

HAVERFORDWEST PUBLIC TRANSPORT INTERCHANGE (HWPTI) SCHEME, HAVERFORDWEST: HISTORIC ENVIRONMENT DESK-BASED ASSESSMENT



Prepared by
DAT Archaeological Services
For: Atkins



DYFED ARCHAEOLOGICAL TRUST

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HAVERFORDWEST PUBLIC TRANSPORT INTERCHANGE (HWPTI) SCHEME, HAVERFORDWEST:

HISTORIC ENVIRONMENT DESK-BASED ASSESSMENT

By

Luke Jenkins

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

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HISTORIC ENVIRONMENT DESK-BASED ASSESSMENT

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**HAVERFORDWEST PUBLIC TRANSPORT INTERCHANGE (HWPTI) SCHEME,
HAVERFORDWEST:
HISTORIC ENVIRONMENT DESK-BASED ASSESSMENT**

EXECUTIVE SUMMARY

DAT Archaeological Services were commissioned to undertake an Historic Environment Desk Based Assessment on a proposed public transport interchange (HWPTI) scheme in Haverfordwest, Pembrokeshire.

A potential Slight Adverse impact upon general medieval, post-medieval and modern archaeological remains was highlighted.

A potential Slight Adverse impact upon the Scheduled Monument of Haverfordwest Castle (PE366), and potential Slight Positive impact on several listed buildings, a conservation area and historic landscape was highlighted.

Suggested mitigation measures include an archaeological watching brief, and considerations for the final design scheme.

CRYNODEB GWEITHREDOL

Comisiynwyd Gwasanaethau Archeolegol DAT i gynnal Asesiad Seiliedig ar Ddesg yr Amgylchedd Hanesyddol ar gynllun cyfnewidfa drafnidiaeth gyhoeddus arfaethedig (HWPTI) yn Hwlfordd, Sir Benfro.

Amlygwyd effaith niweidiol fach bosibl ar weddillion archeolegol canoloesol, ôl-ganoloesol a modern.

Amlygwyd effaith niweidiol fach bosibl ar Heneb Gofrestredig Castell Hwlfordd (PE366), ac effaith gadarnhaol fach bosibl ar sawl adeilad rhestredig, ardal gadwraeth a thirwedd hanesyddol.

Mae'r mesurau lliniaru a awgrymir yn cynnwys briff gwylio archeolegol, ac ystyriaethau ar gyfer y cynllun dylunio terfynol.

1. INTRODUCTION

1.1 Project Proposals and Commission

- 1.1.1 DAT Archaeological Services were commissioned by Atkins, on behalf of their clients Pembrokeshire County Council, to prepare an Historic Environment Desk-Based Assessment on the proposed development works of a new public transport interchange scheme at Haverfordwest Bus Station, Haverfordwest, SA61 2LJ (centred on SM 95522 15835; Figure 1 and Figure 2). Currently the site operates as a bus station and two-storey multi-storey carpark which this scheme of works proposes to redevelop.
- 1.1.2 The proposed development lies in an area of historic and archaeological interest and is situated near recorded medieval and modern historic assets. An assessment of the potential impact of the proposed development upon the historic environment will be a requirement as part of the planning application process for the scheme. The local planning authority will be Pembrokeshire County Council, and the archaeological advisors to the local planning authority is Dyfed Archaeological Trust – Development Management (DAT-DM).
- 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 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 some archive sources may not have been consulted, although 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 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, historic landscape character areas and undesignated archaeological sites. This utilises the best practice guidance in *Setting of Historic Assets in Wales* (2017). This guidance sets out a four-stage approach:
- Stage 1: Identify the historic assets that might be affected by a proposed change or development.
- Stage 2: Define and analyse the settings to understand how they contribute to the significance of the historic assets and, in particular, the ways in which the assets are understood, appreciated and experienced.
- Stage 3: Evaluate the potential impact of a proposed change or development on that significance.
- Stage 4: If necessary, consider options to mitigate or improve the potential impact of a proposed change or development on that significance.
- 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) (where accessible);
 - Aerial photography, satellite imagery and Lidar data;
 - Relevant records held by the developer;
- 1.2.6 The report aims will also include:
- The 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;
 - An assessment of the archaeological potential of the area;
 - An assessment of the likely impact upon the settings of surrounding features of the historic environment; and
 - An 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.
- 1.2.7 A Written Scheme of Investigation (WSI) has been produced by DAT Archaeological Services, this was submitted to, and approved by, DAT-DM in their capacity as archaeological advisors to the local planning authority. A copy is included in Appendix I.

- 1.2.8 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).

An 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).

- 1.2.9 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.

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 Monuments and Listed Buildings are abbreviated as SM and LB accordingly. 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 latest 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 (Ed.11, 2021) 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 Conservation Area 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 Local Development Plan

- 3.1.1 The Pembrokeshire Local Development Plan (LDP) was adopted in February 2013, and runs up to 2021. The replacement LDP is currently being reviewed, and has reached deposit stage, and is therefore to be considered. The LDP sets out the planning development strategy for the area. The LDP policies are set out in line with national policy and guidance outlined above, but applies a rational and consistent basis for decision making at local level. Of particular relevance to the historic environment is policy **GN.38 – Protection and Enhancement of the Historic Environment**.

4. LOCATION, TOPOGRAPHY AND GEOLOGY

- 4.1 Haverfordwest is located in southern Pembrokeshire in West Wales. It is located along the Western Cleddau River and is the County Town. It is located 18km to the south of the town of Fishguard and 8km to the north of the town of Milford Haven. It lies in a broadening of the valley, with hills located to the west and east and a natural crossing place in the river that is likely part of the reason for the location of the town.
- 4.2 The site sits at the base of the valley near the edge of the river. Adjacent to Cartlett Road which runs through centre of the town joining the A40 towards Carmarthen with the A487 towards St Davids.
- 4.3 Currently, the site is used as a two-storey multistorey carpark and bus station which the proposed development would replace.
- 4.4 The bedrock at the site consists of mudstones (Slade and Redhill Formation and the Portfield Formation) and sandstone (Cethins Sandstone Member). The overlying superficial deposits are Glaciofluvial Deposits, Mid Pleistocene – sand and gravel (BGS 2021).



Figure 1: Location map, showing the proposed development site.

Haverfordwest Public Transport Interchange (HWPTI) Scheme: Historic Environment Desk Based Assessment

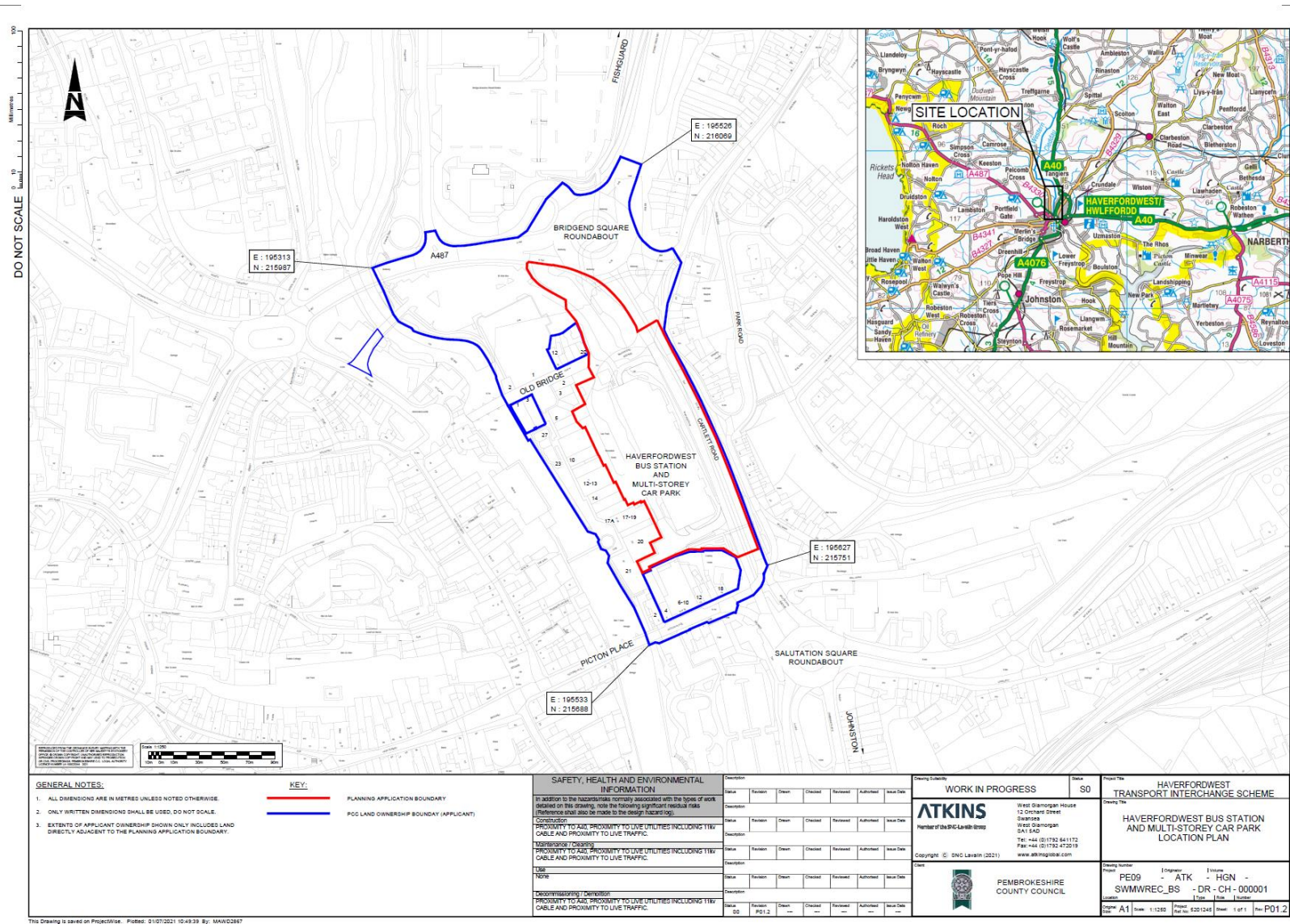


Figure 2: Detailed location plan of the site ownership boundaries (Provided by Client).

5. DESIGNATED HISTORIC ASSETS

5.1 General

- 5.1.1 A search of data held on several databases was made of historic assets within the 0.20km radius search area. This included both designated and non-designated assets. Designated assets from a wider area were examined in order to analyse the potential impacts to their setting from proposed development, detailed below.

5.2 Scheduled Monuments (Figure 3)

- 5.2.1 There are no Scheduled Monuments within the site boundary. There is one Scheduled Monument within the 0.20km search area.
- 5.2.2 (PE366) Haverfordwest Castle sits on a promontory to the 0.17km to the west of the development area. It was established in the early 12th century, and its remains now consist of two round towers, a square tower, a large hall, the curtain wall along most of the north side, with one semi-circular turret and a square tower. The castle was also used as a gaol in 18th and 19th century, and a police station until the mid-20th century, and currently houses the local archives and town museum.
- 5.2.3 The full description of Haverfordwest Castle, as provided in the Cadw Scheduled Monuments Report (available on Cof Cymru - <https://cadw.gov.wales/advice-support/cof-cymru>) is as follows:

The monument consists of the remains of a castle, dating to the medieval period. It stands at the end of ridge falling steeply on all but the western side that overlooks the western Cleddau and tidal reaches at the lowest fordable location.

The castle was founded sometime between 1108 and 1124 by Tancred an immigrant Fleming as part of the encouraged settlement of the cantref of Rhos at this time and is first recorded when held by his son Richard Fitz Tancred in 118, at the time of Gerald of Wales visit in the retinue of Archbishop Baldwin. At this stage the castle will have been a mostly earth and timber construction though with a masonry keep part of which still survives. Richard's heir Robert was removed from the castle in 1210 by King John who in 1215 granted it to William Marshall, Earl of Pembroke. An attack on Haverfordwest in 1220 by Llywelyn the Great burnt the town but failed to breach the castle and it is likely by this time it had been rebuilt in stone. The castle passed to the de Bohun family in the mid thirteenth century and in 1289 was exchanged with Queen Eleanor. In the short period before her death in 1290 the queen spent large sums on the castle and much of the existing masonry which is late 13th century in style can be ascribed to this building program. In the 14th century the castle was held by a series of owners including Edward the Black prince (from 1359 to 1367) and was repaired in the hands of the Crown in 1381-1385. It repulsed an attack during the Glyndwr rebellion in 1405. By the 16th century it was derelict but hastily refortified during the Civil War, lost to Parliamentary forces in 1644, later recaptured and held for a year before surrendered after the battle of Colby Moor, not far to the west in 1645 after the route of a Royalist army on the march. In 1648 it was ordered to be slighted.

The castle is divided into two wards, the inner ward has round towers on the north-west and south-west corners, while the south-east corner has a square tower with an additional projecting turret. The north east corner being defended by the rectangular keep which survives as footings incorporating some early arrow loops. The ward was entered to the west by a gatehouse in a location now occupied by an 18th century building dating to the later use of the castle as a prison. The remains of a spacious hall

with large windows lie on the south side. Private apartments formed part of an east range where later conversion to a prison has blocked windows and seen much of the masonry refaced. The south west and south east towers have three storeys, the latter will have incorporated the chapel and at the base is a postern gate. The northwest tower preserves a wall walk carried on a row of corbels on its east side, much of the exterior masonry was refaced in the later conversion. The interior of outer ward provided a site for a new prison in 1820 and has seen redevelopment to modern times. Little remains of the medieval defences though the curtain wall survives in a much rebuilt form along most of the north side with one small semi-circular turret and one square tower further east. The outer gatehouse of which no trace remains is likely to have been on the west; removal of both outer and inner gatehouses may have begun as a result of the Civil War slighting, completed by the stone robbing and development of later centuries.

The monument is of national importance for its potential to enhance our knowledge of medieval defensive and domestic practices. The monument is well-preserved and an important relic of the medieval landscape. It retains significant archaeological potential, with a strong probability of the presence of both structural evidence and intact associated deposits.

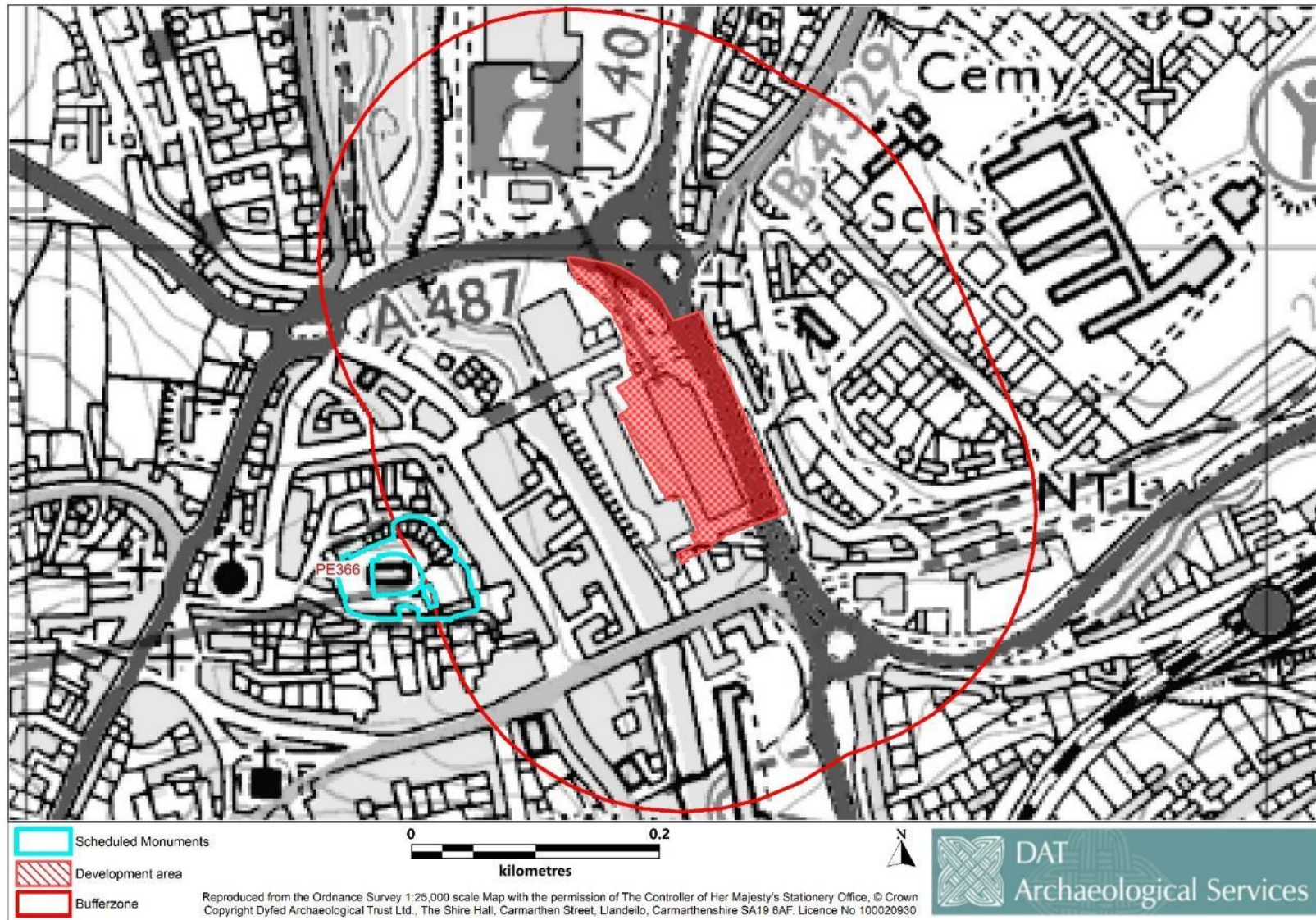


Figure 3: Scheduled Monuments within 0.20km of the proposed development area.

5.3 Listed Buildings (Figure 4 and Figure 5; Table 2 and Table 3)

Grade I and II* Listed Buildings

- 5.3.1 There are no Grade I or Grade II* Listed Buildings within the development area boundary. All the buildings described below lie within the Haverfordwest Conservation Area.
- 5.3.2 There is one Grade I Listed Building within 0.2km of the development area, namely Haverfordwest Castle (LB 12031), which is also a Scheduled Monument (PE366). Details on this building are described in Section 5.2.
- 5.3.3 There are six Grade II* Listed Buildings within the 0.20km buffer zone.
- 5.3.4 Two of these buildings are bridges. The first, 'New Bridge' (LB 12020), is located approximately 160m to the south-west of the development area. This bridge dates to the 19th Century and is flanked by four lamp standards. The second, 'The Old Bridge' (LB 12021) is located approximately 70m to the west of the development area. This bridge dates to the 18th Century, although it has been significantly altered in the years since.
- 5.3.5 Two of the listings pertain to the Shire Hall (LB 12110 and 12111) located 185m to the southwest of the development area. These refer to the Shire Hall itself (LB 12110) a mid-18th Century Hall built for use as an assize court, and its railings and exterior features (LB 12111), which are thought to be contemporary.
- 5.3.6 Two of the listings refer to terraced houses: Numbers 36-38 (LB 12122) and Numbers 40-42 (LB 12123) High Street located 180m to the southwest of the development area. These are thought to be late 17th/early 18th century re-fronted properties of a high quality.

Grade II Listed Buildings

- 5.3.7 There are no Grade II Listed Buildings within the development area. There are 69 Grade II Listed Buildings within 0.2km of the development area.
- 5.3.8 Of these the majority are located along Quay Street, Victoria Place, Castle Square, Bridge Street and Old Bridge Street between 100m and 200m away from the development area. These in all cases refer to either domestic, commercial or ecclesiastical buildings dating to the post-medieval period.
- 5.3.9 Of these buildings eleven are located close to the development area and are more likely to be indirectly impacted by the proposed development. The details of these listings are included below.
- 5.3.10 Three of these listings are ecclesiastical and associated with the Hill Park Baptist Church located across Cartlett Way to the northeast of the development area. The first, the chapel itself (LB 12205), was built in the classical style in 1881. The second, a Sunday school (LB 12206), was formerly a chapel which the current chapel replaced. The third includes the railings and exterior features associated with the Sunday school (LB 12207).
- 5.3.11 Four of these listings refer to domestic dwellings (LB 87037, LB 21508, LB 12202). These are typically terraced houses dating to the 19th Century or are much altered buildings from 18th Century.
- 5.3.12 Two of these listings refer to inns or hotels. The first the 'County Hotel' (LB 12236), formerly 'The Salutation Inn' located immediately to the southeast of the development area. This hotel is thought to date to the mid-19th century and is still in use today. Secondly, Number 10 Old Bridge Street (LB 12190), is located approximately 30m to the northwest of the development area. This was a former commercial Inn for working travellers.

- 5.3.13 One of the buildings is a former warehouse located immediately to the northwest of the development area. Number 7 Old Bridge Street (LB 12184), formerly 'Archie Griffiths Warehouse', is a mid-19th century warehouse now used as offices and a shop. The rear boundary wall to the site, part of the original boundary and curtilage associated with the listed building, lies within the proposed development area.



Figure 4: Listed Buildings within 0.20km of the development area.



Figure 5: Listed Buildings included separately (Figure 4).

Table 2: Grade I and II* Listed Buildings within 0.20km of the development area.

Listed Building No	Name	Grade	Description	NGR
12031	Haverfordwest Castle	I	Remnant of C12-13 castle, principally the shell of the great keep with two towers.	SM 95343 15728
12020	New Bridge and four lamp standards	II*	Road Bridge	SM 95519 15689
12021	The Old Bridge	II*	Repaired by order of the mayor and corporation AD 1829.	SM 95404 15876
12110	The Shire Hall	II*	Built in 1835-7 for assize courts.	SM 95414 15609
12111	Railings, gates, steps and retaining wall to the Shire Hall	II*	Terrace wall and railings probably contemporary with the Shire Hall, built in 1835-7.	SM 95411 15623
12122	Nos. 36 and 38 High Street	II*	Pair of mid to late C18 terraced houses.	SM 95365 15628
12123	Nos. 40 and 42 High Street	II*	Probably late C17 to early C18 core; later re-fronted.	SM 95374 15632

Table 3: Grade II Listed Buildings within 0.2km of the development area.

Listed Building No	Name	Grade	Description	NGR
12027	Nos. 43, 45 & 47 Bridge Street (Fishguard Arms P.H.)	II	Early to mid C19 terraced house in short row presumably on ancient site on approach to the Old Bridge. No 43 is much altered.	SM 95374 15852
12028	2 Bridge Street (Premises of Osborn and Perkins)	II	Terraced house and shop. Painted stucco with ornate C19 eaves cornice of close-spaced large modillion brackets, and slate roof.	SM 95429 15693
12029	The Milford Arms Inn	II	Early to mid C19 inn, originally the Lamb and Flag.	SM 95720 15685
12032	The Governor's House	II	Former prison governor's house, rubble stone, with slate roof and rubble stone end stacks. Castellated Gothic style. Two storeys, three bays with projecting round centre tower and rendered castellated parapets.	SM 95327 15721
12034	Castle Hotel	II	Recorded from the early C18. Former coaching inn, painted roughcast with slate gabled roof projecting at eaves, and roughcast large end stacks.	SM 95418 15657
12035	Nos. 2 and 3 Castle Square	II	Earlier C18 house and shop.	SM 95423 15628
12036	Friars Vaults Inn	II	Early C19 front possibly to earlier building.	SM 95446 15691
12108	No. 43 High Street	II	C19 re-facing of gable-ended house possibly of medieval origin.	SM 95382 15610
12109	No. 43 High Street	II	Mid C19 large commercial building, for most of C20 and late C19.	SM 95397 15611
12112	The Olde Three Crowns	II	C18 inn, recorded as the Old Three Crowns through the C19.	SM 95427 15625
12158	1 Gloucester Terrace	II	Terraced house in row of eight matching houses on raised railed terrace of c. 1840.	SM 95309 15837
12159	Railings in front of Nos 1-6 Gloucester Terrace	II	Probably contemporary with the Gloucester Terrace of c. 1840.	SM 95291 15842
12184	No. 7 Old Bridge (Archie Griffith's Warehouse)	II	Earlier C19 warehouse.	SM 95480 15902

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12187	Nos. 23 and 25 Old Bridge	II	One of a mirrored pair of mid to later C19 houses, with No 23.	SM 95555 15962
12188	No. 2 Old Bridge	II	Mid to later C19 premises, renewed in late C20.	SM 95421 15895
12189	No. 4 Old Bridge	II	Mid to later C19 terraced building of which facade only was retained in late C20 development	SM 95429 15898
12190	No. 10 Old Bridge	II	Former Commercial Inn, earlier to mid C19.	SM 95454 15910
12192	NO.18 Old Bridge	II	Mid to later C19.	SM 95475 15920
12193	NO.20 Old Bridge	II	Mid to later C19.	SM 95480 15922
12195	Allied House	II	C19 warehouse, now shop and offices.	SM 95322 15874
12196	Ebenezer Chapel	II	Calvinistic Methodist chapel dated 1817 and 1844, set back behind two-storey schoolroom building of 1886. The present chapel probably dates from 1844.	SM 95284 15895
12197	Dwarf wall, railings and gates before the Ebenezer Chapel	II	Cast-iron railings and gates, probably of 1884-6	SM 95292 15903
12200	The Former Masonic Hall	II	Former Masonic Hall now night club. Built in 1871-2.	SM 95590 15694
12201	Picton House	II	Built probably in the later 1830s.	SM 95538 15712
12202	No. 18 Picton Place	II	Terraced house, early to mid C19.	SM 95589 15731
12205	Hill Park Baptist Church	II	Baptist chapel of 1888-91.	SM 95562 15973
12206	Sunday School to Hill Park Baptist Church	II	Former Baptist chapel, now schoolroom, built 1857-8.	SM 95573 15987
12207	Railings, gates and gate piers to Hill Park Baptist Chapel	II	Terrace wall with railings and gate piers at left end, probably contemporary with the first Hill Park Baptist chapel, of 1858.	SM 95561 15991
12208	Balfour Conservative Club and	II	Former Pembrokeshire & Haverfordwest Savings Bank of 1861-2.	SM 95439

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	railings			15599
12210	Nos. 5 and 7 Quay Street	II	Building of uncertain date, C19 external detail, but with low proportions that may indicate a C18 core.	SM 95449 15593
12211	Nos. 9, 11 and 13 Quay Street	II	Mid C19 terraced house.	SM 95454 15587
12212	Wilton House	II	House, now hotel, with mid to later C19 detail, possibly to an earlier core.	SM 95461 15603
12213	No 8 Quay Street (Premises occupied by 'Margaret's')	II	Earlier C19 terraced house.	SM 95469 15593
12214	10 Quay Street (Premises occupied by the New Studio and Gift Shop)	II	Early to mid C19 front.	SM 95476 15587
12236	The County Hotel	II	Early C19 hotel, formerly called the Salutation Hotel, said to date from 1842.	SM 95597 15741
12242	Nos. 1 and 3 Victoria Place	II	Part of a development at the entrance of the town completed in 1839.	SM 95445 15642
12243	Nos. 4, 6 and 8 Victoria Place	II	Part of a development at the entrance of the town completed in 1839.	SM 95445 15642
12244	No. 12 Victoria Place	II	Part of a development at the entrance of the town completed in 1839.	SM 95493 15689
12245	Warehouse at rear of No. 12 Victoria Place	II	Large riverside warehouse, probably earlier C19 built after the New Bridge and Victoria Place, which date from the 1830s.	SM 95485 15705
13010	No. 10 Victoria Place	II	Part of a development at the entrance of the town completed in 1839.	SM 95486 15686
13035	No. 20 Bridge Street (including Hylton John Boys Shop)	II	Early to mid C19 terraced house	SM 95388 15756
13046	Telephone call-box on NW abutment of Old Bridge	II	This example dating from before 1953.	SM 95383 15870
15883	Nos. 44 and 46 High Street	II	One of a pair of altered late Georgian buildings,	SM 95387 15640
21508		II	A C19 rebuilding of an earlier house	SM 95551

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				15943
87032	15 Quay Street	II	Mid C19 terraced house,	SM 95460 15580
87034	The Post Office	II	Post Office, built in 1934-6.	SM 95489 15575
87037	Hillside Cottage	II	One of a mirrored pair of mid to later C19 houses	SM 95554 15956
87039	Nos. 43, 45 & 47 Bridge Street (Fishguard Arms P.H.)	II	Early to mid C19 terraced house	SM 95378 15854
87041	The Fishguard Arms Inn	II	Early to mid C19 large inn in short terraced row.	SM 95386 15857
87042	44 & 46 Bridge Street	II	Late C18 commercial premises.	SM 95339 15831
87044	2 & 3 Castle Square	II	Early C18 house, now commercial premises.	SM 95431 15685
87049	The War Memorial	II	Pembrokeshire county war memorial, 1921	SM 95605 15695
87073	5 Victoria Place	II	Completed in 1839.	SM 95453 15646
87074	Lloyds Bank	II	Completed in 1839.	SM 95466 15651
87075	9 Victoria Place	II	Completed in 1839.	SM 95476 15657
87076	11 Victoria Place	II	Completed in 1839.	SM 95482 15660
87077	13 Victoria Place	II	Completed in 1839.	SM 95488 15563
87078	15 and 17 Victoria Place	II	Completed in 1839.	SM 95495 15667
87079	6 Victoria Place	II	Completed in 1839.	SM 95472 15678

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87080	8 Victoria Place	II	Completed in 1839.	SM 95479 15682
87081	11 Quay Street	II	Mid C19 terraced house.	SM 95457 15584
87093	42 High Street	II	Terraced house, probably late C17 to early C18 core,	SM 95381 15637
87094	46 High Street	II	One of a pair of altered late Georgian buildings.	SM 95393 15642
87110	2 Gloucester Terrace	II	Terraced house in row of eight matching houses on raised railed terrace of c. 1840.	SM 95304 15837
87111	3 Gloucester Terrace	II	Terraced house in row of eight matching houses on raised railed terrace of c. 1840.	SM 95299 15836
87112	4 Gloucester Terrace	II	Terraced house in row of eight matching houses on raised railed terrace of c. 1840.	SM 95294 15836
87113	5 Gloucester Terrace	II	Terraced house in row of eight matching houses on raised railed terrace of c. 1840.	SM 95289 15835
87114	6 Gloucester Terrace	II	Terraced house in row of eight matching houses on raised railed terrace of c. 1840.	SM 95284 15834
87115	7 Gloucester Terrace	II	Terraced house in row of eight matching houses on raised railed terrace of c. 1840.	SM 95279 15834

5.4 Conservation Areas (Figure 6)

- 5.4.1 The proposed development area lies within the eastern most section of the Haverfordwest Conservation Area. The Planning (Listed Buildings and Conservation Areas) Act 1990 states that a Conservation Area is '*...of special architectural or historic interest, the character of which it is desirable to preserve or enhance*'.
- 5.4.2 Haverfordwest Conservation Area was designated in 1975 and comprises the medieval core of the town, including the Castle (PE366), St. Thomas Green, Market Street and High Street. Councils have a duty to identify areas that have a character worthy of protection and to designate them as Conservation Areas. They are required by law to formulate policies and proposals for their preservation and enhancement. The 'Haverfordwest Conservation Area Character Appraisal and Management Plan' was published in 2014 by Pembrokeshire County Council.
- 5.4.3 'Haverfordwest Conservation Area Character Appraisal and Management Plan' lists the key characteristics of the conservation area to be:
- Historic market town with a long history inherently connected with the establishment of the Castle.
 - Natural characteristics of the landscape and underlying landform that have influenced the plan of the town.
 - The setting of the town on the banks of the Cleddau.
 - Historic medieval street patterns, layout and burgage plots that remain evident in the modern town.
 - A clear hierarchy of streets and spaces.
 - The integrity and completeness of the historic street pattern of the area reinforced by the consistency of the building line and overall scale and massing of buildings.
 - Architecturally distinctive landmark buildings, providing focal points of interest within the town and from a wider area.
 - Significant views into, out of and within the Conservation Area.
 - 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 Ancient Monuments and a large number of Listed Buildings.
 - Fine examples of historic shop fronts.
 - High concentration of religious and ecclesiastical architecture.

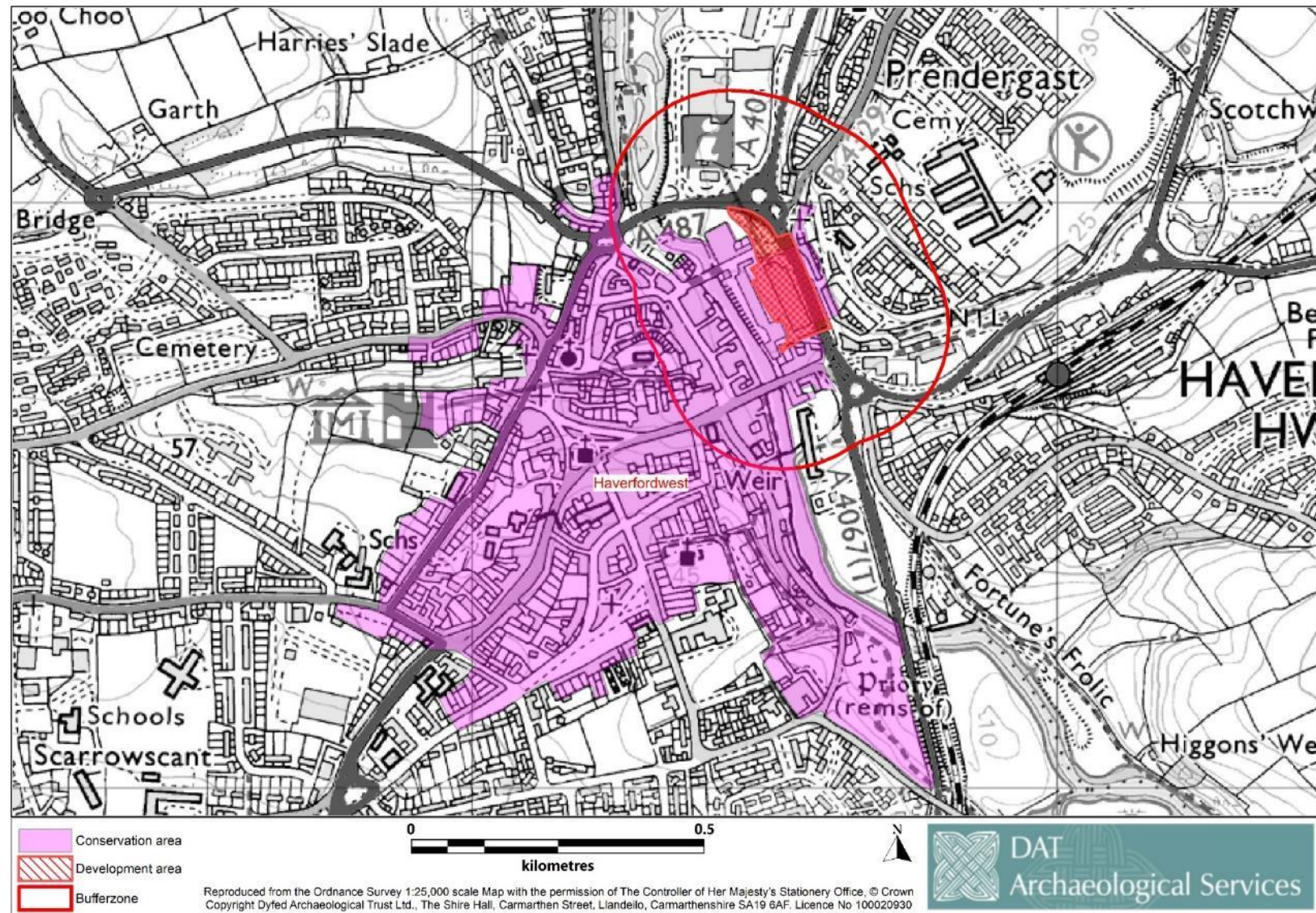


Figure 6: Conservation areas within 0.2km buffer zone.

5.5 Registered Historic Landscapes

5.5.1 The proposed development lies within the northern boundary of the Milford Haven Waterway (HLW (D) 3) Registered Historic Landscape.

5.5.2 The full description of the Milford Haven Waterway registered landscape is as follows:

The Haven is a ria or drowned valley flooded after the end of the last Ice Age; its deep yet sheltered waters extend 30km inland of its mouth, before dividing into the Eastern and Western Cleddau which continue as tidal rivers for some distance. Tributaries such as the Pembroke, Carew and Cresswell Rivers and several smaller pills flowing into the Haven, significantly increase the length of its meandering and incised shore and coastline. On either side and extending to the Dale and Angle peninsulas at the Haven's mouth, the low coastal plateau of south Pembrokeshire seldom rises above 80m above OD. The littoral landscape of Milford Haven encapsulates the whole chronological range of maritime conquest, settlement, commerce, fishing and defence from the 11th century to the changing realities of the late 20th century. This is a highly articulate and distinctive land and seascape; its integrity is its highest factor. It exhibits both continuity and adaptation and its overall setting and range of features make it unique in Wales if not in Britain. Yet, despite its robust adaptation to the modern industrial and maritime operations of the oil and power industries, the integrity of this multiperiod coastal landscape also depends on the conservation of its historic elements. Iron Age promontory forts are sited on several of the headlands at the entrance and along the course of the Haven and the Daugleddau. Early medieval, Christian and Viking sites are evidenced on place-name, documentary and epigraphic grounds, such as Early Christian Inscribed Stone monuments, but are no longer visible in the landscape. By contrast, the Norman conquest, achieved by coastally sited castle-boroughs, is still dramatically present at Pembroke, at Haverfordwest, and at Carew, all sited on the upper reaches of the rivers. Carew did not develop into a borough, and excavations, combined with a historic landscape study of Carew parish, has shown that a Dark Age stronghold and possible Romano-British site preceded the Norman castle, an indicator perhaps of similar pre-Norman foci at Pembroke and Haverfordwest. The precocious growth of these boroughs by the 13th century was partly because of their use as springboards for the Norman invasions of Ireland. In more recent times, the construction of the Cleddau bridge marked the end of a network of cross-Haven ferries, which explains the historic pattern of communications and settlements on the shores of the Daugleddau still visible in surviving traces of landing places, piers and jetties. Early cross- Haven routes led to St Davids and Dark Age embarkation and landing points. At the turn of the 18th and 19th centuries, two new towns were constructed, Milford in 1790 by Sir William Hamilton, and Pembroke Dock in 1802 when the Royal Naval Dockyard was transferred from Milford. Both towns have regular planned layouts, both have experienced a history of boom and slump in shipbuilding, fishing and as railheads and ocean terminals. Despite some major changes in the late 20th century, they both preserve distinctive townscapes and waterfronts and much still remains of the Naval Dockyard. Changes in the ship sizes and technology meant that with the construction of these two towns, an earlier pattern of more dispersed coastal trade from places like Dale and Angle at the mouth of the Haven, and gradually from Pembroke and Haverfordwest, was relocated and concentrated in the new docks.

5.5.3 In summary, the landscape is focussed on the river valley, with the historic landscape encapsulating the whole chronological range of maritime conquest,

settlement, commerce, fishing and defence, particularly from the 11th century through to the 20th.

- 5.5.4 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.
- 5.4.5 The proposed development lies within the Haverfordwest Historic Landscape Characterisation area. The historical development of the area is described thus:

Haverfordwest is the county town of Pembrokeshire and was one of the largest towns in medieval Wales. There is no archaeological evidence for any activity on the site of the town prior to the Anglo-Norman conquest and the establishment of the castle by 'Tancred the Fleming' in 1100-1110. The town and castle occupy the lowest bridging point of the Western Cleddau, the strategic and economic value of which were factors in the choice of site and its subsequent development. The castle became the centre of an Anglo-Norman lordship, Rhos or Haverford, which nominally, at least, was a member of the Earldom of Pembroke. Around the castle developed a small settlement, known as the 'Castleton', which contained the parish church of St Martin and was eventually walled, but there is no record of a charter until 1207 when the town had already developed to a considerable size. The charter granted market and fair privileges to the lord Robert FitzTancred, and there is evidence that cloth manufacture was undertaken during this early period, in addition to mercantile activity at the town quay. An Augustinian priory had been founded before 1210, had had the additional parish churches of St Mary and St Thomas. The church at Prendergast, though not lying within the medieval borough, is earlier, having been established during the early 12th century. By 1300, the town was of a considerable size, with over 300 burgages (larger than any of the castle-boroughs of North Wales), an additional marketplace at St Mary's and settlements both here and around St Thomas's. There is no evidence, however, that this development was ever enclosed within town walls. An indication of the town's importance is that it lies at the nodal point of 13 route-ways. Haverfordwest declined after the Black Death in the mid-14th century and areas of settlement were abandoned. However, it was granted a charter of incorporation in 1479, and during the 16th century took over the role of county town from Pembroke. The castle which was 'utterly decayed' became the county gaol. It was rebuilt in 1866 but closed in 1878. By the mid-16th century Haverfordwest could be described as 'the best built, the most civil and quickest occupied town in South Wales'. Further expansion was checked by plague which, in the mid-17th century, claimed a fifth of the population. The silting of the river, and the establishment of a port at Milford Haven in the 1790s, signalled the end of its role as a port. However, its status as county town and as a local market centre has continued, assisted by its incorporation into the railway network in 1854. The greatest expansion of Haverfordwest has occurred during the 20th century with the establishment of sizeable suburbs at Merlin's Bridge, Albert Town, around the railway station and the earlier church at Prendergast.

- 5.5.6 A description of the essential historic landscape components is described thus:

The core of the town retains many of its historic components, notably its street-plan, burgage-plots and churches. The castle, established on a bluff overlooking the west bank of the Cleddau., also survives. The initial walled settlement or 'Castleton' lies immediately west and north of the castle, around the church of St Martin, within which is an informal arrangement of streets. However, neither the town wall nor gates survive. The main town bridge was, until the construction of New Bridge in 1835, located 200

metres upstream of the present structure. The church of St Mary was established within a triangular marketplace, separated from 'the Castleton' by the steep valley of a now-culverted stream called 'Shitters' Brook', giving an indication of its original function. A semi-grid pattern of streets leads west and south from St Mary's. Within one of these 'grids' lies St Thomas' church, but there is no evidence that St Thomas Green was originally an open space. The priory ruins lie on the west bank of the Cleddau immediately south of the town, while the Dominican Friary established in 1256 on a more cramped site between the castle and the river has gone. Post-medieval rebuilding within the town includes 18th century and 19th-century buildings with town houses in the Georgian tradition. These can be of good quality and there are 245 listed buildings within the historic town. The castle and 19th century county gaol buildings, and a number of warehouses associated with the former quay, also survive. Subsequent development is post-medieval and suburban in nature, and most of it is late. Albert Town and Prendergast comprise mostly 19th century terraces, with later schools and sports grounds at Albert Town. Merlin's Bridge is a council estate established after World War 2, divided from the town by a green space either side of Merlin's Brook, through which runs the railway line and the A40 Haverfordwest bypass. Other 20th century developments include the hospital to the north of the town, the late 20th century county hall next to the priory ruins, and some limited alterations to the road system within the historic town.

Haverfordwest is a very distinctive historic landscape character area and contrasts with neighbouring farmland.

5.6 Registered Historic Parks & Gardens

- 5.6.1 There are no registered historic parks and gardens in the study area, the closest being Haverfordwest priory, a Grade I registered historic park and garden (reference PGW(Dy)62(PEM)) located 0.61km to the south of the development area.

6. NON-DESIGNATED HISTORIC ASSETS

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 0.2km radius area around the proposed development.
- 6.1.2 The HER records 33 assets within the search area (Table 4). A further six assets not recorded on the HER were recorded on the NMR held and maintained by the RCAHMW (Table 5), the majority of which relate to listed buildings (Section 5). The Portable Antiquities Scheme database also records three findspots from the general area which will be discussed in the text.
- 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 recorded assets pertaining to that period.

6.2 Prehistoric

- 6.3.1 There are no prehistoric sites recorded within the 0.20km radius study area.

6.3 Roman Period

- 6.3.1 There are no sites of this period recorded within the study area, although evidence of activity dating to this period is indicated by four Roman coins recorded by the Portable Antiquities Scheme 50m to the east of the development area (PAS 364941-4). However, these finds were part of a large corpus of work by Peter Guest and Nick Wells and it is thought that this location refers to the general area of Haverfordwest rather than any specific location. Nevertheless, it suggests that there was activity occurring in the area during the Roman period and there is a long held belief that Haverfordwest would have provided a bridgeable point of the river for a Roman road heading west, although projections of known segments of Roman road may suggest a more northerly bridging point.

6.4 Medieval Period

- 6.4.1 As an important medieval town with central castle (PE 366) the medieval core of Haverfordwest is well known. Consequently, four records pertaining to this period are included on the HER. The development 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. The development of the castle is discussed in section 5, 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 initial 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, although the focus appears to have been the western banks. By 1300 Haverfordwest 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 but 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.

- 6.4.2 Approximately 100m to the south-west of the development area is Black Friars (PRN 3323). This is known to be the former location of the house of the Friar Preachers, established on this site in 1256, and continuing until the 16th century Dissolution. Large amounts of human bone have been recovered from this area in the last 100 years.
- 6.4.3 A fulling mill (PRN 12515) is recorded 180m to the south of the development area. This feature is not visible today.
- 6.4.4 Vaulted cellars in a 19th century shop are recorded at Swan Square (PRN 121842) that are thought most likely to be Medieval in origin, recorded 1.2km to the west of the development area.
- 6.4.5 Foundations of a building (PRN 13094) thought likely to have once been the north gate to the Medieval town of Haverfordwest were found 200m to the northwest of the development area. All of the above sites lie on the west side of the river.

6.5 Post Medieval & Modern Period

- 6.5.1 There are two non-designated heritage assets recorded as being in the development area on the HER, both post-medieval and modern in date.
- 6.5.2 The first is a drill hall (PRN 107821) recorded as being in the development area, dating to the First World War where it was used at that time as a recruitment centre, later associated with the 2nd Battalion Home Guard during the Second World War. No trace of this asset remains today. The second an 18th or 19th century stone ramp (PRN 121831). This would appear to refer to remnants of a former slipway that have since been incorporated into the stonewall the marks the rear boundary of No.7 Old Bridge Street. This slipway appears to have access tidal marshy ground to the south, visible on historic mapping until the 1960s when it was redeveloped as a car park and may have been associated with deliveries to the No.7 Old Bridge Street, which operated as a warehouse.
- 6.5.3 There are numerous post-medieval records included in the searches within the 0.2km buffer zone. Mostly these refer to residential or commercial premises to the west of the development area within the town centre. Many of these records are also Listed Buildings (Section 5.3), the character of which are also described in the Haverfordwest Conservation Area description (Section 5.4).
- 6.5.4 A internment camp from World War I (PRN 109313) is recorded as being to the northeast of the development area. However, the address given is Haverfordwest, Pembroke, and the true location of this camp is unknown.
- 6.5.5 A Second World War military camp (PRN 109325) consisting of a complex of 22 Nissen huts was noted on historical aerial photography 100m to the northeast of the development area. This area has since been completely redeveloped.



Figure 7: Non designated heritage assets within 0.2km of the development area.

Table 4: HER entries within 0.2km of the development area.

PRN	Name	Period	Description	Grid reference
3323	Black Friars	Medieval	On this site stood the house of the Friar's Preachers. During the last century many human bones have been dug up in the immediate area.	SM95431571
4537	Quay Street Warehouse	Post Medieval	19 th century warehouse.	SM95481560
8784	Bridge Street Nos.33 And 35	Post Medieval	Occupied houses in Haverfordwest. RPS July 2001	SM95381579
12515	Haverfordwest; Ancellislade	Medieval	A medieval fulling mill in Haverfordwest recorded in historic documents; whose exact location is not known.	SM956156
13094	North Gate	Medieval	Foundations of a structure found in Haverfordwest. Presumed to be the site of the North Gate.	SM95241597
20463		Post Medieval	In a field beyond Rock Cottage, tradition locates the burial ground of victims of the Plague. Arch Camb 1903.	SM956157
20664	Bridge Street No.4;Western Telegraph	Post Medieval	Terraced house	SM95431570
103342		Post Medieval	Buildings recorded on the 1907 2nd edition Ordnance Survey map. Not shown on mastermap (M.Ings, 2012)	SM95731575
107821	Haverfordwest Drill Hall; 2nd Battalion Home Guard Pembrokeshire	Modern	Haverfordwest drill hall is listed in 1914 in Jubilee Gardens. It is listed as one of the recruitment centres in various newspapers of the time (Pembrokeshire County Guardian, Llanelli Star). Previously the Drill Hall in 1910 is listed as 18 Upper Mar	SM95571584
109313	Haverfordwest	Modern	Recorded as one of nine places of internment by the Prisoner of War Information Bureau in 1919. It is recorded as being a working camp under Frongoch. The address is Haverfordwest, Pembroke, but the exact location of the camp is not known.	SM957160
109325		Modern	Military camp, consisting of a complex of at least 22 'Nissen' huts of both 24 foot and 16 foot spans. Plotted off 1946 aerial photographs. Modern OS mapping and aerial photographs show that the site has been entirely redeveloped. Recorded by RJC Thom	SM 9566 1595

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110403	3rd Pembs Battalion Homeguard Hq, 3 Picton Place	Modern	Pembrokeshire 3rd Battalion Home Guard Headquarters was located at 3rd Picton Place, Haverfordwest. A Pyper 2017	SM9556515690
121823	No. 28 Bridge Street	Post Medieval	Mid to late 19th Century house.	SM9537215786
121825	No. 45 Swan Square : Swan Hotel	Post Medieval	Post Medieval Building. No longer known as the Swan Hotel.	SM9533615847
121827		Post Medieval	18th to 19th Century Building used as a warehouse.	SM95471593
121830	No. 15 Bridge Street	Post Medieval	Early to Mid 19th Century terraced house. Much altered.	SM9540815754
121831		Post Medieval	18th to 19th Century ramp built of stone rubble.	SM95491588
121832		Post Medieval	Late 18th Century or Early 19th Century Warehouse.	SM9551315612
121833	No. 3 Old Bridge	Post Medieval	19th Century, 2 storey terraced house.	SM9543815881
121834	No. 1 Old Bridge	Post Medieval	19th Century 2 storey building.	SM9543015877
121838		Post Medieval	19th Century outbuildings.	SM95471592
121839		Post Medieval	18th Century rubble wall.	SM9540815754
121840	No. 3 Bridge Street	Post Medieval	19th Century Building.	SM9543515710
121841	No. 23 & 25 Old Bridge	Post Medieval	19th century, 2 storey building. Part of a terrace.	SM95441590
121842	Swan Square	Medieval	Vaulted cellars below present street. Possibly medieval.	SM95351584
121845	No 18 Old Bridge	Post Medieval	Post Medieval Outbuildings.	SM9547415937
121846	No 7 Old Bridge	Post Medieval	Post Medieval terraced house.	SM9544415902
121847	Nos 5 And 6 Old Bridge	Post Medieval	Post Medieval Building, part of a terrace.	SM9543715900
121848	No 8 Old Bridge	Post Medieval	Post Medieval Building part of a terrace.	SM9544815905
121849	No 13 Cartlett Street	Post Medieval	Post Medieval building, part of a terrace.	SM9560415844
121851	No 1 Bridge Street	Post Medieval	Post Medieval Building, part of a terrace.	SM9543915701

Table 5:NMR entries within 0.2km of the development area.

NPRN	Name	Period	Description	Grid reference
21667	Bridge Street, 33 And 35, Haverfordwest	Post Medieval	19th century terraced house	SM9537315809
305255	J. And G. Bland's Garage And Showroom, Haverfordwest	Post Medieval	Garage	SM95521597
30128	Quay Street, Haverfordwest	Post Medieval	19th century house	SM9550715550
22529	Bridge Street, 35, Rear Store, Haverfordwest	Post Medieval	19th century rear store	SM9538115826
411648	Ebenezer Row, No. 3, 4, & 5	19th Century	Terraced houses	SM95291588
21666	Bridge Street, 24a, Haverfordwest	Post Medieval	Terraced house	SM9538015771

7. ASSESSMENT OF EVIDENCE

7.1 General

- 7.1.1 Sections 5 and 6 have laid out the known archaeological resource for the area, recorded on the regional databases of historic assets. The following section examines some of the main sources of information that could expand the current understanding of the archaeological resource and highlight previously unrecorded historic assets.

7.2 Previous Archaeological Work

- 7.2.1 No intrusive archaeological investigations (excavations, evaluations or watching briefs) have previously been undertaken within the development area.
- 7.2.2 The nearest archaeological excavations to the site were undertaken by Dyfed Archaeological Trust at Old Bridge, on Old Bridge Street (Murphy 1989). Two trial trenches were excavated near to the western edge of the development area. No archaeological remains were present with findings confirming that the site was once a marshy area to the east of the original town.

7.3 Historic Mapping

E. Bowen View of Haverfordwest

- 7.3.1 One of the earliest depictions of the development area is in a view of Haverfordwest by E. Bowen in 1729 (Figure 8). This map depicts the development area, in the approximate, seen here as a roughly drawn foreground of an uninhabited marshy area with the town being exclusively on the western bank of the river.

Tithe Maps

- 7.3.2 The development area is detailed in the 1842 Prendergast parish tithe map (Figure 9). This map shows the development area on the southern edge of the small village of Prendergast which was later incorporated into the Town of Haverfordwest. This map shows a small enclosure with possible small rectangular building along its eastern extent. Analysis of the accompanying apportionment reveals that the detailed enclosure is the 'Jubilee garden' owned by the Corporation of Haverfordwest. This was a market garden occupied by James Morse. The name 'Jubilee' suggests it may have been created in *circa* 1809 to mark the golden jubilee of George III, subsequent jubilees post-dating this map. The surrounding area to the northeast details a field-scape surrounding the linear settlement of Prendergast which is likely of medieval origin.
- 7.3.3 The area to the south and west of the development area is detailed in a separate map 'The Enlarged Plan of St Martins Parish' from 1842 (Figure 10). This shows the Town of Haverfordwest, a larger settlement with a similar layout to today.

1890 25inch 1st Edition Ordnance Survey Map

- 7.3.4 The 1890 6inch 1st Edition Ordnance Survey mapping of Haverfordwest shows the expansion of Haverfordwest and Prendergast to form a single town (Figure 11). The main part of the development area is still labelled as the 'Jubilee Gardens', now surrounded by clusters of houses for which the gardens are presumed to serve as a village green, although the area also has a semi-industrialised feel. The western edge of the gardens are lined with yards and stables and associated industrial buildings, the south-eastern edge of the gardens are lined with a bank

of six large limekilns, most of which appear to be in operation at this time, burning limestone to produce quicklime, in what would presumably have been an unpleasant site to live next to. At least two smithies also lie adjacent. One other notable development is the formalization of 'Cartlett Road' running along the eastern part of the development area, a similar route to what it follows today.

- 7.3.5 This map also shows the formalization of Haverfordwest town into a layout almost identical to today. The buildings shown here include many of the designated Heritage assets described in Section 5.

1907 25 inch 2nd Edition Ordnance Survey Map

- 7.3.6 Little if any change has occurred between the publication of the 1906 Ordnance Survey 1st Edition mapping (1890) and the Ordnance Survey 2nd edition 25" map published in 1907.

1939 6 inch 4th Edition Ordnance Survey Map

- 7.3.7 The Ordnance Survey 4th edition 6" map published in 1939 shows the Jubilee Garden within the development area has now been partially developed, with large irregular buildings established at the northern and southern ends of the former 'Jubilee Gardens' (now confined to a central square). The northernmost building would appear to represent the drill hall (PRN 107821) noted on the HER. Little change is noted in the surrounding area. One possible building in the eastern part of the development area is also noted in historical aerial photography (below).
- 7.3.8 The lime kilns detailed on previous mapping are now not visible, and appear largely to have been removed or redeveloped, with only the southernmost kiln marked.

1966-7 25 inch Ordnance Survey Map

- 7.3.9 By the mid-1960s the remainder of the gardens had become a car park, as had the former marshy riverside to the west of the development area, presumably both open car parks. The drill hall (PRN 107821) is now the TA Centre, the northernmost of the two buildings on the former gardens, the southernmost building is labelled as a garage. The former industrial buildings along the west edge have been redeveloped, or repurposed with another garage occupying one of the buildings. No evidence of the lime kilns is now marked.

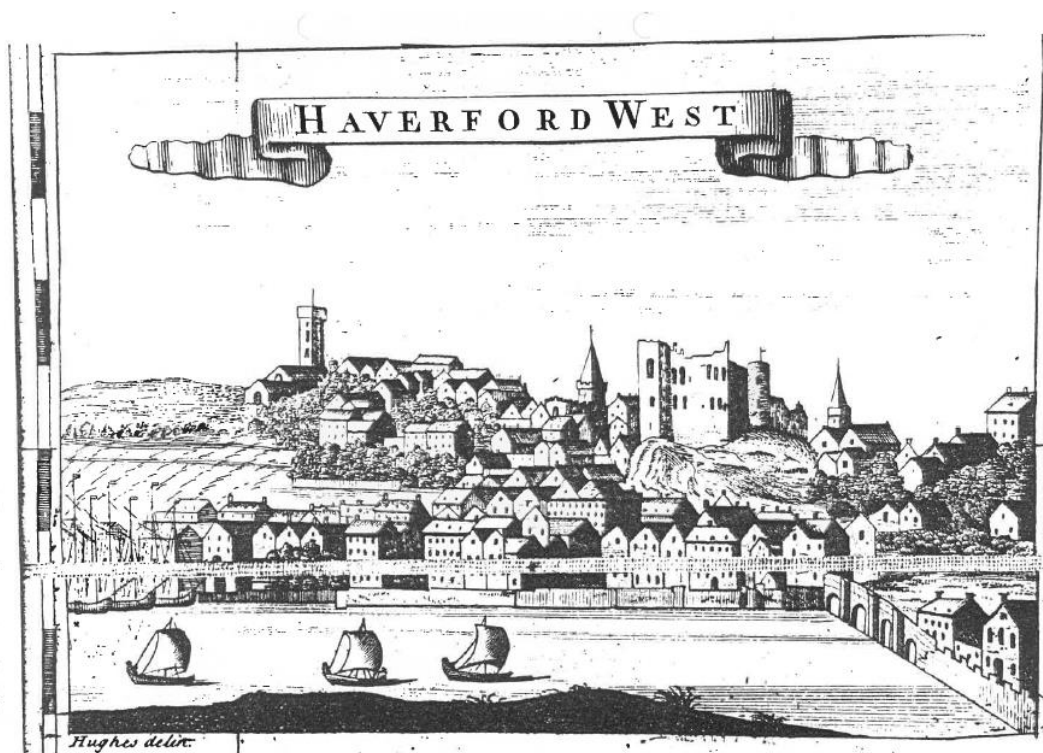


Figure 8: View of town by E. Bowen 1729. Development area being in the approximate area of the boggy foreground.



Figure 9: 1842 Prendergast parish tithe map. Approximate location of development area shown in green.



Figure 10: The Enlarged Plan of St Martins Parish from 1842. Approximate location of development area shown in green.

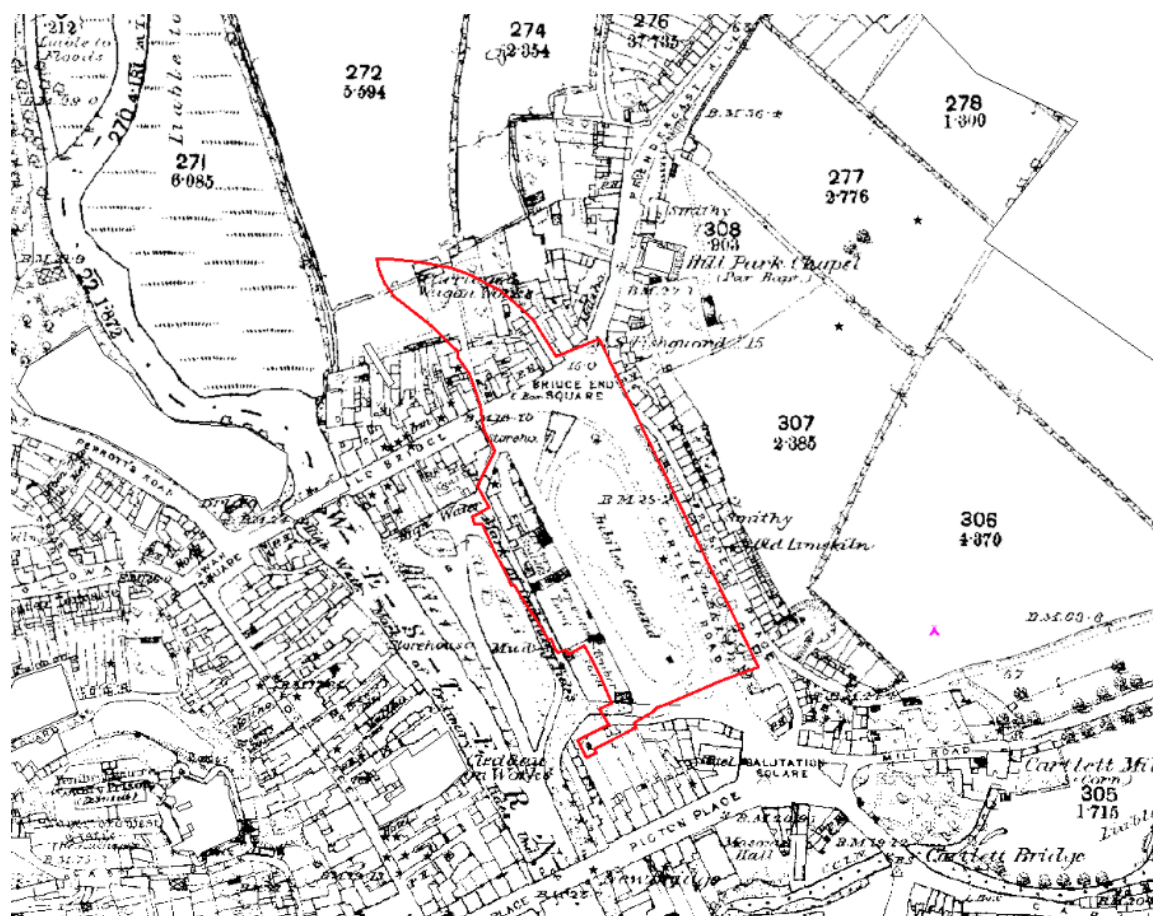
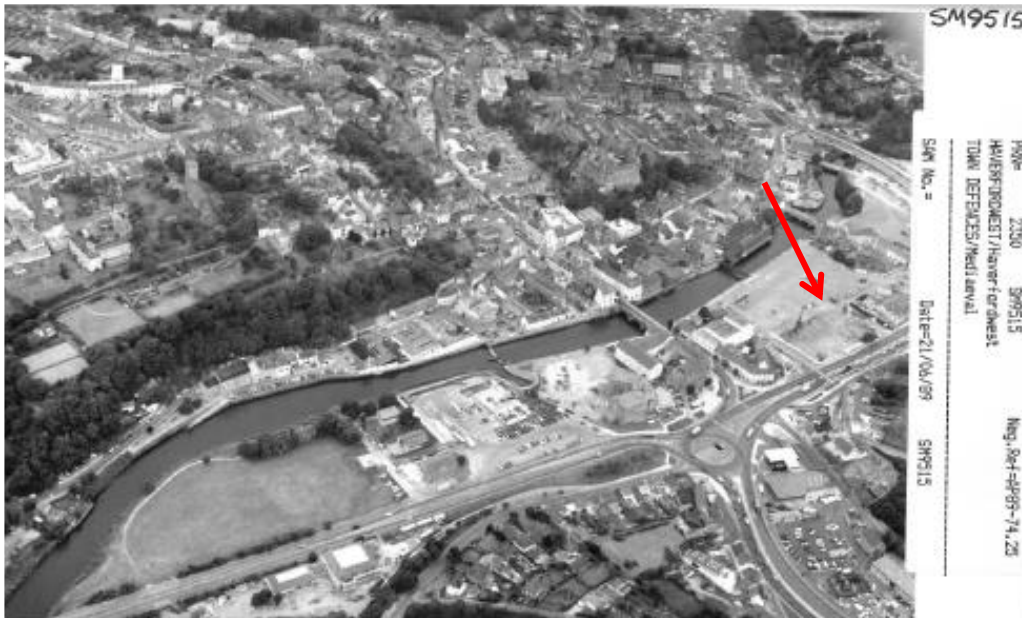


Figure 11: Showing the 1890 25inch 1st Edition Ordnance Survey mapping of Haverfordwest. Development area shown in red.

7.4 Aerial Photography and LiDAR

- 7.4.1 RAF aerial photos of 1946-1962 were consulted but did not reveal any sites of archaeological interest not already known or revealed by historic mapping (see previous section).
- 7.4.2 Perhaps the most modern aerial photography taken before the construction of the current carpark and bus station was undertaken by Terry James (formerly of Dyfed Archaeological Trust) in 1986 (Photograph 1). This photograph shows the development area on the right side of the picture as a largely cleared area and carpark. The drill hall/TA Centre, and a smaller adjacent structure, are still apparent, but many other structures appear to have been cleared by this date.
- 7.4.3 Modern satellite imagery was also viewed, but by this point (2006 onwards) the current car park structure had been established.
- 7.4.4 Online LiDAR mapping was examined but showed nothing of archaeological significance within the development area.



Photograph 1: Showing development area in 1986, marked with arrow (James 1986).

7.5 Site Visit (Photographs 2 – 9)

- 7.5.1 A site visit was undertaken on the 30th of April 2021. The weather conditions were cold but otherwise dry with good visibility.
- 7.5.2 The current development lies off Cartlett Road in Haverfordwest. Presently, the eastern part of the development area is seen as a low lying multi-storey carpark built of materials sympathetic with the local architecture (Photographs 2-3). Notably the carpark is no higher than the roofline of much of the town and therefore is relatively unobtrusive. The western part of the development is currently used as a single storey bus station. The development lies close to the eastern banks of the Western Cleddau.

Haverfordwest Castle (Photographs 4-5)

- 7.5.3 Haverfordwest Castle (PE 366) lies on a ridge 200m to the west of the development area. It is located in a prominent position that is easily defensible. Consequently, it is highly visible from almost all parts of Haverfordwest. The

castle is accessible from the west where there is a small museum and the former jail building from the 19th Century.

- 7.5.4 The Castle is partially inter-visible with the development area. From the upper levels of the current car park structure the castle is clearly a prominent feature in views westward. From ground level the castle is not visible from the immediate surrounds of the car park (Cartlett Road to the east, in front of the bus station to the west), but land, and roads, to the east of Cartlett Road rise rapidly and the castle soon becomes visible again (Park Road, Millbank, Prospect Place). From the castle the current car park is visible, although it forms part of a continuous view of urban rooftops (Photograph 5). Although it should be noted that the current development does not significantly affect its outlook. Moreover, current accessibility to and around the castle mean views predominantly look inwards, making locations where it is possible to view the development area difficult to find. During the visit the current development was only visible from the northern part of the castle outside of the curtain wall with difficulty. In this instance it was located behind other modern developments with higher roofline so was difficult to see.

Old Bridge Street, Bridge Street and Picton Place (Photographs 6-9)

- 7.5.5 The majority of the listed buildings within the study area are located on Old Bridge Street, Bridge Street and Picton Place. These three streets form three sides of a square to the west of the development area. Between them they make up much of the historic core of Haverfordwest and the Haverfordwest Conservation Area.
- 7.5.6 Inter-visibility from all of these streets is generally limited as they are enclosed and facing each other rendering intervisibility impossible.
- 7.5.7 Inter-visibility with the development area was not possible from the numerous Listed Buildings on Bridge Street. This is a quite narrow pedestrianized street, lined by many tall buildings, with a largely continuous frontage on both sides. To the rear of this the riverfront is lined by further modern development obscuring any remaining possibility of intervisibility.
- 7.5.8 The majority of the buildings at the western and midpart of Old Bridge Street were mostly also not inter-visible with the development area. The listed buildings at the very eastern part of Old Bridge Street (LB 12190, 12192, 12193, and 12184) were inter-visible and directly adjacent to the development area. These buildings consisted of a former Inn (LB 12190), two shop premises (LB 12192 & 12193) and an old Warehouse (LB 12184). All are post-medieval/modern in date and Grade II Listed. The latter (LB 12184) includes a number of windows in the rear which overlook the site, and the rear property boundary wall forms the current boundary to the bus station and lies within the proposed development area.
- 7.5.9 Inter-visibility with the development area was also possible from the very easternmost part of Picton Place, which also adjoins the southern part of the development area. Only one Listed Building was intervisible with the development area; The County Hotel (LB 1236), formerly 'The Salutation Inn' a 19th Century hotel that is Grade II Listed. The Hotel fronts Salutation Square, and looks southeast across a busy road junction, crossing and modern commercial development. The development area lies to the rear. A walled car park blocks ground floor views, and views from rear 1st and 2nd floor windows are interrupted by a modern concrete footbridge crossing the Cartlett Road, which runs adjacent to the Hotel.
- 7.5.10 To the north-east of the development area are several listed buildings which are inter-visible with the development area. These buildings lie on the opposite side of Cartlett Road and the B4329 up the hill towards Prendergast. These buildings include the Hill Park Baptist Chapel and associated buildings (LB 12205, LB 12206, LB 12207) and several 19th Century terraced houses (LB 87037, LB

21508). These buildings front onto the Cartlett Road and the B4329, their main aspects look west to northwest across the roundabout and beyond. The development site lies to the south and is therefore not included in these aspects, although it remains a prominent building in the locality.



Photograph 2: View northwest of the existing carpark in the development area from a footbridge over Cartlett Road.



Photograph 3: View southeast of the existing bus station in western part of the development area.



Photograph 4: Haverfordwest Castle viewed from the south.



Photograph 5: View from Haverfordwest Castle (PE 366) towards current development.



Photograph 6: View looking north from the mid-part of Bridge Street.



Photograph 7: View towards Listed Buildings 12190, 12192, 12193, and 12184 from the north-west corner of the development area.



Photograph 8: The County Hotel (left) intervisible with development area on the right. Note the intervening footbridge.



Photograph 9: View towards development area from Hill Park Baptist Chapel and associated buildings (LB 12205, LB 12206, LB 12207).

8. ASSESSMENT OF ARCHAEOLOGICAL POTENTIAL, IMPORTANCE AND SETTING

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 Potential

- 8.1.1 Due to a lack of evidence in the locality the potential for below-ground prehistoric and Roman archaeology within the development area is considered **negligible**.
- 8.1.2 A general **low** medieval potential for the area is also suggested. Haverfordwest was an important medieval settlement, but despite the proximity this settlement was largely confined to the western banks of the river, or in Prendergast to the north. Any potential medieval remains within the proposed development area are likely to be of **low significance**.
- 8.1.3 Two post-medieval and modern archaeological site have previously been recorded within the proposed development area. A drill hall (PRN 107821) dating to the early 20th century stood within the development area, although this appears to have been cleared when the current car park building was developed. Given the impact of previous development, this site is considered to be of **low significance**.
- 8.1.4 The second record relates to an 18th or 19th century stone ramp (PRN 121831). The ramp itself has been redeveloped below a current road surface into the bus station, but the boundary wall of the ramp is still visible and has been incorporated into the rear boundary wall of No.7 Old Bridge Street, forming part of the curtilage of this Listed Building (LB 12184). Given the association with the Listed Building, this feature is considered to be of **medium significance**.
- 8.1.5 Further research (Section 7) shows the area developing rapidly in the 19th century, with the establishment of the 'Jubilee Gardens' in the early 19th century, lined by yards and stables to the west, limekilns, smithies and terraced housing to the east, and further urban development to the north and south. The area likely continually developed well into the 20th century, and the Jubilee Gardens themselves had been redeveloped by the mid-20th century. In the later 20th century, the site was comprehensively cleared and redeveloped, changing the character of this area and likely causing significant disturbance to potential below-ground remains with the development of Cartlett Road and the current car park and bus station structures.
- 8.1.6 No above ground remains of archaeological interest are visible today. Likely, much of the archaeological potential of the site has been reduced by the current development. However, it is still possible that subsurface post-medieval remains still exist in areas where levelling and foundations were minimal, or potential pre-existing foundations were substantial, such as in the northern part of the site where former urban development is now covered by roads, and in the eastern part of the development area where the limekilns once stood whose remains may have been substantial.
- 8.1.7 Accordingly, the post-medieval development of the site suggests a **medium** archaeological potential for post-medieval remains, but due to the levels of previous development on the site these remains are likely to be of **low significance**.

8.2 Setting

- 8.2.1 The *Setting of Historic Assets in Wales* (Cadw 2017) offers guidance on defining and analysing the significance of setting of designated heritage 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, historical, artistic, literary and scenic associations.
- 8.2.2 Haverfordwest Castle (PE 366) occupies a prominent position topographically within the town, and has a history closely tied into the establishment and development of Haverfordwest as a settlement. Throughout the medieval period the castle would have been a focal point of control and administration, and a very visible emblem of this on the town and surrounding area. The prominence of the castle would have faded throughout the post-medieval period, but as the town gaol for much of the 18th and 19th centuries, and as the police station, museum and archive centre for much of the 20th century, it continued to be part of the life of the town. Despite the relative proximity, there appear to be few tangible links between the proposed development area and the castle however. The growth of the medieval town was focused initially to the north and west of the castle, then to the south, and no doubt to a large extent along the western banks of the river. There is no indication that medieval urban growth included the proposed development area on the east bank, and therefore the development of the site does not appear to have been influenced by the castle. Original views from the castle would have been an important element in its original setting, which would have incorporated clear views across the proposed development site. Visibility from the castle towards the development area is still possible to the east, however, the late post-medieval and modern development of Haverfordwest means that today views are difficult to obtain as Haverfordwest Castle is approached from the west and with limited access to the curtain wall the castle looks inwards rather than outwards. Besides this, significant levels of modern development have occurred in the area between the Castle and the development area, the current car park appear indistinct amongst the general roofscape of development in this area. In terms of views of the castle, recorded artistic depictions of the castle throughout the 18th and into the 19th centuries, one of which is illustrated in Figure 8, would often look across the proposed development area as it provided an area of open ground with unhindered views of the castle. These views changed with substantial development throughout the 19th, 20th and into the 21st centuries, but there remains a clear view of the castle from the rising ground of the east side of the valley, across the proposed development area towards the castle. These views on the rising ground can be access from Prospect Place, Park Road and Cherry Grove. Due to their elevation both Park Road and Cherry Grove retain clear views of the castle, the current car park forming part of the general town roofscape in the lower part of the valley, although the open-top nature of the current car park means that the cars (particularly the glare from them) provide a clear distinction from the general visible roofscape. Prospect Place is at a slightly lower elevation, and from here the current car park does interfere in clear views of the castle. In summary therefore, the primary element of the setting of the castle that is affected by the proposed development area is a visual one, with the current site providing a feature, albeit a limited and modern one, in views from and to the castle.
- 8.2.3 There are numerous Listed Buildings within the study area surrounding the development area. Most date to the post-medieval period. Most of the sites are

not inter-visible with the development area as they are located along narrow streets looking inwards. There are select examples of listed buildings which are inter-visible with the development area, identified in the site visit. These include buildings on the eastern part of Old Bridge Street (LB 12190, 12192, 12193, and 12184), the County Hotel (LB 1236), formerly 'The Salutation Inn' to the south, and Hill Park Baptist Chapel and associated buildings (LB 12205, LB 12206, LB 12207) and several 19th Century terraced houses (LB 87037, LB 21508) to the northeast. All these buildings are Grade II listed. The present setting of all the buildings listed is an urban one, primarily built around the medieval plan of the settlement located to the west of the development area beneath Haverfordwest Castle (PE 366). Despite mostly conforming to the original medieval plan most of the current buildings are post-medieval in date. The Hill Park Baptist Chapel and associated buildings (LB 12205, LB 12206, LB 12207) and several 19th Century terraced houses (LB 87037, LB 21508) are domestic in nature, part of a domestic urban setting that has now largely been redeveloped as a road junction. The remaining sites share more of an original commercial setting that is still evident along Old Bridge Street and Picton Place, onto which these properties front. These buildings share few historical links to the site as the layout and buildings within it are entirely modern in origin, overlaying the post-medieval layout of the area. There is however a direct physical link with the immediate setting of No.7 Old Bridge Street (Archie Griffith's Warehouse), as the property boundary and curtilage is defined by an old stone wall (which incorporates PRN 121831), which lies within the proposed development area, and currently defines the edge of the modern bus terminal. The proposed development site at present forms a modern urban element in views from and to these listed buildings.

- 8.2.4 The site lies within the Haverfordwest Conservation Area, and the Historic Landscape Character Area of Haverfordwest (part of the Registered Historic Landscape (HLW (D) 3). The characteristic elements of this area and a description of its setting is provided in Sections 5.4 and 5.5. As a large modern building on the periphery of the area, the current site would appear to add little to significant characteristic elements of the Conservation Area which focus on the historic setting and layout of the town, and the presence of many fine 18th and 19th century buildings, and prominent landmarks such as the castle. As such it can be regarded as a neutral element within the Conservation Area.



Figure 12: Visualization of design proposal (Provided by Client).

9. IMPACT ASSESSMENT

9.1 Development details

- 9.1.1 The proposed development is still in the pre-application phase (Figure 12). As yet no detailed plans of the proposed development have been finalised, however pre-application consultation has taken place with the local planning authority, and design proposals are well advanced. The proposed development will serve a similar function and role to the current development as a bus station and multi-storey carpark, although its form is to be altered (Photograph 10).
- 9.1.2 Alterations to the car park structure include raising the height. Current proposals include raising the core height by *circa* 1.4m, the parapet height by *circa* 2.2m, plus the additional of a roofing structure. A lightweight roof structure has been discussed, the form is yet to be finalised, but it is anticipated to break up the structural mass, reduce the visibility of the cars, and provide opportunity for the use of photovoltaic panels and green roof elements. The final design is anticipated to avoid a heavier design, instead developing a lightweight and clean character of architecture.
- 9.1.3 Alterations to the surrounding area include an improved public realm to the north, in the Bridgend Square area, with added green elements, and the possibility of introducing a cycle hub in this area. The bus station will also be moved to the east side of the development, screened through the solid clad and built form of the structure, whilst retaining the majority of the existing trees.
- 9.1.4 The proposed development is part of a scheme to redevelop the town centre to make it more accessible to pedestrians and make the town centre more visible. It is anticipated that this scheme will incorporate more green spaces and use sympathetic building materials to enhance the area of the current development.
- 9.1.5 Generally, any of the following activities typically associated with such potential developments could have a material impact upon historic assets by potentially exposing, damaging or destroying archaeological remains:
- Landscaping and terracing works;
 - Enabling works, such as the construction of access roads, parking and storage areas, associated services;
 - Surface stripping and levelling;
 - Construction of roads and infrastructure;
 - Foundation excavations;
 - Service installation;
 - Any other ground disturbing works
- 9.1.6 Development in this area also has the potential to impact upon historic assets by altering elements of the setting as discussed in section 8.2.

9.2 Impact assessment criteria

- 9.2.1 The criteria for the assessment of impacts on historic 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. In addition the guidance offered in the Setting of Historic Assets in Wales (Cadw 2017) has been 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).

9.3 Material impacts upon the historic assets

- 9.3.1 A low potential for medieval archaeological remains has been identified. There exists a potential for development works on the site to impact upon any such remains, however, they are likely to have been significantly compromised by previous developments on the site, further development is therefore likely to have a **Neutral to Slight Adverse impact** upon potential remains of a medieval date.
- 9.3.2 A 20th century Drill Hall is identified (PRN 107821), along with a medium potential for post-medieval archaeological remains. Any such remains could be affected by proposed development works, however all such remains have been cleared and likely to have been significantly impacted upon by previous developments on the site. Therefore, further development is considered to have a **Slight Adverse impact** upon these potential remains.
- 9.3.3 A post-medieval stone ramp has been identified (PRN 121831), associated boundary wall remains of which are incorporated into an existing historic boundary wall. Current plans show the retention of this wall, although it does lie within the proposed development boundary. Assuming the wall is retained this would be a **Neutral to Slight Adverse impact**.

9.4 Impacts to the Settings of Surrounding Designated Features

- 9.4.1 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.

- 9.4.2 The main elements of the setting Haverfordwest Castle (PE 366) are described in Section 8.2, and the main association with the proposed development site is a visual one. As the proposed development comprises replacing the current structure with another modern structure of similar function the impact upon the current setting of the castle should be minimal, in terms of land-use, noise and lighting. The main impacts will come from the choice of design and materials, and the increase in height of the new development. Due to the elevated situation of the castle, the relatively low-lying situation of the development area, the densely packed urban setting and availability of surrounding viewpoints, minor changes in height should have little impact. The current level of the open-top element of the car park sits below the roofline of properties that line Bridge Street, when viewed from the rising ground to the east (Park Road and Cherry Grove), which provides the best distant views of the castle that incorporate the current car park structure. Due to this visible difference in the roofline/car park, an increase in parapet height of *circa* 2.2m should therefore have little impact upon views of the castle (except from Prospect Place), and similarly have little impact on the outlook from the castle over the urban development of Haverfordwest. A significant increase in height, such as the addition of an extra storey, will begin to alter these views, but that is not part of the current design considerations. The addition of a roof structure will increase the height the building, however, again this may not necessarily intrude significantly into the views. Should this increase the height of the building beyond the line of the current car park tower roofs, then it would begin to fall out of step with the visible roof line of surrounding buildings, but there would be beneficial impact from reducing the current visibility of the cars and the glare from them, as well as breaking up the built form of the structure. Currently designs are anticipated to have a potential **Slight Adverse impact** due

to a slight increase in height, but it is to be noted that the potential impact of the height is an active consideration, and efforts to minimise it and soften any impact is part of the design process.

- 9.4.3 As section 8.2.3 indicates, there is a potential visual impact upon 10 Grade II listed buildings in the vicinity (LB 12190, 12192, 12193, 12184, 1236, 12205, 12206, 12207, 87037 and 21508), located immediately adjacent to the development area, along with an added potential physical impact upon LB 12184. These buildings are composed of a mixture of post-medieval religious, residential, and commercial premises. Except for LBs 12184 and 12236, it is unlikely that the proposed development will significantly alter views to and from these buildings, or to alter the current settings of these buildings. Plans are proposed to include increased greenspaces, improved access and visibility, and an improved public realm to the north, which would represent a **Slight Positive impact** to the settings of these buildings.
- 9.4.4 The two exceptions are No.7 Old Bridge Street LB 12184, and The County hotel LB 12236. These buildings have the clearest views of the proposed development area. As indicated in 7.5.9 however, the main aspect to The County Hotel LB 12236 faces away from the site, and views towards the site are interrupted by the high car park wall, and a modern concrete footbridge. Alterations to modern development beyond this is unlikely to alter the setting of this building, considered therefore to be a **Neutral impact**.
- 9.4.5 The curtilage to No.7 Old Bridge Street LB 12184 is formed by an historic stone wall, potentially incorporating remains of a former slipway associated with the historic use of the building as a warehouse. This wall lies within the development area, but at present designs suggest the wall is retained. The removal of the bus station to the rear, and the improvement of the public realm adjacent to this site, therefore, have the potential to have a **Slight Positive impact**.
- 9.4.6 Similarly, as the proposed development performs a similar function to the present one, and as design proposals suggest the use of sympathetic materials and efforts to minimise any negative visual impact, combined with an improvement to the public realm, greenspaces, and access without adversely affecting historic features of the locality, then this development would represent a **Slight Positive impact** upon the Haverfordwest Conservation Area and the Registered Historic Landscape HLW (D) 3.

10. CONCLUSIONS

10.1 General Conclusions

- 10.1.1 The redevelopment of Haverfordwest Bus Station and multi-storey car park off Cartlett Road, Haverfordwest into a new Public Transport Interchange scheme is proposed. The design Alterations to the car park structure include raising the height by circa 1.4m, the parapet height by circa 2.2m, plus the addition of a roofing structure. Further alterations include Alterations to the surrounding area include an improved public realm to the north, in the Bridgend Square area, with added green elements, and the possibility of introducing a cycle hub in this area. The bus station will also be moved to the east side of the development, screened through the solid clad and built form of the structure, whilst retaining most of the existing trees. The proposed development is part of a wider effort to redevelop the town centre to make it more accessible to pedestrians and make the town centre more visible. It is anticipated that this scheme will incorporate more green spaces and use sympathetic building materials to enhance the area of the current development.
- 10.1.2 A low potential for archaeological remains associated with the medieval settlement of Haverfordwest has been identified, surviving remains likely to be of low archaeological significance. Proposed development may have a neutral to slight adverse effect on any such remains present within the site.
- 10.1.3 A medium potential for post-medieval archaeological remains has been identified, associated with a 19th century Jubilee Garden, surrounding semi-industrial activity (including extensive limekilns) and residential activity. Two specific sites are recorded on the HER associated with this, a Drill Hall (PRN 107821), and a stone ramp (PRN 121831). Subsequent development suggests preservation is likely to be poor, these potential features are therefore considered to be of low archaeological significance. Proposed development may have a slight adverse impact on these remains.
- 10.1.4 A potential impact upon the setting of several designated historic assets has been identified, their Scheduled and Listed status indicating they are high value sites. There is a neutral to Slight Adverse impact on the setting of Haverfordwest Castle (PE 366), although this may change, in either a positive or negative way, dependent on the scale and form of the final design scheme.
- 10.1.5 There are 10 Grade II listed buildings that may be affected (LB 12190, 12192, 12193, 12184, 1236, 12205, 12206, 12207, 87037 and 21508), but the proposed development is unlikely to have a significant adverse impact, and plans to increase greenspace, improve access and visibility may result in a slight positive impact if the proposed development is built in a sympathetic manner and does not significantly exceed the height of the current development.
- 10.1.6 The proposed development lies within the Haverfordwest Conservation Area and the Historic Landscape Character Area of Haverfordwest (part of the Milford Haven Landscape of Outstanding Interest (HLW (D) 3)). The current development has little characteristic merit for these areas, therefore the proposed development is unlikely to have a significant adverse impact, and the associated greenspace, improved access and visibility may result in a slight positive impact if the proposed development is built in a sympathetic manner and does not significantly exceed the height of the current development.

10.2 Mitigation

- 10.2.1 An impact upon the archaeological potential of the development area has been identified, which may require further archaeological mitigation. The potential, and impacts upon it, are however considered to be relatively low, therefore preservation or record of the archaeological resource could be achieved through

an archaeological watching brief on elements of the development with the potential to disturb sub-surface deposits.

- 10.2.2 In terms of impacts upon the setting of Haverfordwest Castle PE366 mitigation measures would largely rest with the final design scheme of the proposed development. At present the design proposals are activity considering the potential impact of the height of the building, and the use of appropriate materials in keeping with the locality, therefore as long as these considerations remain part of the design process no further mitigation measures are suggested in relation to Haverfordwest Castle.
- 10.2.3 The rear of No.7 Old Bridge Street (LB 12184) includes an historic stone wall in its curtilage, also containing remains of a former slipway boundary (PRN 121831). Design proposals should therefore make efforts to retain this feature within the final design plan.

11. SOURCES

Database

Dyfed Archaeological Trust Historic Environment Record

National Monument Records for Wales, housed with the Royal Commission on the Ancient and Historical Monuments of Wales, Aberystwyth.

Published

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Natural Resources Wales LiDAR Composite Dataset. Available at: <http://lle.gov.wales/Catalogue/Item/LidarCompositeDataset/?lang=en> [Accessed 09.02.2020]

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Welsh Tithe Map. Available at: <https://places.library.wales/> [Accessed 09.02.2020]

APPENDIX I

HAVERFORDWEST TRANSPORT INTERCHANGE SYSTEM, HAVERFORDWEST: HISTORIC ENVIRONMENT DESK-BASED ASSESSMENT: WRITTEN SCHEME OF INVESTIGATION

1 INTRODUCTION

- 1.1 This document has been prepared by DAT Archaeological Services on behalf of Atkins to provide a Written Scheme of Investigation (WSI) for a historic environment desk-based assessment of a proposed transport interchange scheme at Haverfordwest Bus Station, Haverfordwest, SA61 2LJ (centred on SM 95522 15835; Figures 1 and 2).
- 1.2 In response to a pre-application enquiry the local planning authority, Pembrokeshire County Council, requested that the impact upon the historic environment should be assessed, and recommended further consultation with the archaeological advisors to the planning authority, Dyfed Archaeological Trust – Development Management (DAT-DM). The proposed development lies in an area of historic and archaeological interest and is situated in close proximity to recorded Medieval and modern archaeological historic assets. As a result, DAT-DM recommended that a Historic Environment Desk-Based Assessment should accompany the planning application to better assess the potential impact upon the historic environment.
- 1.3 This document outlines the proposed methodology that DAT Archaeological Services will follow when preparing the desk-based assessment.
- 1.4 The desk-based assessment will identify any known archaeological or historical assets within the development area and its environs, identify potential setting impacts on significant historic assets in the vicinity, identify any historic landscape areas that may be affected by the proposals and assess the potential for hitherto unknown archaeological remains to be present within the proposed development area. An indication of what further archaeological works might be required in advance of or during the proposed development, if any, would also be prepared.
- 1.5 The scope of this 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 states that:
A 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.
- 1.6 A desk-based assessment is defined by CIfA as:
A desk-based assessment is 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 heritage assets, their interests and significance and the

character of the study area, including appropriate consideration of the settings of heritage assets....

- 1.7 The Trust always operates to best professional practice. DAT Archaeological Services is the contractual arm of Dyfed Archaeological Trust that has its own Health and Safety Policy, and all works are covered by appropriate Employer's Liability and Public Liability Insurances. Copies of all are available on request.
- 1.8 ***Dyfed Archaeological Trust is a CIfA Registered Archaeological Organisation.***
- 1.9 ***All permanent staff members of DAT Archaeological Services are CSCS² registered.***

2. AIM AND OBJECTIVES OF THE PROJECT

- 2.1 This document provides a scheme of works for:

The preparation of a Historic Environment Desk-Based Assessment of the proposed development of Haverfordwest Transport Interchange (HWPTI), Haverfordwest, SA61 2LJ. This report will assess the potential impact that the development might have on any archaeological remains, if present, within the area, and an assessment of the wider impact of the development on the historic environment.

- 2.2 Provision of a written scheme of investigation to outline the methodology by which DAT Archaeological Services will undertake the desk-based assessment.

² Construction Skills Certification Scheme (Health and Safety Tested)

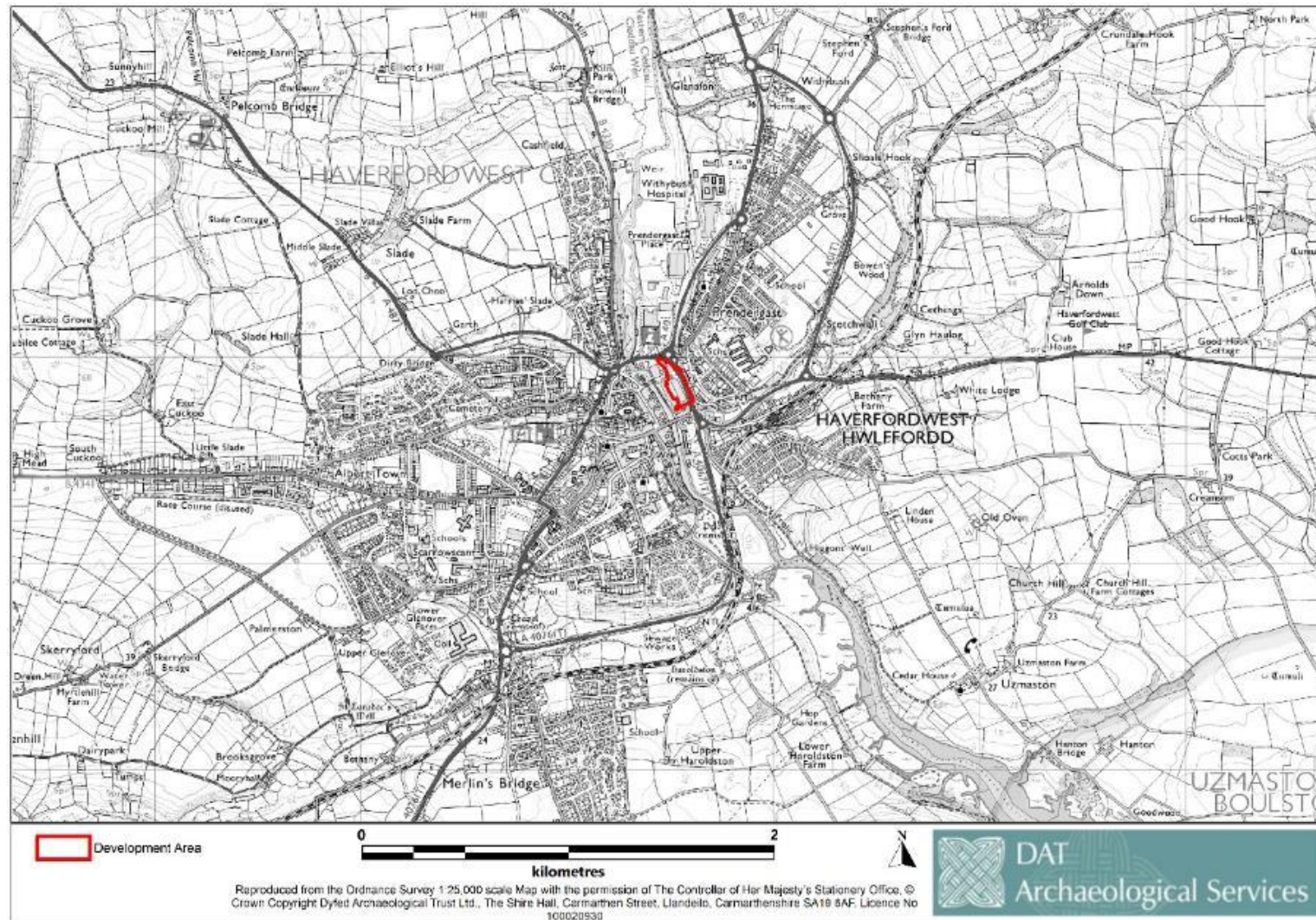


Figure 1: Map showing the proposed development area outlined in red.

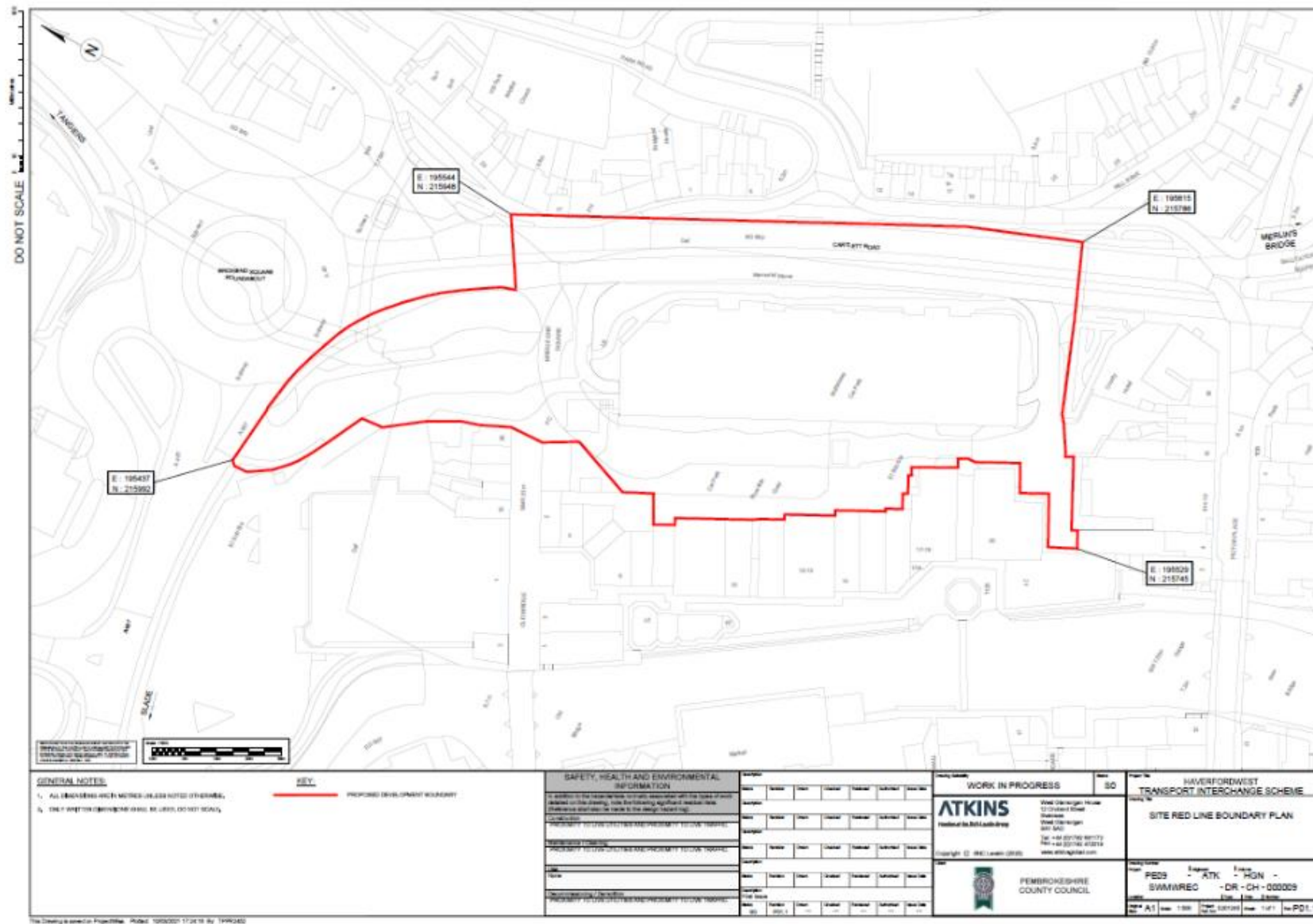


Figure 2: Proposed development area outlined in red (plan provided by client).

3. ARCHAEOLOGICAL ASSESSMENT METHODOLOGY

- 3.1 The archaeological assessment will involve the preparation of a stand-alone report. The report will be prepared using relevant information from a number of sources, and will comprise a number of elements, including:
- Dyfed Archaeological Trust (DAT) Historic Environment Record (HER) data and other relevant information;
 - National Monuments Record of Wales information as held by the Royal Commission on Ancient and Historic Monuments of Wales in Aberystwyth (RCAHMS offices in Aberystwyth);
 - Accessible bibliographic, cartographic and photographic information held at the National Library of Wales and potentially information held at the Local Studies Library;
 - Identification of any Scheduled Monuments, Listed Buildings, Parks and Gardens, Historic Landscape Character Areas, or Conservation Areas within or in the vicinity of the site area;
 - Relevant web-based information, including cartographic information, satellite imagery, geological information and LiDAR data;
 - Relevant information held by the landowner/developer
 - Site visit and walkover survey;
 - Assessment of the archaeological potential of the area; and
 - Assessment of likely impacts on any identified remains (or potential remains) and likely requirements, if any, for further stages of archaeological work.
- 3.2 Following discussions with DAT-DM it has been agreed that a search radius of 0.2km around the proposed development area is suitable to identify the presence of designated and non-designated archaeological sites recorded on the Dyfed Archaeological Trust (DAT) Historic Environment Record (HER), along with Scheduled Monuments, Historic Landscape Character Areas, Registered Parks and Gardens and Listed Buildings.
- 3.3 A site visit will be undertaken to provide an assessment of the presence of any visible archaeological remains, potential for further remains, and to assess potential for direct and indirect impacts, as well as impacts on the setting of designated historic assets. All historic assets or finds will be located by means of GPS to ascribe an accurate NGR reference. The character, function, condition and relation of any features will be recorded, and written, drawn and photographic records to an appropriate level of detail will be maintained.
- 3.4 The report will be fully representative of the information gained from the above methodology. The report will include the following:
- a) A concise non-technical summary of the appraisal results;
 - b) The report will contain plans showing the development area in respect to the local topography and surrounding archaeological sites;
 - c) The report will list all the sources consulted;
 - d) Where necessary, the report will also contain suitably selected plans and maps (including historic maps for map regression) of significant archaeological features;
 - e) Short written descriptions of all archaeological features observed during the site visit;
 - f) Statement of the local and regional context of the historic assets identified. Consideration, where appropriate, of the National Archaeological Research Agenda;

- g) An assessment of the relative value or significance of each recognised historic asset;
 - h) An impact assessment of the proposed development on the known and potential archaeological resource.
- 3.5 Once completed, a draft copy of the report will be submitted to the client for comment. Once the comments of this draft have been addressed, a final version of the report will be prepared and submitted. A further copy of the report will be provided to the Dyfed Archaeological Trust for deposition within the Regional Historic Environment Record (HER). A hard copy will also be supplied to the NMR. Digital copies will be supplied to all parties.
- 3.6 Where appropriate, a summary report on any new significant archaeological discoveries will be submitted for publication to a national journal (e.g. Archaeology in Wales) no later than one year after the completion of the work.
- 3.7 Although there may be a period during which client confidentiality should be maintained, the report and the archive should normally be deposited in the appropriate repository not later than six months after completion of the work.

4. QUALITY ASSURANCE

- 4.1 DAT Archaeological Services has considerable experience of undertaking historic environment desk-based assessments and always operates to best professional practice; adhering to CIfA guidelines where appropriate. The Trust is a Registered Organisation with CIfA and all staff abide by their code of conduct and adhere to their relevant standards and guidance.
- 4.2 DAT Archaeological Services operate robust internal monitoring procedures that ensure that the standard of each project is maintained from commencement to completion.

5. STAFF

- 5.1 The project will be managed by F Murphy, DAT Archaeological Services.
- 5.2 The report will be prepared by experienced members of staff from DAT Archaeological Services.

6. HEALTH AND SAFETY

- 6.1 All permanent members of DAT Archaeological Services staff are CSCS³ registered.
- 6.2 DAT Archaeological Services will carry out a health and safety risk assessment prior to the site walkover survey to ensure that all potential risks are minimised.
- 6.3 All relevant health and safety regulations must be followed, including compliance with Welsh Government guidelines on working practices during the current Covid-19 Pandemic, and guidance issued by CIfA.
- 6.4 CIfA advise that Registered Organisations should ensure they are familiar with the latest *Site Operating Procedures*, published by the Construction Leadership Council (Version 4, updated 18th May 2020) and the latest *Covid-19 Working Advice Ver.1.1*, published by Prospect (5th May 2020), which addresses potential issues relating to archaeological site work. These procedures will be attached to

³ *Construction Skills Certification Scheme (Health and Safety Tested)*

the project risk assessment. If any site-related work cannot be carried out in line with this guidance then the project archaeologist will not be allowed to attend.

- 6.5 The project risk assessment details the precautions put in place to reduce the spread of Covid-19 Coronavirus during fieldwork.

