick inner skin, an early cavity wall. Two wings were omitted for economy and the asylum opened in 1865 with space for 212. Major structural problems had to be corrected with litigation against the contractor in 1869-70, and repairs costing £5367 were estimated as needed in 1871. Two wings were added (possibly to original design) and roofs repaired 1870 by Martin & Chamberlain of Birmingham, with Barnsley & Co of Birmingham as contractors. A competition for additions in 1877 was won by Giles & Gough of London, built 1878-80 for £12,150, Appleby & Lawton, contractors. Main hospital appears substantially as now on OS map of 1886. Additions of 1885-95 by E.V. Collier were mostly detached, including a new chapel (listed separately) 1884-9, female hospital linked to the main hospital, a hospital for infectious diseases (listed separately) and conversion of the old chapel to day rooms 1895. Major refurbishment in 1930s. As built the entrance building had a hall with porter's room and office each side, committee room in right wing, offices in left and the big octagonal store beyond. Two receiving rooms for male and female patients were across the spine corridor. The first floor centre had the chapel for 200 46 ft (14m) x 40 ft (12m) with iron columns and brick and stone arches. The dining-hall, 50 ft (15.2m) x 40 ft (12m), was also to be used for entertainment. The centre front block had accommodation for the medical superintendent and matron, visiting-rooms and 2 day-rooms. The attic had rooms for attendants and the "better-class" of convalescents. The asylum proper had male and female sides each with wards to the front, separated by 30 ft (9m) by 20 ft (6m) day-rooms in the centre pavilions, and backed by attendants rooms, sleeping-rooms and closets. At the ends, in the base of each towers was a bathroom. The wings coming forward were infirmaries for aged, infirm and quiet patients, with day-room and dormitory in the end pavilions. The

NE wing had accommodation for working males, and at the end had single-storey workshops for carpenters, cabinet-makers, turners, tailors, shoemakers and painters. The corresponding female side at the NW had a large wash-house and laundry complex. There were walled "airing-grounds" for patients to the front, and a walled drying-ground to the W for laundry.'

- 5.4.5 The **Chapel at St David's Hospital LB 9457** is part of the hospital complex, located on the north side of the main hospital building LB 9456, recorded on the HER as PRN 62180. The following summary is taken from Cadw website Cof Cymru:

'Chapel to former Joint Counties Asylum, built 1883-9 to designs by E.V. Collier, opened for worship 31 December 1888. The construction of this very large chapel was remarkable for not having cost the united counties anything, as money came from the profits from private patients, and labour was given free by the asylum staff and inmates. Only the supervising mason and carpenter were paid, there was no outside contractor. All the stone was quarried and transported by patients from Green Castle quarries.'

- 5.4.6 A **Block W of former laundry, St David's Hospital LB 82144** lies, as stated, to the west of the main hospital building LB 9456, recorded on the HER as PRN 61658. The following summary is taken from the Cadw website Cof Cymru:

'Former detached hospital block built c1890, to designs by E.V. Collier, as hospital for infectious diseases for the Joint Counties Asylum. Later used as detached wards, called Taf and Nevern, disused at time of resurvey.'

- 5.4.7 The **Former Laundry at Saint David's Hospital LB 82154** lies between the western block and the chapel, on the north side of the main hospital building LB 9456, recorded on the HER as PRN 61666. The following summary is taken from the Cadw website Cof Cymru:

'Former laundry block to Joint Counties asylum, 1914, by G. Morgan & Son to replace laundries formerly in NW rear wing of main range (attached to female patients' wards). Later used as workshops, disused at time of resurvey.'

- 5.4.8 At the entrance to the hospital complex off Jobs Well Road to the northeast of the main hospital building lies **The Lodge at St David's Hospital LB 15885**, recorded on the HER as PRN 60950. The following description has been taken the Cadw website Cof Cymru:

'Lodge to the Joint Counties Asylum built 1863-5 by David Brandon, mentioned as the "New Lodge" in 1865. Crosswing to N appears to have been added. Subdivided into 2 staff houses.'

- 5.4.9 The final listed building within the St David's Hospital complex comprises the **Gatepiers, gates and railings to S of St David's Hospital LB 82157**, forming the boundary between the complex and fields to the south, which includes the proposed development area. Recorded on the HER as PRN 61669. The following summary is taken from the Cadw website Cof Cymru:

'Iron gates and railings to forecourt of Joint Counties Asylum built in 1865-9 to designs by D. Brandon. Railings made by T. Bright of Old Foundry Carmarthen.'

- 5.4.10 The collection of listed buildings within Johnstown includes **Millbank Hall LB 9502**, recorded on the HER as PRN 20360. The following summary has been taken the Cadw website Cof Cymru:

'Suburban house perhaps originally a farmhouse or minor gentry house of late C18 or earlier C19. The 1837 tithe map has a Mill Brook owned by the Rev James Owen, his wife and Elizabeth Walters, occupied by John Barnfield, and a Mill Bank owned by the same occupied by James Mortimer with tanyard. In 1926 Millbank Villa is listed as occupied by the Misses Irving. Heavily altered since 1981.'

- 5.4.11 Also within Johnstown lies **Peterwell LB 9579**, recorded on the HER as PRN 20341. The following summary is taken from the Cadw website Cof Cymru:

'Substantial villa of c1840, not marked on 1837 tithe map. Owned in earlier C20 with Nantfyelin by the Soppitt family. A. Soppitt, solicitor, was Clerk of the Peace for the Borough in 1920. The interior has features similar to John Nash's villas: lantern-light to stair and curved landing doors. Arched windows are similar to some on Picton Terrace of the later 1830s.'

- 5.4.12 Adjacent to Peterwell lies **Nantfyelin LB 9580**, recorded on the HER as PRN 20342. The following summary is taken from the Cadw website Cof Cymru:

'Earlier C19 villa, not marked on 1837 tithe map, possibly associated with the larger Peterwell to E, as in earlier C20 both were owned by the Soppitt family, Frank Soppitt.'

- 5.4.13 Associated with Nantfyelin are the **Front garden walls, railings and gates to Nantfyelin LB 9581**, recorded on the HER as PRN 20342. The following summary has been taken the Cadw website Cof Cymru:

'Earlier C19 wrought iron rails and gate probably contemporary with the house.'

- 5.4.14 To the west of Nantfyelin lies **Pontgarreg Cottage LB 9582**, recorded on the HER as PRN 20343. The following summary is taken from the Cadw website Cof Cymru:

'Farmhouse, C18 altered in C19. Marked on the 1837 Tithe Map as owned by Elizabeth Edwards of Rhydygors and occupied by Simon Thomas. The farm was owned by the Edwinsford estate in the late C18 when leased by Charles Nott, father to Sir William Nott (1782-1845), who came to Carmarthen in 1794 as proprietor of the original Ivy Bush Inn, in King Street, and after 1803 of the new Ivy Bush Hotel in Spilman Street. Restored in 1994 when evidence of successive roofs was found, the current roof said to be of oak, possibly the fourth.'

- 5.4.15 The **Arch and gate in front garden wall to Pontgarreg Cottage LB 9583** is recorded on the HER as PRN 20343. The following summary is taken from the Cadw website Cof Cymru:

'Pedestrian gateway to garden of Pontgarreg Cottage, presumably earlier to mid C19.'

- 5.4.16 The final building in the Johnstown group is a **Barn to SW of Pontgarreg Cottage property LB 9584**, recorded on the HER as PRN 20343. The following summary is taken from the Cadw website Cof Cymru:

'Late C18 or early C19 barn, now house, marked on 1837 Tithe Map. The farm was then owned by Elizabeth Edwards of Rhydygors and occupied by Simon Thomas. Earlier it had been leased from the Edwinsford estate by Charles Nott, father of Major-General Sir William Nott, who came to Carmarthen in 1794 as landlord of the Ivy Bush Hotel.'

- 5.4.17 Located on the St Clears Road (B4132) to the southeast is **Milestone LB 9502**, recorded on the HER as PRN 20181. The following summary is taken from the Cadw website Cof Cymru:

'Milestone on former turnpike road to Irish ferry at Pembroke Dock. Presumably earlier C19 after the ferry service opened from Hobbs Point to Waterford in the 1820s.'

- 5.4.18 The final building, located at the junction of Job's Well Road and St Clears Road to the south of the development area, is **Toll House LB 9577**, recorded on the Dyfed Historic Environment Record as PRN 217. The following summary is taken from the Cadw website Cof Cymru:

'Earlier C19 former Johnstown toll-gate house, altered in C20. A mid C20 sketch by E.M. Lodwick shows the chimney as now, not octagonal as on 1981 list, plain windows, the ground floor one shuttered and a ledged door with coverstrips (removed before 1980). It also shows a small square window on ground floor E, now windowless.'

5.5 Registered Historic Landscapes

- 5.5.1 The proposed development does not lie within a registered Historic Landscape. However, within 500m to the southeast lies the boundary of the Tywi Valley Landscape of Outstanding Historic Interest (HLW (D) 5). This landscape follows the Tywi Valley from its headwaters near the Llyn Brienne reservoir all the way down to its estuary. The principal significance of the valley is stated as its setting for a unique group of planned parks and gardens, and its historic artistic associations with the Picturesque. The valley contains many important houses and mansions of 18th and 19th century gentry families, and was the heartland the medieval territory of Ystrad Twyi, leaving behind many castle sites and planted medieval boroughs. The river is a particularly active one, and its changing course has affected the pattern of Roman, medieval and modern routeways along the valley. The valley floor is rich grazing land, with areas of ancient woodland surviving on the valley sides that would once have been more dominant. A pattern of large infrequent Iron Age hillforts also occupy high ground overlooking the valley.
- 5.5.2 In order to better characterise the historic environment of the Historic Landscape it has been sub-divided into a number of Historic Landscape Character Areas (HLCA). These areas do not necessarily confine themselves to the illustrated limits of the registered Historic Landscape, and as such the proposed development area lies within HLCA 181 Carmarthen. This character area is drawn the whole of the county town, including the historic core, 20th century housing development and infrastructure. The historic core of the town lies to the east, and the layout of streets has preserved both the outline of the original Roman settlement, and subsequent medieval settlements. The immediate environs of the development area became part of the urban settlement after the development of the psychiatric hospital to the north in 1865.

5.6 Conservation Areas

5.6.1 The proposed development area lies within the Pontgarreg and St David's Hospital Conservation Area, designated on the 30/03/1995. Conservation Areas are designated to preserve and enhance the special character of areas of architectural or historic interest. The areas are selected according to the quality of the area as a whole, including the contribution of key individual or group of buildings, trees, open spaces and streetscape. Conservation Areas do not prevent development, but provide the Council with additional measures of control.

Table 2: Designated historic assets within the study area

Site/Building Name	Cadw Ref.	NGR	Designation
Trinity College (original range with additions)	LB 9441	SN 39728 20315	Grade 2 listed building
St David's Hospital main building including walls to S gardens	LB 9456	SN 39475 20170	Grade 2 listed building
Chapel at St David's Hospital	LB 9457	SN 39393 20237	Grade 2 listed building
Millbank Hall	LB 9502	SN 39471 19522	Grade 2 listed building
Milestone	LB 9504	SN 40151 19894	Grade 2 listed building
Toll House	LB 9577	SN 39925 19777	Grade 2 listed building
Peterwell	LB 9579	SN 39367 219632	Grade 2 listed building
Nantyfelin	LB 9580	SN 39346 19601	Grade 2 listed building
Front garden walls, railings and gates to Nantyfelin	LB 9581	SN 39344 19580	Grade 2 listed building
Pontgarreg Cottage	LB 9582	SN 39282 19600	Grade 2 listed building
Arch and gate in front garden wall to Pontgarreg Cottage	LB 9583	SN 39274 19569	Grade 2 listed building
Barn to SW of Pontgarreg Cottage	LB 9584	SN 39238 19576	Grade 2 listed building
The Lodge at St David's Hospital	LB 15885	SN 39537 20374	Grade 2 listed building
Block W of former laundry, St David's Hospital	LB 82144	SN 39288 20169	Grade 2 listed building

*St David's Parc, Carmarthen, Carmarthenshire
Historic Environment Desk Based Assessment*

Former Laundry at Saint David's Hospital	LB 82154	SN 39342 20217	Grade 2 listed building
Gatepiers, gates and railings to S of St David's Hospital	LB 82157	SN 39500 20126	Grade 2 listed building
Job's Well House	LB 82163	SN 39667 20056	Grade 2 listed building
Tywi Valley Landscape of Outstanding Historic Interest	(HLW (D) 5)		Registered Historic Landscape
Pontgarreg and St David's Hospital	-		Conservation Area

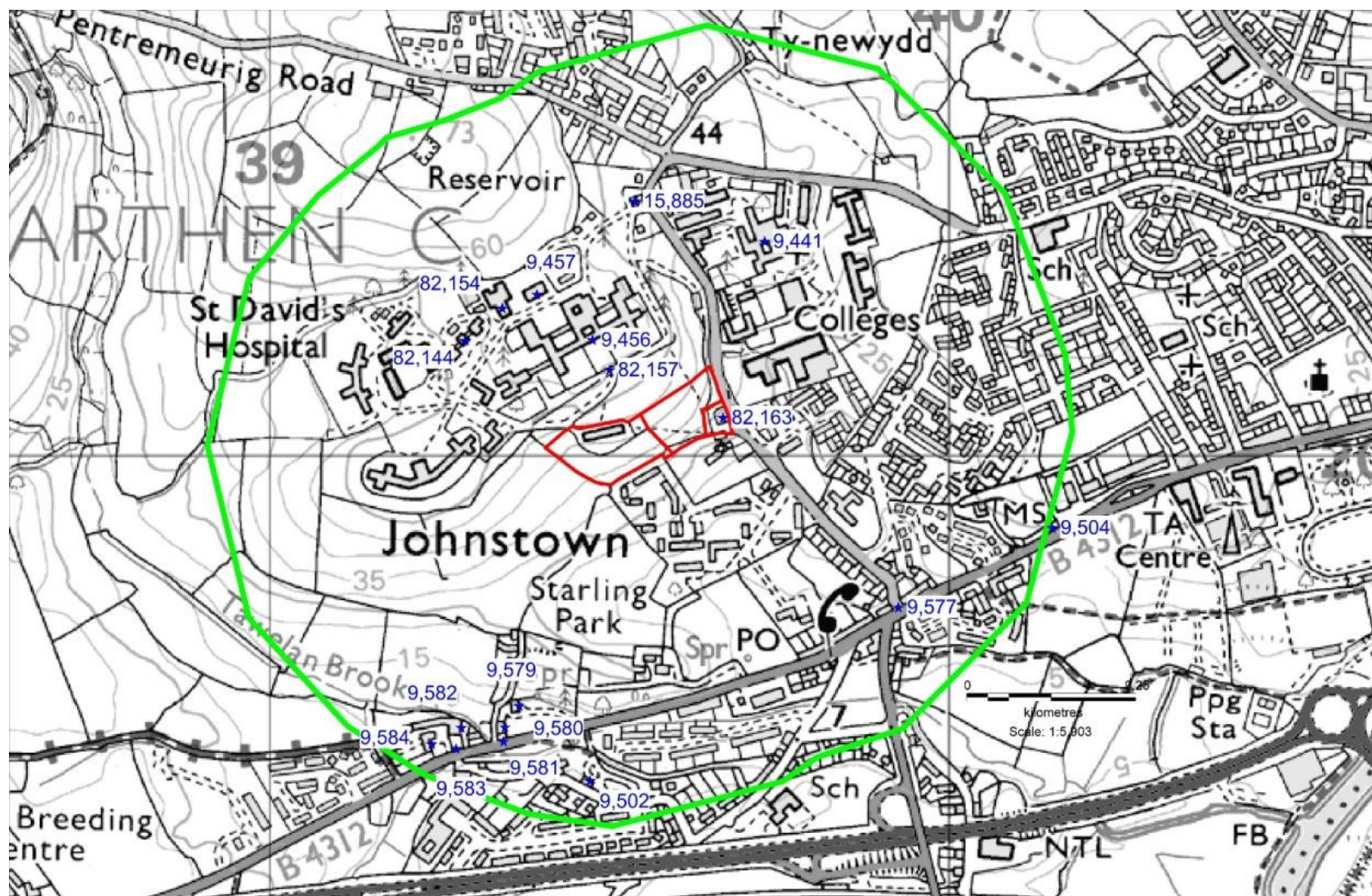


Figure 3: Map showing the proposed development site (red boundary line), the 500m radius study area (green circle) and listed buildings (blue stars).

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6 NON-DESIGNATED HISTORIC ASSETS (Table 3 and Figure 4)

6.1 General

- 6.1.1 A search of data held by the Dyfed Archaeological Trust Historic Environment Record (HER) and other databases was made within a 500m study area from the periphery of the proposed development. The HER records thirty two assets within the search area.
- 6.1.2 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 pertaining to that period.

6.2 Palaeolithic & Mesolithic

- 6.2.1 There are no sites of these periods recorded within the 500m radius study area. Evidence of such activity in the wider landscape also appears sparse.

6.3 Neolithic and Bronze Age

- 6.3.1 There are no Neolithic or Bronze Age sites recorded within the 500m radius study area. Approximately 1km to the west of the study area archaeological work preceding a residential development at the Limes, Johnstown, revealed the remains of a Bronze Age round barrow cemetery (PRN 109203) along with an earlier underlying site dating to the late Neolithic period. This site occupied the summit of a low ridge, St David's Hospital to the north occupies a similar local area of high ground and therefore such potential in the locality cannot be discounted.

6.4 Iron Age

- 6.4.1 There are no Iron age sites recorded within the 500m radius study area. Beyond the study area many of the hills which surround Carmarthen contain the remains of Iron Age Hillforts, such as Merlin's Grove (PRN 1745) to the east and Allt-y-Cnap (PRN 43503) to the south, although there is no indication of such a site in the vicinity of the proposed development area.

6.5 Roman Period

- 6.5.1 There is one Roman site within the study area, the Roman Road West of Carmarthen (PRN 14,227), which partially follows the route of the modern B4312 (St Clears Road) that is present within the southern portion of the search area. This suggested Roman road is assumed to link the Roman town of Moridunum with a confirmed segment of Roman road located just to the north of Carmarthen showground and near the main A40 dual carriageway. Moridunum was a major regional settlement throughout the Roman period, with the town focussed on the present Priory Street area. No evidence of Roman activity overlooking the road in this area has previously been identified, but there remains a general potential for activity surrounding a major settlement site like Moridunum.

6.6 Early Medieval & Medieval Period

- 6.6.1 There are no known early medieval sites within the 500m study area, but later medieval sites are well represented.
- 6.6.2 Two documented water mills dating to the medieval period are thought to lie in the area, Redcourse Mill (PRN 46) and Felin fach (PRN 10618). These mills are thought to lie on, or near, the Tawelan Brook that runs along the foot of the slope to the south of the proposed development site. To the east, on the opposite side of Job's Well Road, ridge and furrow cultivation marks (PRN 10609) have previously been identified as earthworks, although now largely developed upon. The ridge and furrow may represent remnants of medieval ploughing. Together with the mills, this suggests the proposed development site lay within an active agricultural landscape during the medieval period.
- 6.6.3 Further medieval remains in the area include the chapel of St Barbara's (PRN 64). The chapel was first mentioned in the late 16th century, but potentially referring to an older site. The exact location is unknown, but its suggested location is around the junction of Job's Well Road and St Clears Road/Monument Hill to the south of the development area. The name 'Job's Well' may also have medieval origins. A well (PRN 20635) is recorded in the 17th century 'Wch inhabitants and foriegners finde to be very medicinal in the cure of scabs, ulcers and rickets' (Lhuyd 1698), and such wells often have a long tradition of use that may stretch back into the medieval period. The precise location of the original well, which referred to a large spring, is not clear, but the adoption of the name in Job's Well House within Plot 1 of the proposed development suggests it may be located in the vicinity, and raises the potential for medieval activity in the area above that of simple agricultural activity.

6.7 Post Medieval & Modern Period

- 6.7.1 As mentioned previously, the location of a well, or spring (PRN 20635) is thought to lie in the area, although it has not been precisely located. By 1740 a public bathing place had been set up (PRN 39911), presumably at the well site, although remains of this bathing place have not been identified either.
- 6.7.2 By the 18th century a large house had been built on the site of Job's Well house (PRN 25073), which was described as 'substantial' in early 19th century advertisements. The site was owned briefly in the 1820s by the local-born Indian Army Officer William Nott, a later hero of the First Afghan War. He was forced to sell the house in 1829, but re-purchased it in 1844. By this time it had recently been described as 'considerably improved', but Nott embarked on further improvement (PRN 39912). He died soon after however, with the works incomplete, and the house was sold on in 1846. In 1857 Jobs Well House (PRN 39912) and grounds were sold for the joint Counties Asylum (PRN 200). This was built on the high ground to the rear of the house in 1863-5, and Job's Well House became part of the outlying complex, altered for use for convalescents and epileptics in 1875, subsequently used as offices.
- 6.7.3 The Joint Counties Asylum (presently St David's Hospital - PRN 200) was built to serve Carmarthen, Ceredigion and Pembrokeshire. The site was spread over 52 acres, built in an impressive Italianate style in a commanding location with extensive views along the Tywi Valley. The main range was laid out east – west. In front of which lay lawns, raised in the centre to allow patients views over the surrounding countryside. Additional wards were added in the 1880s, with numerous other additions made in subsequent years. In 1929 the name was changed to the Joint

Counties Mental Hospital, and in 1933 a nurse's accommodation block was added in 1933, within proposed development plot 3. In 1948 it became part of the NHS and the name changed to St David's Hospital. The hospital closed in 2002, and has since been used by the Local Council.

- 6.7.4 The other major 19th century development was the Trinity College complex (PRN 201) to the northeast. Originally constructed as the South Wales and Monmouthshire Training College for teacher training in 1847-8, it was renamed as Trinity College in 1931-2. It remains an educational facility.
- 6.7.5 Alongside Job's Well House, several other high status residential properties were also constructed in the Johnstown area during this period. These include Millbank Hall (PRN 20360), Nantfelin (PRN 20342), Peterwell (PRN 20341), Pontgarreg Cottage (PRN 20343) and Glan Bryn Villa (PRN 23539). The increasing population and urbanisation of the area is also illustrated by the addition of a nearby Gas Works (PRN 23537) and two public houses at The Friends Arms (PRN 351) and The Royal Oak (PRN 413), both of which front onto the B4312.

Table 3: All sites recorded on the HER

PRN	NPRN	Site name	Period	NGR
46		Redcorse Mill? - the mill of redgors is mentioned in a survey of 1275. The position of the mill is conjectural, it may have stood on the site of later pontcarreg mill (sn39321954) but t.james believes it stood further east in johnstown, either on the site of the later white mill (sn39741958) or c300m further east (sn400195) within the demesne lands of rhydygors (redcors).(pp 14/5/04)	Medieval	SN39741958
64	418017	St Barbara's Chapel -Site of one of the four chantry chapels to Carmarthen St Peter's parish, not included in 16th century Minister's Accounts (James 1980, 37), but mentioned in the late 16th century in an account relating to the early 16th century (RCAHM 1917, 259, No. 734) and rental when it was assessed at 10s per annum. Still apparently standing in the late 17th century, it had gone by the early 19th century. Its exact location is unknown, but James (1980, 43), with explanations, marks it near the junction of Monument Hill and Job's Well Road. No current evidence of early medieval date. NDL 2003	Medieval	SN39911977
200		St David's Hospital; Joint Counties Lunatic Asylum For Carmarthenshire, Cardiganshire And Ceredigion -St Davids mental hospital was opened in 1865 as the Joint Counties Lunatic Asylum for Carmarthenshire, Cardiganshire and Pembrokeshire to house 600 patients, officers and attendants. In 1895 it was enlarged to include a new female hospital, infectious diseases hospital, chapel, workshops and farm buildings, the labour being provided by the staff and patients of the hospital. It is due to close in 2001. JH Jan 2000 based on Lodwick, 1994	Post medieval	SN39752035
201		Trintiy College -College buildings built as the South Wales and Monmouthshire Training College for teacher training in 1847-8. The original building, in Puginian Gothic style, comprised the principals house, main range with dormitories for 60, dining hall, library and small chapel. Rear wing added in 1860. Additions including exam hall added in 1906-12. Large gothic chapel added in 1931-2. College renamed in 1931. (PP from listed buildings info 11/6/04)	Post medieval	SN39752035
297		Millbrook House -A milestone recorded in the vicinity of Millbrook House. No milestone is marked on either the 1st (1888) or 2nd (1906) or current Ordnance Survey maps. (PP 8/11/04)	Post-Medieval	SN393196
351		Friend's Arms; Johnstown -A Public House thought to be located in Johnstown, possibly at SN39911977, as a Public House is shown at this point on early editions of the Ordnance Survey maps. (PP 15/6/04)	Post-Medieval	SN399198
413		Royal Oak; Monument Hill -A Public House marked on the 1-500 scale Ordnance Survey map of Carmarthen in 1888. Still marked as a Public House on the 2nd edition Ordnance Survey map of 1906 but no longer marked as such on the 4th edition map of 1936. (PP	Post-Medieval	SN39951979

		23/9/04)		
10609		Wauniago -An area of ridge and furrow identified from aerial photographs in a field to the south of the Art College, now partly built over. 11 lines of ridge and furrow were identified, running NW-SE, c3m wide and 0.75m high, in good condition. (PP 21/6/04)	Medieval?;Post-Medieval?	SN398201
10618		Felin Fach -A town rental of 1675 and 1650 places this mill near the White Mill (PRN 10619) "leading from the said mill to Llanllwch". Possibly the site of the later Pontcarreg mill. (PP 21/6/04)	Medieval?;Post-Medieval?	SN393196
10619		White Mill -A woollen factory of probable 19th century date situated in Johnstown, Carmarthen.	Post-Medieval	SN39761957
14227		Roman Road West Of Carmarthen -A linear cropmark has been noted on archive air photographs running westwards from a portion 2km WNW of St Clears (Carms) to about 2km NE of Llawhaden (Pembs) a total distance of some 16-17km. TA James 1990.	Roman	
17463		Royal Oak Common -Spurrell records the execution of a prisoner "on the common near the Royal Oak Gate" in 1750. Apparently this was the place of execution for the towns convicts until 1818. (PP 25/6/04)	Post-Medieval	SN399197
20340		St Clears Road No.18; Woodbine Cottage; Woodbine House -A building built probably in the 18th to early 19th century, with later alterations. Consists of two parallel ranges of 2-storeys. Woodbine cottage lies to the east, with a front elevation of 3 bays with a central door, Woodbine House lies to the west, the gatepiers of which were formerly crowned by miniature gun carriages. Info taken from listing details in 1981, current records not available. (PP 30/6/04)	Post-Medieval	SN39791971
20635		Jobs Well -A well recorded by Lhuyd in his Parochalia of 1698 as being a "large spring.... Wch inhabitants and foriegners finde to be very medicinal in the cure of scabs, ulcers and rickets". John Dyer recorded in his diary of 1709 that he fell into a well at Job's Well. By 1740, the Borough Corporation owned a public bathing place at Job's Well, PRN 39911, which it is presumed was a modification of the original well. The location of the well and bathing place has not been positively identified. (JH Jan 2000, based on Jones, 1992 and Lodwick, 1994)	Medieval?;Post-Medieval	SN3920 3919
23535		Pentre -SIL-Gravel pit	Post-Medieval	SN39401972
23537	309683	Jobs Well Gas Works -The gasworks at Job's Well lane is shown on the Ordnance Survey maps of 1890, 1907 and 1936. It originally had one gas holder but on the two later maps two holders are shown. JH Jan 2000 based on OS map evidence	Post-Medieval	SN39741993
23538		Job's Well Cottages -A row of four adjoining dwellings shown on the Ordnance Survey maps of 1890, 1907 and 1936. JH Jan 2000 based on OS map evidence	Post-Medieval	SN39901984
23539		Glan Bryn Villa -Possibly marked on the tithe map of 1837, marked with the same ground plan as at present on the 1st edition Ordnance Survey map of 1888, and called 'Glan Bryn	Post-Medieval	SN39921970

		Villa'. (PP 30/6/04)		
23546		Vicarage first marked on the 1st edition Ordnance Survey map of 1890, not shown on the tithe map of 1837. (PP 30/6/04)	Post-Medieval	SN39351950
23548		Sunday School attached to Salem Welsh Independent Chapel. The chapel was built in 1849, marked as a boys and girls school on the 1st edition Ordnance Survey map of 1888. (PP 2/7/04)	Post-Medieval	SN39711952
25699		Trinity College -Originally a small chapel built at the east end of the main Trinity College (PRN 201) building, constructed in 1847-8. A very large gothic chapel was then built in 1931-2, at right angles to the original chapel which became an ante-chapel. (PP 2/7/04 from listed building info)	Post-Medieval	SN39772028
39911		Job's Well -According to Lodwick, 1994, the Borough Corporation owned a public bathing place at Job's Well in 1740 and are recorded as having carried out repairs to a bathing house there in 1741 and 1776. This bathing house was probably an upgrading of the Job's Well as recorded by Lhuyd in 1698, see PRN 20635. The location of the well and bath house is not determined. JH Jan 2000 based on Lodwick, 1994	Post-Medieval	SN3920 3919
39912		Job's Well -After General Sir William Nott returned to Wales from Afghanistan in 1844, he repurchased Job's Well, PRN 25073, which was demolished to be replaced by a much grander residence. Unfortunately, Nott died in 1845 before the work was completed. Later, the house was bought by the County and became part of the Joint Counties Lunatic Asylum. JH Jan 2000 based on Jones, 1992 and Lodwick, 1994.	Post-Medieval	SN39662005
44752		Starling Park House -A minor gentry house, with associated farm and service buildings and fine gardens constructed sometime around the turn of the 19th century. During the mid 19th century it was the home of Samuel Tardrew, former mayor of Carmarthen. Used as a local health authority offices in the later 20th century, probably around this time the rear block and outbuildings were demolished and the gardens partly removed. (PP 2/7/04 based on NP 2003-desk based assessment)	Post-Medieval	SN3957819685
47454		Starling Park -Desk based assessment	Modern	SN39611971
47614		Starling Park -excavation	Modern	SN39571968
	6236	Salem Welsh Independent Sunday School , white mill terrace, johnstown	Post medieval	SN3971619515
	23338	St. David's Hospital - se wing	Post medieval	SN3946420194
	40883	Old Mill , heol salem	Post medieval	SN3975719572
	301196	St David's Hospital , carmarthen, grounds and gardens	Post medieval	SN3946420194
	403966	Trinity College library	Modern	SN3969320317

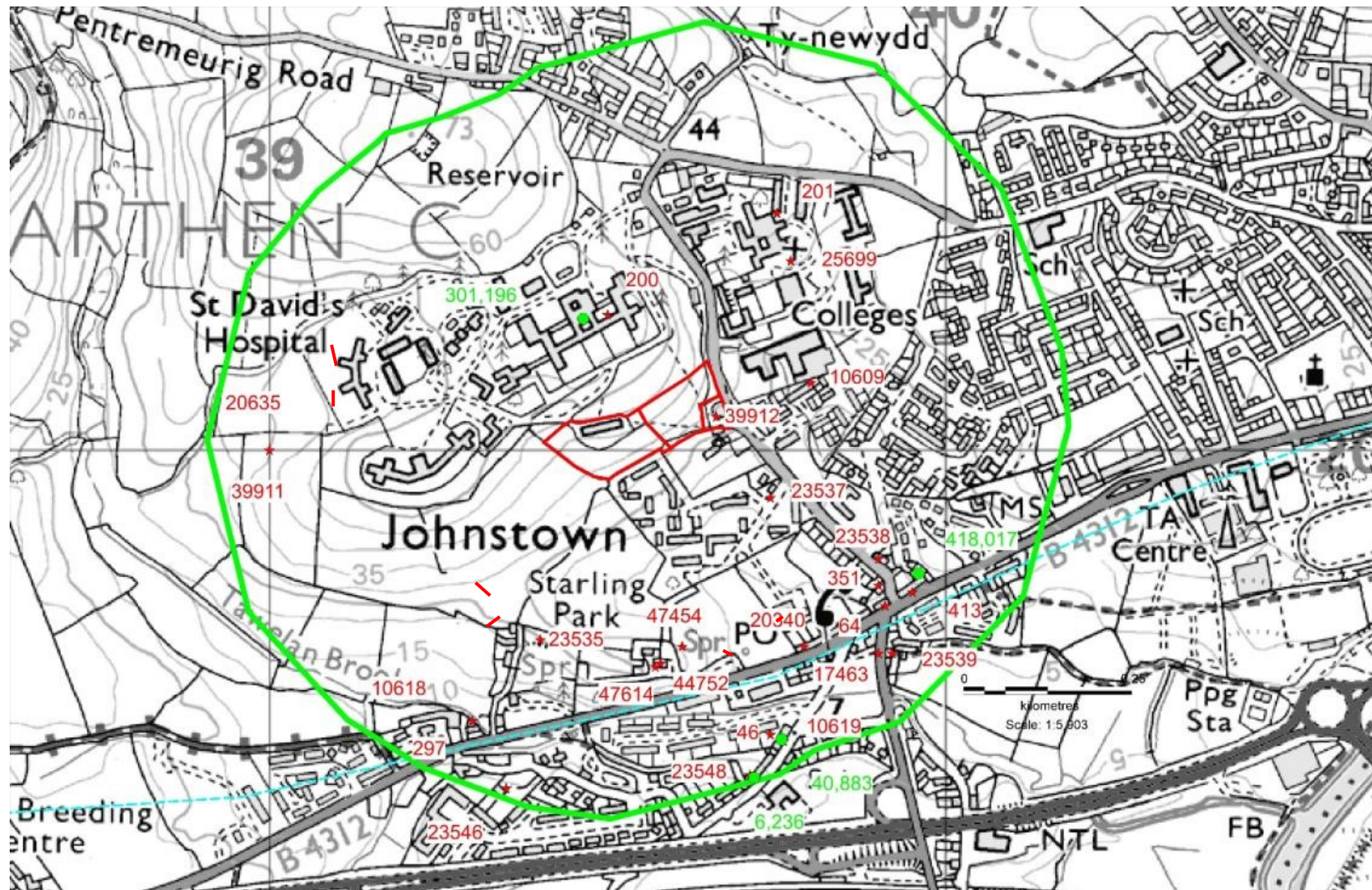


Figure 4: Map showing the proposed development site (red boundary line), the 500m radius study area (green circle), HER points (red stars), NPRN'S (Green circles), PRN 14227 projected route of Roman road west of Carmarthen (light blue line).

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7 ASSESSMENT OF EVIDENCE

7.1 Previous Archaeological Work

- 7.1.1 Two archaeological investigations have been undertaken to the southwest of the proposed development area, and within the 500m study area. Both investigations were undertaken at Starling Park in relation to a residential planning application. An initial desk based study (Page 2003, PRN 47454) was then followed by an archaeological evaluation (Ramsey 2004, PRN 47614). The subsequent evaluation focused on the suspected location of previous outbuildings relating to Starling house, but very little archaeological remains survived of the former outbuildings. These investigations provide further background to the history and archaeology of the surrounding area, but add little of direct relevance for the current development.
- 7.1.2 To the north a previous desk-based assessment was undertaken in association with proposed development to the north of College Road (Hall & Sambrook 2015, PRN 112112). This provides some useful background on the historical development of the area, but is of little direct relevance to this proposed development.
- 7.1.3 No previous archaeological investigations have been undertaken within the proposed development boundary.

7.2 Historic Mapping

Original Surveyors Drawing, Carmarthen 1811

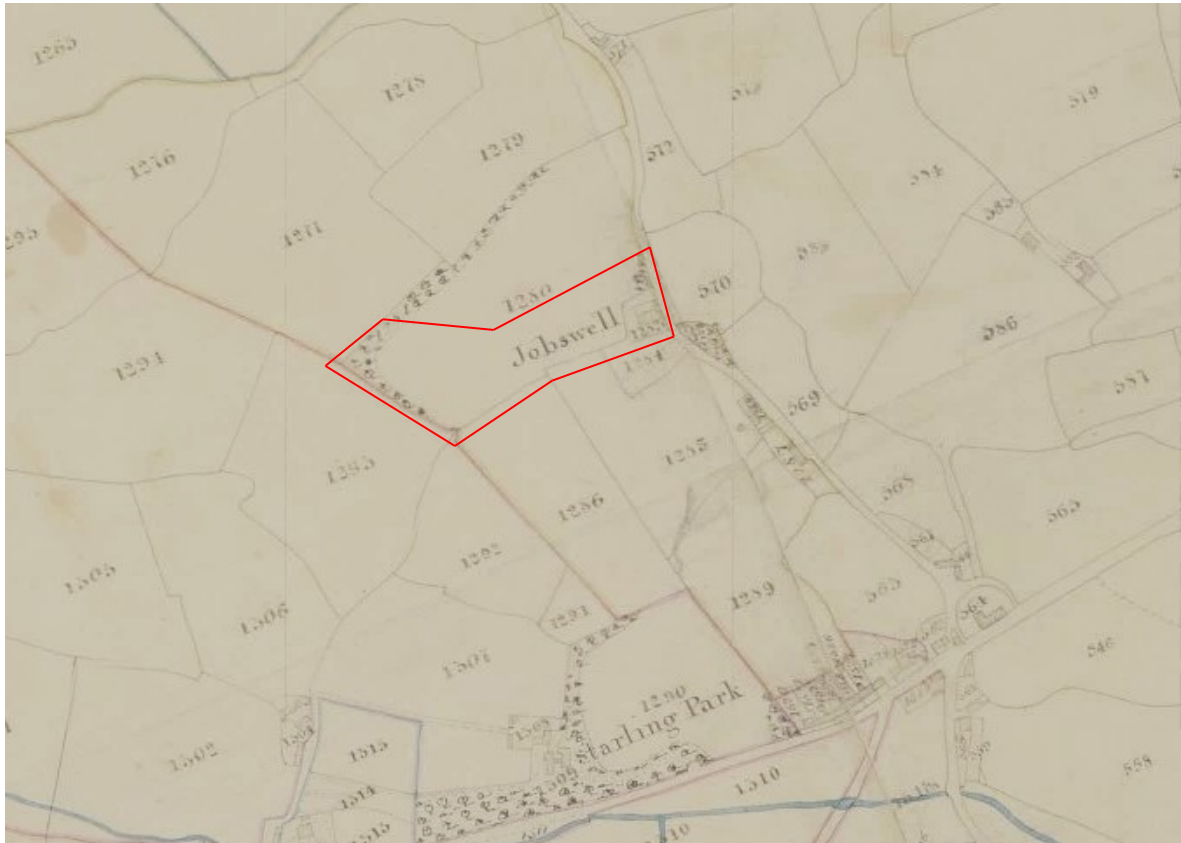
- 7.2.1 An early map of the area does not illustrate the site in fine detail, but provides some useful information on the early 19th century landscape. Job's Well Road was in place by this time, as was Job's Well House itself, labelled as 'Jobs well'. The house appears to lie at the junction of a road leaving Job's Well Road and running down the hill to Starling Park. Comparisons with subsequent mapping would suggest this track followed the southern boundary of the development area, continuing along field boundaries to the southwest. To the northwest of the house, located along the field boundary that forms the western edge of the development area, appears to be a second building within its own enclosure. The building is not labelled, and the scale and accuracy of the map does not allow for a precise location, but relative distances would suggest it may lie underneath part of the St David's Hospital complex to the north. The surrounding landscape appears relatively rural, comprising enclosed farmland, with some sporadic development on the west side of Job's Well Road to the south, and within Johnstown further south.

St Peter's tithe map 1839 (Fig. 5)

- 7.2.2 The 1839 tithe map shows the proposed development site located in an agricultural rural landscape, prior to the development of the Three Counties Asylum (PRN 200) to the north, Trinity College (PRN 201) to the northeast and the Great Western railway line. Job's Well House is marked on the tithe map, under the ownership of Margaret Thomas & Temperance Prescott and occupied by David Rees. The remaining proposed development areas lie within a tree-lined field called 'Parc y Banc', that formed part of the Jobswell Farm lands, seemingly farmed from Job's Well House. The field boundary that forms the western edge of the development area was in place, and appears to mark a major property division. There is no indication of a trackway along the southern boundary, nor of the building to the northwest, as depicted on the 1811 map. There is a curious curved recess in the main western boundary where it is crossed by the southern proposed development boundary. This

is on the line of the former trackway, and appears to be a deliberate shifting of the boundary, but why is unclear.

- 7.2.3 Further to the south the present B4312 road is depicted, along with the current sites of the Friends Arms (PRN 351) and Royal Oak (PRN 413) on the northern side of the road. Interestingly the rear garden of the Royal Oak forms a half semi-circular boundary more reminiscent of a boundary commonly found in association with medieval Welsh churches and chapels. St Barbara's Chapel (PRN 64) is assumed to be located in this area although the precise location is unknown, however the semi-circular boundary suggests the Royal Oak may therefore be a likely candidate.



- 7.2.5 To the south of the proposed development area a first depiction of Job's Well Gas Works (PRN 23537) is shown, along with The Royal Oak public house (PRN 413) and the Great Western Railway line further to the south.

Ordnance Survey 1:2500 map 1906 (Fig. 7)

- 7.2.6 Little change is noted within the development area and the immediate surrounds on the subsequent 1906 OS map. The map does suggest a distinct tree-lined boundary had been established around the Lunatic Asylum, continuing south along the western boundary of the proposed development area and continuing as far as the grounds of Starling Park to the south. This wooded boundary gives the impression that the proposed development area lies within a distinct area that includes the asylum, and may therefore have been used by the asylum, and potentially formed part of a deliberate designed view.

Ordnance Survey 1:2,500 map, 1936

- 7.2.7 Again, little change is noted on the 1:2500 scale OS map of 1936, although a footpath now connected the Asylum, now labelled as 'Mental Hospital', directly to Starling Park house to the south, suggesting a link between the two sites. To the south of the proposed development area urban development is beginning to spread along Job's Well Road junction with the St Clears Road.

Ordnance Survey 1:10,560 map, 1938-53

- 7.2.8 The subsequent map, at a reduced scale, records a period of expansion at the 'Mental Hospital'. Buildings have extended into the fields to the west, and the former Laundry (PRN 61666) is shown. Also depicted is the 'Former Nurses Accommodation Block' within Plot 3, constructed in 1933. This map is not illustrated.

Ordnance Survey 1:2500 map, 1969

- 7.2.9 By the late 1960s the complex to the north was now being referred to as 'St David's Hospital', and the proposed development area was laid out in its current arrangement. At this point land to the south was still largely undeveloped, although the urban expansion of Carmarthen westward had reached Job's Well Road with the establishment of Ashgrove.

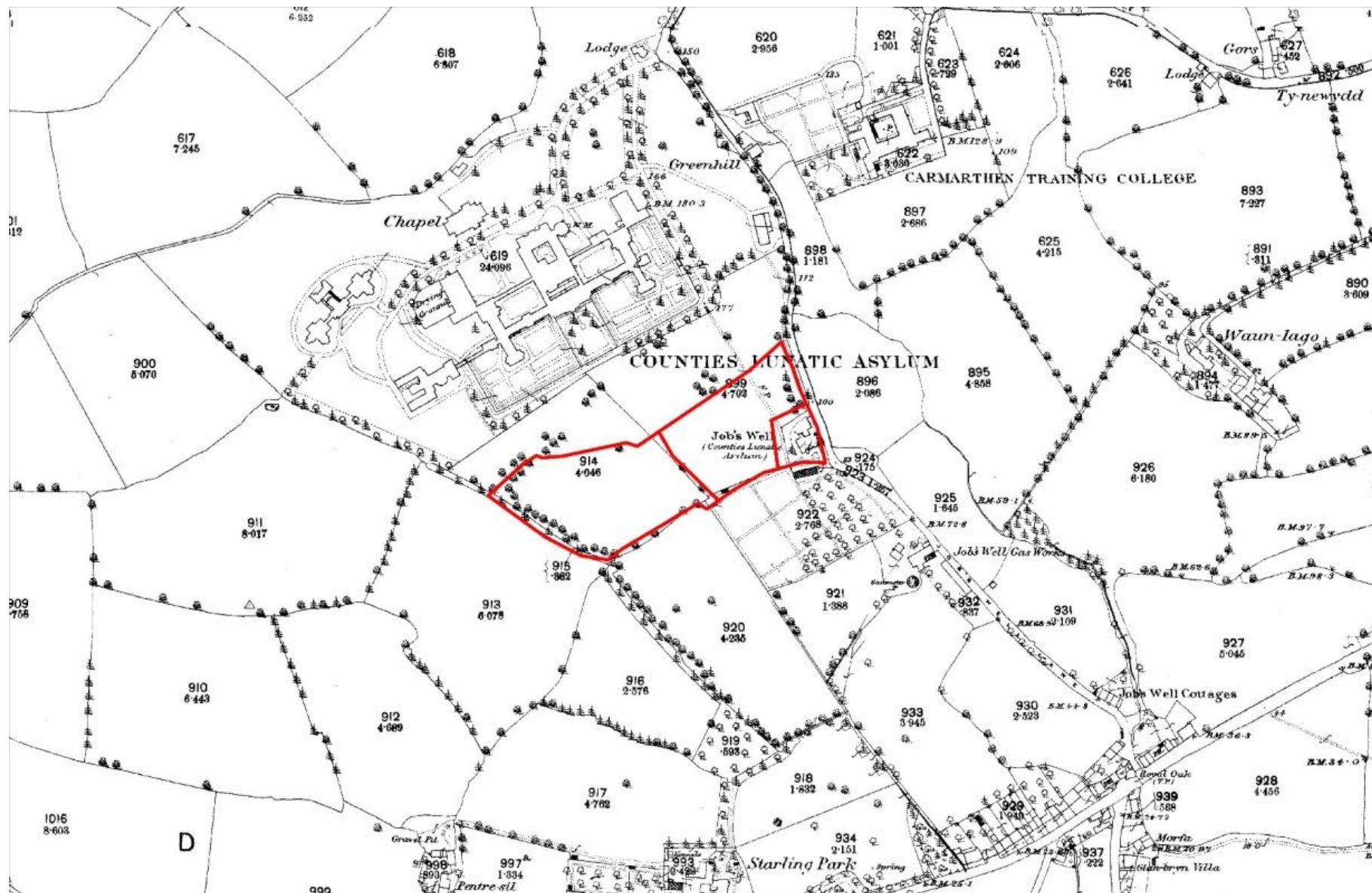


Figure 6: The 1888 Ordnance Survey map showing the proposed development site and the 500m radius study area.

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7.3 Aerial & Historic Photography

7.3.1 A search was made of available historic and modern aerial photographs depicting the proposed development areas and surrounding area. RAF aerial photographs dated to 1941 show no previously unknown archaeological site within the boundaries of the proposed development. The nurse's accommodation building had been established by this date, and the area is clearly dominated by St David's Hospital. Modern day housing found to the south and east of the development has not been constructed by this time, the gardens associated with Job's Well House are still visible (photo 1).



Photo 1: Aerial photograph taken by the RAF during 1941. Development grouping circled in red.

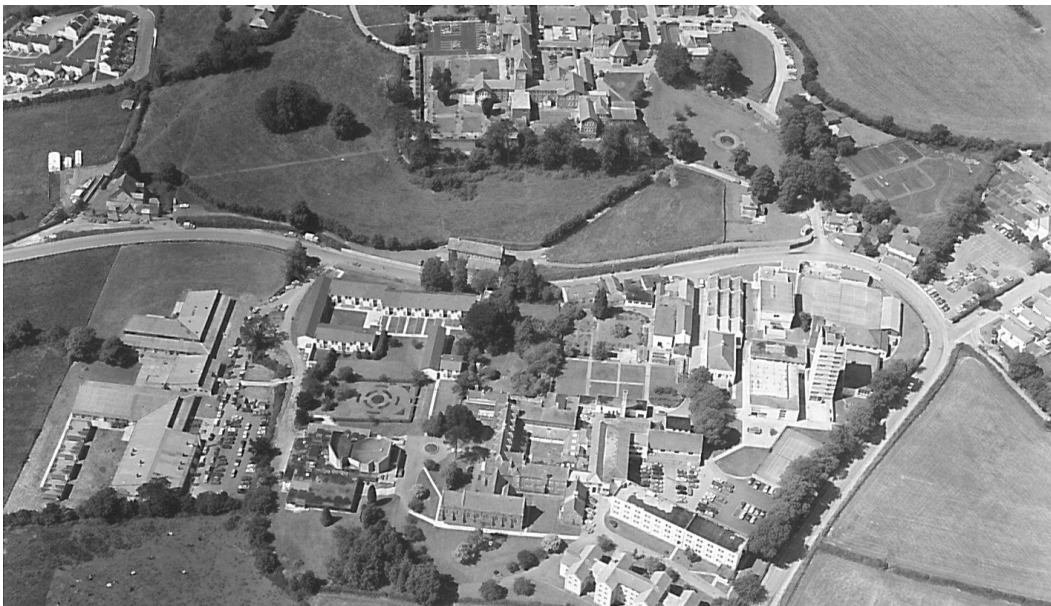


Photo 2: Aerial photograph taken during 1985, viewing from the east with Trinity College in the foreground, Job's Well House and development site beyond the road top left.

- 7.3.2 A later aerial photograph taken in 1985 again depicts the proposed grouping of developments and the only noticeable change with regards to the former RAF photo of 1941 is the significant growth of the campus at Trinity College Carmarthen located to the east of the development (PRN 201) (Photo 2).

7.4 LIDAR

- 7.4.1 Lidar data at 1m DTM/DSM is available for the site area. Nothing of archaeological significance was noted on this data within the proposed development boundaries. The data does suggest that both Job's Well House and the former Nurses Accommodation block have been terraced into the hillside, the latter appearing to have resulted in extensive groundworks in its construction.

7.5 Site Visit (Photos 3 - 18)

- 7.5.1 A site visit was undertaken on 14th of December 2020, weather conditions were overcast, with persistent heavy outbreaks of rain, but visibility from the site and surrounding designated assets was generally good.
- 7.5.2 The proposed development site comprises three individual plots. Plot 1 located at the far east of the grouping contains Job's Well house, which is currently unoccupied and was viewed from immediately outside the plot boundaries (photo 3). The house is as described in the Listings description, although showing some signs of neglect. It is accessed via a tarmac layby from the main Job's Well Road, potentially representing the original line of the road. The main driveway access enters through a stone wall immediately to the south of the house, currently fenced off to prevent access. The boundary wall is of mortared random rubble, the entrance piers in concrete. Tarmac drive and overgrown lawns front the house, which now overlooks modern urban development along the southern boundary, with mature tree growth along the western boundary, all limiting the extent of the viewpoint of and from the house. Secondary access lies to the north of the house, to a small tarmac parking area and track to St David's Hospital.
- 7.5.3 Plot 2 contains 1.91 acres of grassland which on the day of the visit was not accessible due to livestock present within the field (photo 4). The plot slopes down to the south, and is lined by mature tall trees along the southern boundary, beyond which lies modern urban development. Mature trees also line the west and east boundaries. There is currently no northern boundary, until it reaches the tree-lined limit of St David's Hospital (photo 5).
- 7.5.4 Plot 3 located at the western end of the grouping comprises the former Nurse's Accommodation block and land to the south. As with Plot 2, the land to the south in Plot 3 contained livestock and therefore was not entered, although it was possible to walk around the exterior of the plot. This plot is effectively divided into two, the lower half comprising a grazed field of sloping ground, enclosed by mature trees to the west, north and east, and a post and wire fence to the south which then overlooks modern urban development. The northern part of the site comprises the former Nurse's Accommodation Block (photos 6 – 8). This is a red brick building with a hipped slate roof, ad wood-framed sash windows to upper levels, low levels being boarded up. The main central block is three storey, flanked by two-storey wings to either gable end. The building has been set into the hillside below the main hospital, lying on a tarmac-covered

level platform, accessed from the main hospital via a curving tarmac drive to the north. Mature trees and scrub surround the site, but extensive views southward across the falling ground are still likely.

7.5.5 There are seventeen listed buildings within the 500m search area. However, nine of the listed buildings are located to the south and have no line of site with the proposed developments, obscured by the surrounding urban setting and intervening natural topography (photo 18). A further four listed buildings to the rear of St David's Hospital LB 9456 also have no line of site with the group of proposed developments, blocked by the larger footprint of the main St David's Hospital building (photos 13 & 15). Although access could not be gained inside St David's Hospital LB 9456 during the site visit it is anticipated that due to the height of the building all three development plots should be visible from the upper levels of the building, and in turn the listed building will also be visible from all three development plots (photos 9 & 10). Inter-visibility between Trinity College LB 9441 and Plot 1 Job's Well House LB 82163 is also possible (photo 17), although the remaining two plots were not visible. The Gatepiers, Gates and Railings to the S of St David's Hospital LB 82157 afford intermittent views into all three of the proposed development plots, although visibility is dependent on the state of vegetation present in the existing hedge boundary between the listed building and the proposed set of developments.



Photo 3: View north west of Plot 1, Job's Well House LB 82163.



Photo 4: View into Plot 2 from eastern entrance to the field.



Photo 5: View from Gatepiers, gates and railings to the S of St David's Hospital LB 82157 into the northern portion of field overlooking Plot 2.



Photo 6: View south west from the southern boundary of St David's Hospital looking towards the Former Nurse's Accommodation block in Plot 3.



Photo 7: View east from the northern edge of Plot 3 boundary, overlooking the Former Nurse's Accommodation block and surrounding vegetation.



Photo 8: View south east of Former Nurse's Accommodation block in Plot 3.



Photo 9: View northwest of Gatepiers, gates and railings S of St David's hospital LB 82157 and St David's Hospital main building LB 9456 in background.



Photo 10: View south from car park in front of St David's Hospital LB 9456 overlooking the Tywi Valley. The roof of the Former Nurse's Accommodation block is visible right of centre.



Photo 11: View north east of Block W of former Laundry, St David's Hospital LB 82144.



Photo 12: View north of Former Laundry at Saint David's Hospital LB 82154



Photo 13: View from Block W of former Laundry, St David's Hospital LB 82144 towards the proposed developments, representative of general views north of the main hospital building.



Photo 14: View north of Chapel at St David's Hospital LB 9456.



Photo 15: View south from Chapel at St David's Hospital LB 9456 toward the proposed development area.



Photo 16: View north west of Trinity College (original range with additions) LB 9441.



Photo 17: View southwest from Trinity College (original range with additions) LB 9441 towards Plot 1 with Job's Well House LB 82163 visible in background.



Photo 18: View south of Toll House LB 9577.



Photo 19: View north from Toll House LB 9577 towards the proposed development area, typical of many views from within Johnstown.

8 ASSESSMENT OF ARCHAEOLOGICAL POTENTIAL, IMPORTANCE, AND SETTING

Table 4: 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 5: 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 Potential & Importance.

- 8.1.1 Proposed development Plot 1 comprises the building and plot of Job's Well House (PRNs 25073 / 39912), a 19th century gentry house expanding on an earlier 18th century house. As a standing structure there is therefore High potential for archaeological remains. The building is also Grade II listed, therefore of High archaeological importance. As a substantial post-medieval gentry house the archaeological potential may extend beyond the physical remains of the current house, to include earlier building elements, associated walls, outhouses, agricultural buildings, gardens features and other elements. Modernisation of the building, development of surrounding levelled drives and parking areas, and modern development to the south may all have impacted upon the potential for associated archaeology to survive however.
- 8.1.2 Development Plots 2 and 3 lie on land that was formerly part of the estate and farmland of Job's Well House, and therefore the archaeological potential of ancillary features mentioned above also extends to these areas. Mapping evidence suggests a trackway along the southern boundary, and later footpaths between the house and St David's Hospital. Other potential tracks, outbuildings, garden and agricultural features are possible, although above ground remains have not been identified. Modern development is likely however to have removed some evidence along the southern boundary, and in particular around the former Nurse's Accommodation block to the north. There is a Medium potential for such associated remains, which would be considered to be of Low (local) archaeological importance,
- 8.1.3 The well, or spring, of Job's Well (PRN 20635), and a subsequent 18th century bathing site (PRN 39911), are un-located, but could potential lie in the locality. As the location is unknown, and the site of Job's Well House well developed, there is a Low potential for such remains to exist, but given their rarity in the area would be of Medium archaeological importance.
- 8.1.4 A general level of Bronze Age, Roman, Medieval and post-medieval archaeological potential has been highlighted for the locality, of Unknown archaeological importance given the unknown character of any potential remains. However, the sloping nature of the ground suggests that other than the features mentioned above, the potential may be Low for the development areas. Substantial groundworks also appear to have taken place around the site of the former Nurse's Accommodation block within Plot 3, around Job's Well House in Plot 1, and along the southern boundary of all plots, reducing any archaeological potential in those areas.

8.2 Setting

- 8.2.1 The *Setting of Historic Assets in Wales* (Cadw 2017) offers guidance on defining and analysing the setting of designated historic assets to allow the impact of development to be appropriately assessed. The setting of such monuments 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' (Cadw 2017). As such it often extends beyond the physical boundaries of the monument itself. This may include physical elements in its surroundings, such as boundaries and other monuments, relationships with other historic assets and natural features, or associated agricultural, industrial or other surroundings. Less tangible

elements are also included, such as function, sensory perceptions, and historical, artistic, literary and scenic associations.

- 8.2.2 A full and detailed analysis of the setting of all designated historic assets within the search area is beyond the scope of this assessment, but some general conclusions can be drawn at this stage.
- 8.2.3 The listed buildings throughout the area are likely to have a range of factors associated with their individual settings, but four main buildings have been identified that have settings that may be affected by proposed development.
- 8.2.4 Job's Well House (Grade II Listed LB 82163, PRN 39912) includes a number of factors in its setting. As an 18th and 19th century gentry house it was surrounded by lands under its direct ownership, all proposed development plots lie within those lands. These included extensive gardens to the south and farmland to the west and north, which may potentially have included designed park elements, such as tree stands and wooded boundaries. It is likely gardens and surrounding farmland would have been an integral element to the original setting of the house. The location of the house, in a commanding position on the hillside, suggests view of the house were important, with the wooded farmland an element of the backdrop to the house. Similarly its position would originally have afforded significant views across the valley to the south. These visual elements have become greatly compromised throughout the 20th century, with the development on the associated gardens to the south, the increase in urban areas surrounding the site, and the establishment of tall wooded boundaries surround the house and hospital, but the fields to the west and north remain the only surviving original elements of these views, and links between the house and its former agricultural life. Later in its life the house was an integral part of the wider St David's Hospital complex. The hospital was built on land formerly belonging to Job's Well House, and the house itself was used in the treatment of patients at the hospital. As such there would have been both visual links between the two sites due to their proximity, but there was also direct access links through footpaths and tracks, and the association with the hospital would have influences the layout and design of the house.
- 8.2.5 As indicated above, Job's Well House formed part of the complex, and therefore wider setting, of St David's Hospital (Grade II Listed LB 9456, PRN 200), in much of a similar way as the listed buildings to the north of the hospital form part of its setting. Similarly the former Nurse's Accommodation block in Plot 3 forms part of the wider complex of St David's Hospital, and therefore an integral part of the setting of the hospital. Communication routes also clearly ran through the proposed development areas, as indicated on mapping evidence, initially primarily associated with Job's Well House, but later footpaths also ran down the hill to Starlings Park, suggesting links with other buildings to the south, although these later links have since been obscured by modern development. The hospital occupies a prominent position, with extensive south-facing views. At the time of its creation this land would have been farmland, and this may have been an important element in the visual setting of the hospital, which was designed as a dominant and impressive architectural feature in the landscape. Views from the hospital are likely to have been important, the hospital is positioned with extensive views across the Tywi Valley, and as can be seen from the formerly raised lawns in front of the hospital, viewpoints from outside the building across the surrounding landscape were important elements in the treatment of the

patients. Generally these views appear more long range in nature given the falling ground in front of the hospital, but an undeveloped open space in front of the hospital may nevertheless have been a factor in the appreciation of these views. The use of open grounds around the hospital for exercise and treatments may also have been important, but this is conjectural as this link has not been established. These views have been diminishing, particularly in the later 20th century with the spread of urban development up the hill from Johnstown, and westward from Carmarthen, and in particular with the establishment of tall mature trees along the dividing boundary with the hospital. The gate and railings to the south of the main hospital building are individually listed (LB 82157), and therefore the visual appreciation of these features may be a factor in their own setting, but otherwise they can be considered as part of the setting of the main hospital building.

- 8.2.6 To the northeast lies Trinity College (Grade II listed LB 9441, PRN 201). There are no direct links to the proposed development, but some degree of inter-visibility has been identified which may be a factor when considering development proposals.
- 8.2.7 The proposed development areas lie within the Pontgarreg and St David's Hospital Conservation Area, the setting of which is likely to be closely tied in to that of the Listed Buildings discussed above.
- 8.2.8 The proposed development areas also lie within the Historic Landscape Character Area 181 Carmarthen. This will be discussed further below. No further aspects of setting of surrounding historic assets have been identified.

9 IMPACT ASSESSMENT

9.1 Development details

- 9.1.1 The development area comprises two former hospital buildings and 4.5 acres of parkland to the south of St. David's Park, Carmarthen, divided into three plots. At this stage development proposals are undefined, beyond the potential for developing the three plots for residential purposes. Therefore a full impact assessment cannot be carried out until details such as layout and design, demolition and renovation proposals, amongst others, are known.
- 9.1.2 Generally however, any of the following activities associated with the proposed development could have a direct impact upon historic assets by potentially exposing, damaging or destroying archaeological remains:
- Renovation and demolition works;
 - Enabling works, such as the installation of contractor's compounds, construction of access roads, parking and storage areas, associated services;
 - Landscaping and terracing works;
 - Surface stripping and levelling;
 - Construction of roads and infrastructure;
 - Foundation excavations;
 - Service installation;
 - Any other ground disturbing works
- 9.1.3 Development in this area also has the potential to generate indirect impacts upon historic assets, by altering elements of the setting as discussed in section 8.2.

9.2 Impact assessment criteria

- 9.2.1 Typically the criteria for the assessment of impacts, both direct and indirect, on historic assets used in this report would be 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. In addition, the guidance offered in the Setting of Historic Assets in Wales (Cadw 2017) would also be utilised.
- 9.2.2 The TAG 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).
- 9.2.3 As stated above (9.1.1) no specific development proposals are suggested at this stage however, and therefore it is not possible to assign a definitive category to the potential impacts until further details are known. The following assessment therefore serves to highlight potential issues at this early stage to allow further refinement once development proposals progress.

9.3 Direct impacts upon the historic assets

- 9.3.1 One specific asset has been identified within the development area, namely Job's Well House (PRN 39912, LB 82163), a 19th century gentry house with possible earlier origins, repurposed from the late 19th century on. This building is Grade II listed and therefore development proposals are likely to concentrate on renovation, but any works on the house, or

groundworks surrounding the house, are likely to have a direct impact upon this site.

- 9.3.2 Two potential archaeological sites have been identified in the vicinity, the former well, or spring, of Job's Well (PRN 20635) and a subsequent 18th century bathing site (PRN 39911). The location and condition of these features is unknown, but groundworks associated with development have the potential to directly impact upon any such remains.
- 9.3.3 A potential for features associated with the 18th/19th century gentry house of Job's Well House has been highlighted, which could include garden features, outbuildings, access routes and other ancillary features. Above ground remains have not been identified, but groundworks associated with potential development have the potential to directly impact on buried remains should they be present.
- 9.3.4 A general, albeit low-level, potential for Bronze Age, Roman, Medieval and post-medieval archaeological remains has been identified. Should any such remains be present then groundworks associated with development may potentially directly impact on such remains.

9.4 Indirect Impacts to Settings of Surrounding Designated Historic Assets.

- 9.4.1 A potential indirect impact on the setting of six designated historic assets has been identified, consisting of four listed buildings, a conservation area, and an historic landscape.
- 9.4.2 The most obvious potential impact will be on the setting of the Grade II listed Job's Well House (PRN 39912, LB 82163). Setting elements are laid out in Section 8.2.4, and all proposed development areas lie in areas that can be considered part of the setting of the house. Alteration of these areas are therefore likely to impact upon this setting, by changing the visual appearance, altering viewpoints and severing historic links with its associated lands and hospital elements, amongst other potential impacts.
- 9.4.3 The Grade II listed St David's Hospital (Listed LB 9456, PRN 200) to the north also has links to all elements of the development site, as illustrated in Section 8.2.5. Potential indirect impacts upon the setting may therefore include affecting views of and from the hospital and its grounds (including the individually listed gate and railings to the south of the main hospital building LB 82157), altering structures that form part of the wider hospital complex such as Job's Well House and the former Nurse's Accommodation block, and severing historic links with the land, particularly Job's Well House.
- 9.4.4 The Grade II listed Trinity College (LB 9441, PRN 201) to the northeast also shares some inter-visibility with Plot 1 of the proposed development area. Alterations to Job's Well House may therefore impact upon the setting of Trinity College, although these elements of setting are considered to be of lesser significance than those of Job's Well House and St David's Hospital.
- 9.4.5 The proposed development area lies within the Pontgarreg and St David's Hospital Conservation Area, and therefore it is possible that any change in land-use within this area will have an indirect impact upon the Conservation Area. These impacts will likely be closely tied into the impacts on the listed building mentioned above.
- 9.4.6 The proposed development lies within the Historic Landscape Character Area 181 Carmarthen. The development itself lies outside the boundaries

of the registered Historic Landscape to which the Character Area relates, but in changing elements of the Character Area may nevertheless have an indirect impact upon the Historic Landscape. The main elements of the Character Area include the historic core of Carmarthen, the urban spread of the town, and specific historic elements within it. St David's Hospital is mentioned as an element, and Job's Well House can also be considered a characteristic historic element. In general however the change of use of the proposed development area is unlikely to significantly affect the main character elements of this landscape area, and therefore indirect impacts are likely to be slight.

10 CONCLUSIONS

10.1 Archaeological potential and impact assessment

Table 6: Assessment of impacts

Site Name	Ref. No.	Value	Potential	Site status	Direct impact	Indirect impact
Job's Well House (18 th -19 th century gentry house)	PRN 39912, LB 82163	High	High	Listed Building	Possible	Possible
Job's Well (medieval/post-medieval spring/well)	PRN 20635	Medium	Low	None	Possible	-
Job's Well (18 th century bathing site)	PRN 39911	Medium	Low	None	Possible	-
Archaeological Potential (ancillary features to Job's Well House & Estate)	-	Low	Medium		Possible	-
Archaeological Potential (Bronze Age, Roman, Medieval, post-medieval)	-	Unknown	Low	None	Possible	-
St David's Hospital (19 th /20 th century hospital)	PRN 200, Listed LB 9456,	High	-	Listed Building	-	Possible
Gatepiers, gates & railings S of hospital	PRN 82157, LB 61669	High	-	Listed Building	-	Possible
Trinity College	PRN 201, LB 9441	High	-	Listed Building	-	Possible
Pontgarreg and St David's Hospital Conservation Area	-	High	-	Conservation Area	-	Possible
Historic Landscape Character Area 181 Carmarthen	-	Medium	-	-	-	Possible

10.1.1 The assessment has identified a potential direct impact of proposed development on three historic assets. Plot 1 is focussed on Job's Well House (PRN 39912, LB 82163), an 18th-19th century gentry house, repurposed for use with the nearby hospital from the late 19th century. This is a standing structure, and a listed building, therefore of High

archaeological importance. The site of the medieval well or spring of Job's Well (PRN 20635), and subsequent 18th century bathing site (PRN 39911) may lie in this area, exact location and condition unknown, of Medium archaeological value. As development details are unknown, the extent of potential impacts is also unknown, but development works in this area may have a direct impact upon these remains.

- 10.1.2 A medium potential for ancillary features associated with the post-medieval house and estate of Job's Well House has been identified, likely to be of low archaeological importance. A general archaeological potential for Bronze Age, Roman, Medieval and post-medieval archaeology is also identified for the area, although likely to be a low potential within the proposed development boundaries. Any such remains are of Unknown importance. As specific features are unidentified, and development proposals undefined, potential impact is unknown but direct impacts are possible.
- 10.1.3 The assessment has identified a potential indirect impact upon the setting of six designated historic assets. As development proposals are undefined the scale of impact is unknown, but it is likely to be most significant for the three Grade II listed buildings of Job's Well House (PRN 39912, LB 82163), St David's Hospital (PRN 200, Listed LB 9456) and associated boundary features (PRN 82157, LB 61669). There is a potential lesser indirect impact upon the Grade II listed Trinity College (PRN 201, LB 9441). A potential indirect impact upon the Pontgarreg and St David's Hospital Conservation Area is also identified, likely linked closely to the impact upon the listed buildings described above. A possible indirect impact upon Historic Landscape Character Area 181 Carmarthen, associated with a registered Historic Landscape, is also highlighted, although this is anticipated to be slight.

10.2 Mitigation

- 10.2.1 Given the potential direct and indirect impacts upon historic assets it is possible that further archaeological mitigation measures would be necessary to both assist in development proposals, and to protect the historic environment.
- 10.2.2 As proposed development is likely to impact upon the listed building of Job's Well House, as well as potential impacts on surrounding listed buildings and Conservation Area, detailed proposals should be accompanied by a Heritage Impact Assessment, utilising the principles set out by Cadw in *Heritage Impact Assessment in Wales* (Welsh Government 2017). Such an assessment could also provide a more detailed assessment of the impact upon the setting of these assets.
- 10.2.3 Works upon historic structures such as Job's Well House should be preceded by an appropriate level of Historic Building Recording Survey. Similarly, the former Nurses Accommodation block would also benefit from a rapid survey given its links to the Grade II listed St David's Hospital.
- 10.2.4 An archaeological potential has been identified within the proposed development area, although specific features have not currently been identified. Therefore it may be beneficial for future groundwork associated with development to be undertaken under a targeted Archaeological Watching Brief.

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