

**118-119 LAMMAS STREET, CARMARTHEN:  
HISTORIC ENVIRONMENT DESK-BASED  
ASSESSMENT 2021  
(NGR SN 41036 20038)**



Prepared by DAT Archaeological Services  
For: Asbri Planning



**DYFED ARCHAEOLOGICAL TRUST**

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By

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## **118 – 119 LAMMAS STREET, CARMARTHEN: HISTORIC ENVIRONMENT DESK-BASED ASSESSMENT 2021**

### **EXECUTIVE SUMMARY**

*DAT Archaeological Services were commissioned to prepare an Historic Environment Desk-Based Assessment of proposed development at 118-119 Lammas Street, Carmarthen.*

*The site lies within the Carmarthen Historic Landscape Character Area and within the Carmarthen Town Conservation Area. Within a 125m radius of the site lie two Grade II\* Listed Buildings and forty-six Grade II Listed Buildings; and 80 undesignated heritage assets recorded on the Dyfed Historic Environment Record.*

*The impact upon most designated sites and areas outlined above is considered negligible. A potential positive impact upon surrounding listed buildings is suggested.*

*A Roman, Medieval and post-medieval archaeological potential is highlighted, which may be impacted by any associated groundworks. Such work may require further archaeological mitigation.*

### **CRYNODEB GWEITHREDOL**

*Comisiynwyd Gwasanaethau Archeolegol YAD i baratoi Asesiad Ddesg yr Amgylchedd Hanesyddol o'r datblygiad arfaethedig yn 118-119 Stryd Lammas, Caerfyrddin.*

*Mae'r safle yn gorwedd mewn ardal Cymeriad Tirwedd Hanesyddol Caerfyrddin ac yn Ardal Cadwraeth Tref Caerfyrddin. O fewn radiws 125m i'r safle mae dau Adeilad Rhestredig Gradd II \* a phedwar deg chwech o Adeiladau Rhestredig Gradd II; ac 80 o asedau treftadaeth heb eu dynodi wedi'u cofnodi ar Gofnod Amgylchedd Hanesyddol Dyfed.*

*Ystyrir bod yr effaith ar y mwyafrif o safleoedd ac ardaloedd dynodedig a amlinellir uchod yn ddibwys. Awgrymir effaith gadarnhaol bosibl ar adeiladau rhestredig o'u cwmpas.*

*Amlygir potensial archeolegol Rhufeinig, Canoloesol ac ôl-ganoloesol, a allai gael ei effeithio gan unrhyw waith daear cysylltiedig. Efallai y bydd angen lliniaru archeolegol ymhellach ar gyfer gwaith o'r fath.*



## **1. INTRODUCTION**

### **1.1 Project Proposals and Commission**

- 1.1.1 DAT Archaeological Services was commissioned by Asbri Planning to provide a historic environment desk-based assessment for the proposed development of 118 – 119 Lammas Street, Carmarthen (centred on NGR SN 41036 20038; Figure 1 - 2).
- 1.1.2 The proposed development lies in an area of historic and archaeological interest and is situated near recorded Roman, 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 is Carmarthenshire County Council, and the archaeological advisors to the local planning authority is Dyfed Archaeological Trust – Development Management (DAT-DM).
- 1.1.3 The proposed redevelopment at 118 – 119 Lammas Street includes the demolition of the existing modern building and the construction of retail units with residential flats above.
- 1.1.4 It is proposed that the development will create a building that complements and will be more sympathetic to the surrounding historic architectural style of Lammas Street, than the current building.
- 1.1.5 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**

- 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:
- 1.2.2 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.
- 1.2.3 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.*

- 1.2.4 The desk-based study of the area identifies known heritage assets 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.
- 1.2.5 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, Dyfed Archaeological Trust-Development Management (DAT-DM) in their capacity as archaeological advisors to the local planning authority. A copy is included in Appendix I.
- 1.2.8 Following consultation with DAT-DM, in their capacity as archaeological advisors to the local planning authority, a search area of 125m from the boundary of the development area has been used to examine designated and non-designated heritage assets. Given the area and height of the development this is considered to encompass the potential visual impact of the development as well, as suggested in the criteria for consulting Cadw within the Setting of Historic Assets in Wales (Cadw 2017).

- 1.2.9 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).*

- 1.2.10 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).*

- 1.2.11 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 used in this report**

- 1.3.1 Dyfed Archaeological Trust (DAT). Historic Environment Record (HER); Primary Record Number (PRN); National Grid Reference (NGR); National Monument Record (NMR); Scheduled Monument (SM); N – north; W – west; S- south; E- east; NW – northwest etc; SSW – south-southwest etc.

### **1.4 Illustrations**

- 1.4.1 Photographic images are to be found adjacent to relevant text. Printed map extracts are not necessarily reproduced to their original scale.

### **1.5 Timeline**

- 1.5.1 The following timeline (Table 1) is used within this report to give date ranges for the various archaeological periods that may be mentioned within the text.

**Table 1:** Archaeological and Historical Timeline for Wales

Period	Approximate date	
Palaeolithic –	c.450,000 – 10,000 BC	<b>Prehistoric</b>
Mesolithic –	c. 10,000 – 4,000 BC	
Neolithic –	c.4,000 – 2,300 BC	
Bronze Age –	c.2,300 – 700 BC	
Iron Age –	c.700 BC – AD 43	
Roman (Romano-British) Period –	AD 43 – c. AD 410	<b>Historic</b>
Post-Roman / Early Medieval Period –	c. AD 410 – AD 1086	
Medieval Period –	1086 – 1536	
Post-Medieval Period <sup>1</sup> –	1536 – 1750	
Industrial Period –	1750 – 1899	
Modern –	20th century onwards	

<sup>1</sup> 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 consider 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).

## **2.4 Designated Heritage Assets**

- 2.4.1 At a national level the safeguards for the protection of Scheduled Monuments, Listed Buildings and Historic Parks and Gardens are incorporated into The Historic Environment (Wales) Act 2016, which amends the previous Ancient Monuments and Archaeological Areas Act 1979 and also the Planning (Listed Buildings and Conservation Areas) Act 1990. The historic environment in the planning system is detailed in Chapter 6, 'Distinctive and Natural Places', within Planning Policy Wales (Ed.11, 2021), as required by the Planning (Wales) Act 2015, the Well-being of Future Generations (Wales) Act 2015 and other key legislation. Guidance on how the planning system considered the historic environment is included in Technical Advice Note 24: The Historic Environment, which references the guidance used in the creation of this assessment.

## **3. LOCAL PLANNING POLICIES**

### **3.1 Local Development Plan**

#### *Carmarthenshire County Council Policies*

- 3.1.1 The Historic Environment is subject to the relevant policies and procedures as laid out in the Carmarthenshire County Council (CCC) Local Development Plan (LDP) 2006-2021. A revised LDP 2018-2033 has yet to be ratified.
- 3.1.2 Development proposals should preserve or enhance the built and historic environment of the County, its cultural, townscape and landscape assets, and, where appropriate, their setting. Proposals will be expected to promote high quality design that reinforces local character and respects and enhances the cultural and historic qualities of the plan area.
- 3.1.3 The historic environment is referenced throughout the document in numerous policies, emphasising its significance to the county. The main policy references to the Historic Environment in the LDP 2006-2021 are outlined in the Strategic Policy 13 Protection and Enhancement of the Built and Historic Environment:

*5.9.102 Carmarthenshire has a rich and diverse historical and cultural built heritage with some 27 designated conservation areas, 7 Landscapes of Outstanding Historic Interest that either fall wholly or in part within Carmarthenshire, 19 Registered Historic Parks and Gardens, 470 Scheduled Ancient Monuments ranging from Prehistoric to post-Medieval/Modern features of cultural historic interest as well as 1,853 listed buildings (as at February 2013). The aims of the LDP in respect of the built environment*

*and historic buildings is, in conjunction with primary legislation, to safeguard the cultural integrity of the historic settlements, features and buildings within the Plan area, and where applicable contribute to the enhancement of the historic and built environment.*

5.9.103 *The County's historic buildings, townscape and landscape should be regarded as assets and positively conserved and enhanced for the benefit of residents and visitors alike. The special and often diverse character of the County, with its unspoilt countryside, industrial heritage and wealth of historic towns and villages, reflects the changes experienced through the ages, linking the past to the present and maintaining the area's distinct cultural identity.*

5.9.104 *The Council will continue to promote the positive enhancement of its existing Conservation Areas and will review the possibility of designating further Conservation Areas as appropriate. It will aim to enhance and preserve their special historic or architectural character. In this regard, the Council will continue to monitor these areas, and will review boundaries and designate when and where considered necessary. Management plans/Appraisal reports setting out the special architectural or historic interest and/or clarification on design parameters will be prepared as appropriate.*

5.9.105 *Any proposals in respect of conservation areas will be assessed against their effect on the character and appearance of the area, with conservation appraisal reports utilised (where available) in determining any planning applications. New developments should accord with the special architectural and historic interest of the area. The LDP in accordance with guidance will not seek the designation of new conservation areas. Designated conservation areas are shown on the Proposals Map.*

5.9.106 *Clear guidance and legislation in respect of the following is contained within Chapter 6: Conserving the Historic Environment of PPW: Edition 7 with policy SP13 – Protection and Enhancement of the Built and Historic Environment, recognising the importance of such areas and features to the County:*

- Historic Parks and Gardens: These are identified on the Proposals Map;*
- Listed Buildings: preservation and optimum viable, proposals affecting a listed building or its setting and demolition consent;*
- Scheduled Ancient Monuments: These are defined on the Proposals Maps; and,*
- Conservation Areas: In terms of national guidance regard should also be had to Circular 60/96 Planning and the Historic Environment: Archaeology and Circular 61/96 Planning and the Historic Environment: Historic Buildings and Conservation Areas.*

5.9.107 *The potential for new development across settlements within the County must be recognised, and as such it is important that a balance be struck between the protection and enhancement of the historic environment and the potential need for new development. The LDP will seek to direct and manage potential growth in a way which respects the importance of the built and historic environment. The broader impacts of development also need to be considered. In this respect, sites at risk from air quality will be monitored utilising the buildings at risk register. The*

*outcomes will inform future requirements from development proposals (over a wider area) towards their repair and maintenance. This reflects the absence of detailed evidence to inform any potential planning obligations with future policy being explored following the outputs of the monitoring. The Council will produce SPG for Archaeology in accordance with the Schedule set out in Appendix 3 – Supplementary Planning Guidance.*

## **4. LOCATION, TOPOGRAPHY AND HISTORICAL BACKGROUND**

### **4.1 Site Location and Topography (Figures 1 and 2)**

- 4.1.1 Nos. 118 – 119 Lammas Street are situated in an area of historic and archaeological interest within the historic town of Carmarthen, Carmarthenshire. The redevelopment site is centred on NGR SN 41036 20038 (Figure 1).
- 4.1.2 The northern part of the site, facing Lammas Street is currently occupied by a modern building dating top the 1950's (Pers. Comm. Simon Ratty, July 2021). To the rear of the property is a car park.
- 4.1.3 The underlying solid geology of the site comprises of the Tetragraptus Beds - Mudstone – sedimentary bedrock formed approximately 466 to 478 million years ago in the Ordovician period. The overlying superficial deposits comprise of sands and gravels deposited 3 million years ago during the Quaternary period (British Geological Survey mapping portal).

### **4.2 Archaeological and Historical Background (Figures 3 -6)**

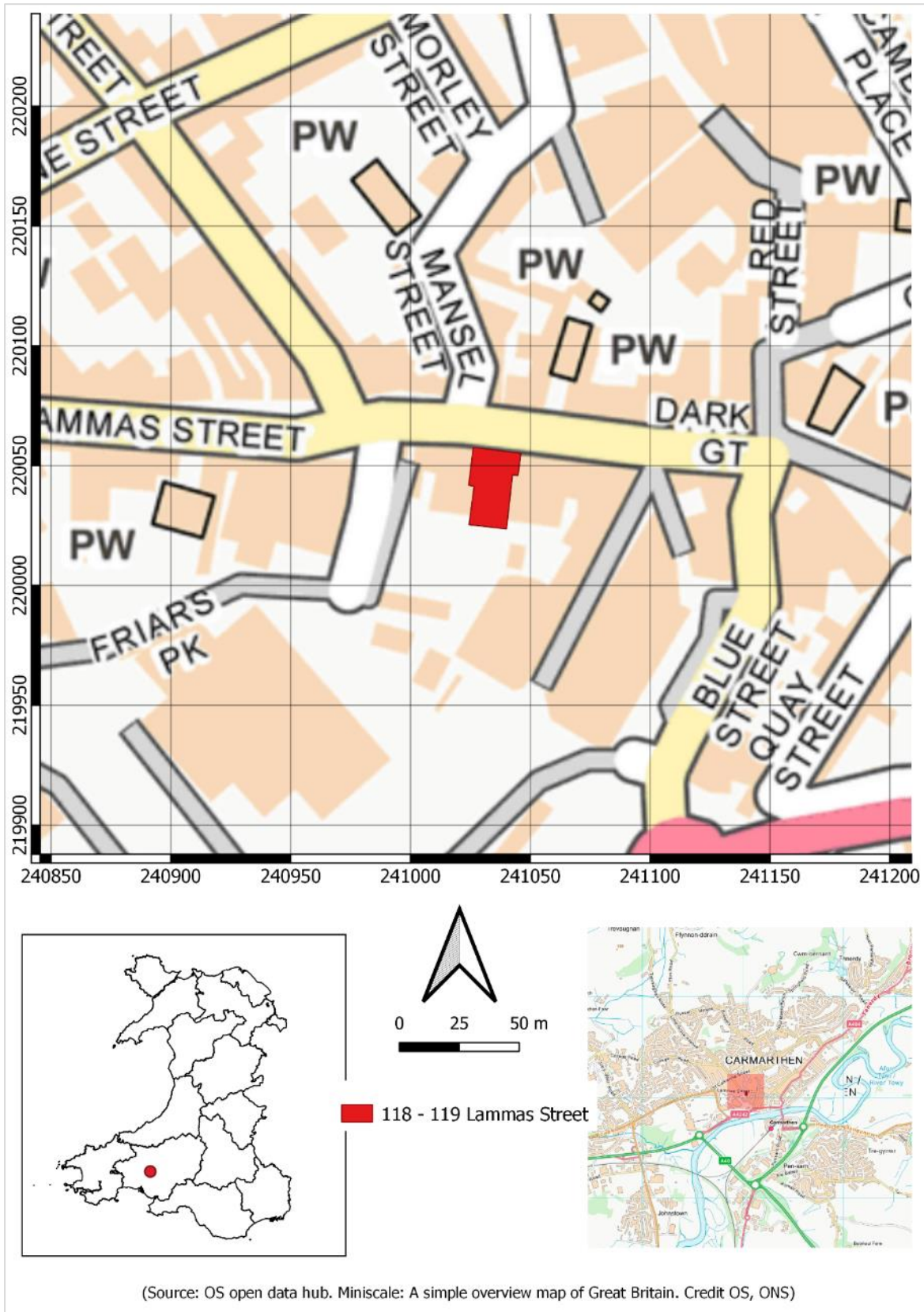
- 4.2.1 In the Middle Ages Carmarthen comprised two towns: 'Old Carmarthen' which stemmed from the former Roman town of Moridunum (James 1997). The exact location and character of 'Old Carmarthen' is unknown, with little documentary evidence, however, it is thought likely that it was situated on either side of Priory Street (Murphy 2021). 'New Carmarthen' was sited to the west (James 1997), and much more is known about it. The haphazard street plan indicates that it developed organically soon after the foundation of the castle in c.1106 (Murphy 2021). Figure 3 illustrates the conjectured layout of New Carmarthen c.1290.
- 4.2.2 By the latter part of the 13th century and early 14th century New Carmarthen had experienced rapid expansion (Murphy 2021). Prior to the Franciscans founding their Friary on the south side of Lammas Street in c.1284 the town was already well developed, but nonetheless the Friary undoubtedly contributed to the continuous development of New Carmarthen (ibid). New burgages had been laid out along King Street and Spillman Street by the 1340s, with cross lanes linking both streets. New burgages were also laid out on Lammas Street, with evidence of planning evident with the 'cigar'-shaped street suitable for holding markets and fairs (Murphy 2021).
- 4.2.3 The friary (founded in c.1284) was located west of the town in Lammas Fields, to the south of the developing Lammas Street. There is no evidence to suggest that an earlier friary existed within the walled borough (James 1997). It was built on a green field site that was relatively level, sloping gradually downwards from Lammas Street to the river (James 1997).



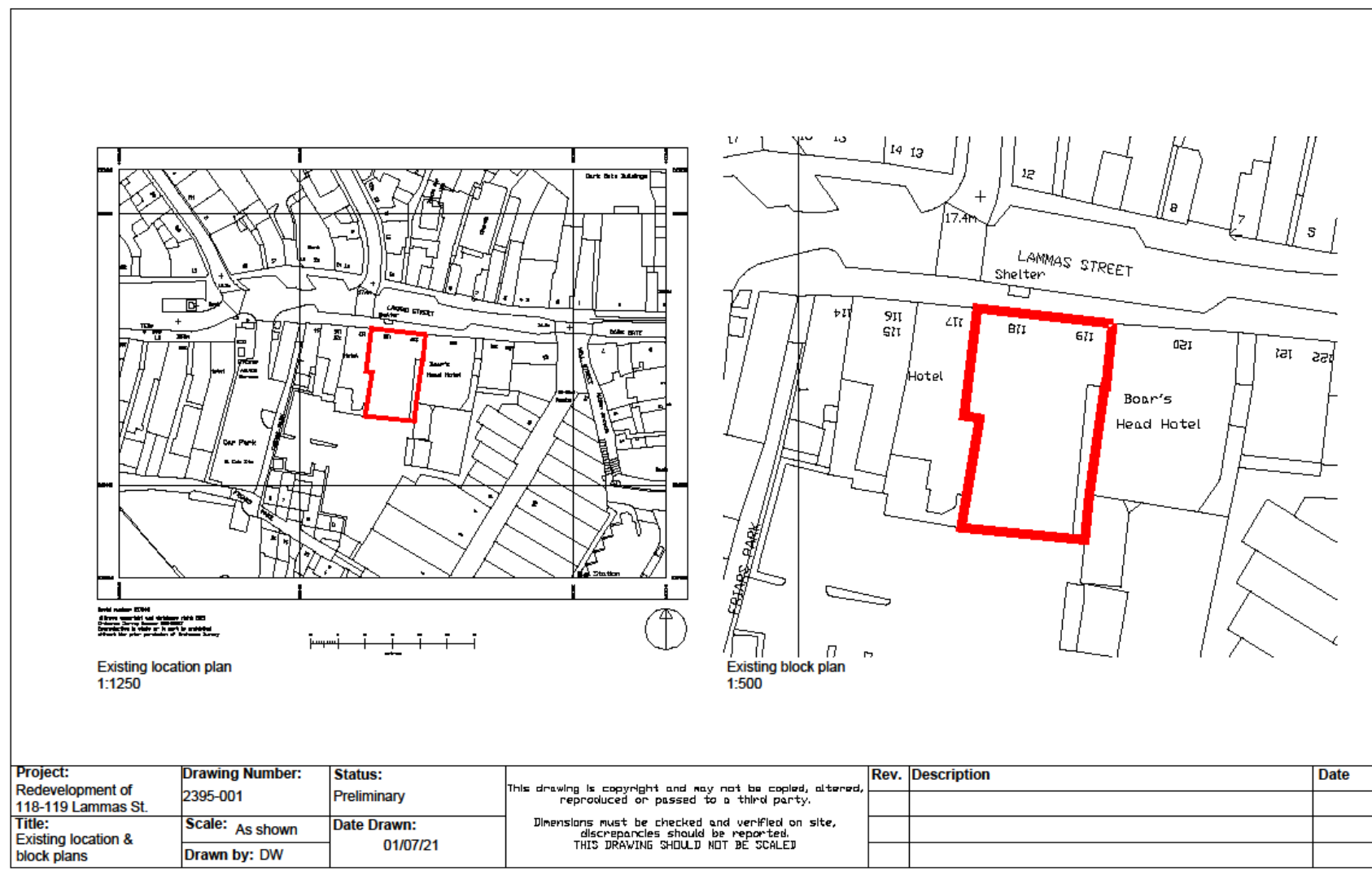
- 4.2.4 In 1295 the friars requested an additional four perches of land adjoining their enclosure. The request was granted, and it is thought this new piece of land could be the stretch which extended from the south side of Lammas Street to the Friary from the present arched opening which is believed to be the site of the gatehouse (NGR SN 4100 2006) (James 1997). Near to the existing arched opening the street broadens which correlates to a cross marked on Speed's map of Carmarthen. It is thought that this probably denotes the location used by the friars for open-air preaching (ibid).
- 4.2.5 Little is known about the fate of the friary and its buildings. What we do know comes from archaeological excavations, which have demonstrated that many of the friary buildings (which were already ruinous) were demolished to construct part of the town's civil war defences (James 1997). A map produced by Thomas Lewis 1786 shows no remains of the friary buildings. A relatively large residence known as Friar's Park House was clearly depicted within a square enclosure (James 1997). The residence within its walled enclosure was a two-storey late Victorian building. Based on the cartographic sources there was very little change between 1796 and the 1980s. Despite there being little in the way of documentary evidence as to the location of Gray Friars, conventional wisdom suggested that Friars Park House was the site of the former Gray Friars (ibid).
- 4.2.6 In 1983-90 Friars Park House and the area immediately to the south of the proposed development an excavation was undertaken ahead of the building of a new 'superstore'. Prior to this only a small number of discoveries had been made, mostly by accident, including part of a tessellated floor of either the church or chapter house in 1894 and an unknown number of burials were discovered from a burial ground to the east of the friary (Manning 1998).
- 4.2.7 The excavations investigated a number of areas within the walled enclosure of Friars Park, Bassets Yard, the former Upper Mill Street carpark and areas north of Friars Park to the rear of Boars Head Hotel and 118 – 119 Lammas Street (Figure 4). These excavations were focussed on Greyfriars a Medieval Friary that had not been excavated.
- 4.2.8 Through these extensive excavations (1883-90) the plan of the majority of the friary has been uncovered (Figure 5). The plan revealed that the friary originally consisted of a Nave, choir chapter house and large cloister (Manning 1998). But later additions included an additional smaller cloister, infirmary and a range of functional rooms (ibid). Furthermore, over 200 burials were found interred on the site (Manning 1998). Beneath the friary there were traces of a pre-friary timber structure that dated to the mid-13th century (Manning 1998).
- 4.2.9 In 1997 further excavation and monitoring concentrated on an area immediately to the north of the choir (Figure 6) as well as a small area within the Friary's choir and adjacent rooms that were not previously investigated were also fully excavated (Manning 1998). During these investigations a number of pre-friary and friary related features were recorded. The orientation of the pre-friary features did not appear to be related to the line of Lammas Street suggesting they pre-date the medieval developments of the area (Manning 1998). Within Area 1 of the 1997 excavation 35 burials were located to the north and northwest of the choir, just 20m to the south of 118 – 119 Lammas Street. To the north of the nave and choir c.<10m to the south of 118 – 119 Lammas Street a group of possible medieval graves were located just 0.5m below the ground surface (Figure 6), now below the carpark to the rear

of 118 – 119 Lammas Street. This indicates that a major medieval graveyard is located in this area and its extent has not been fully defined (ibid).

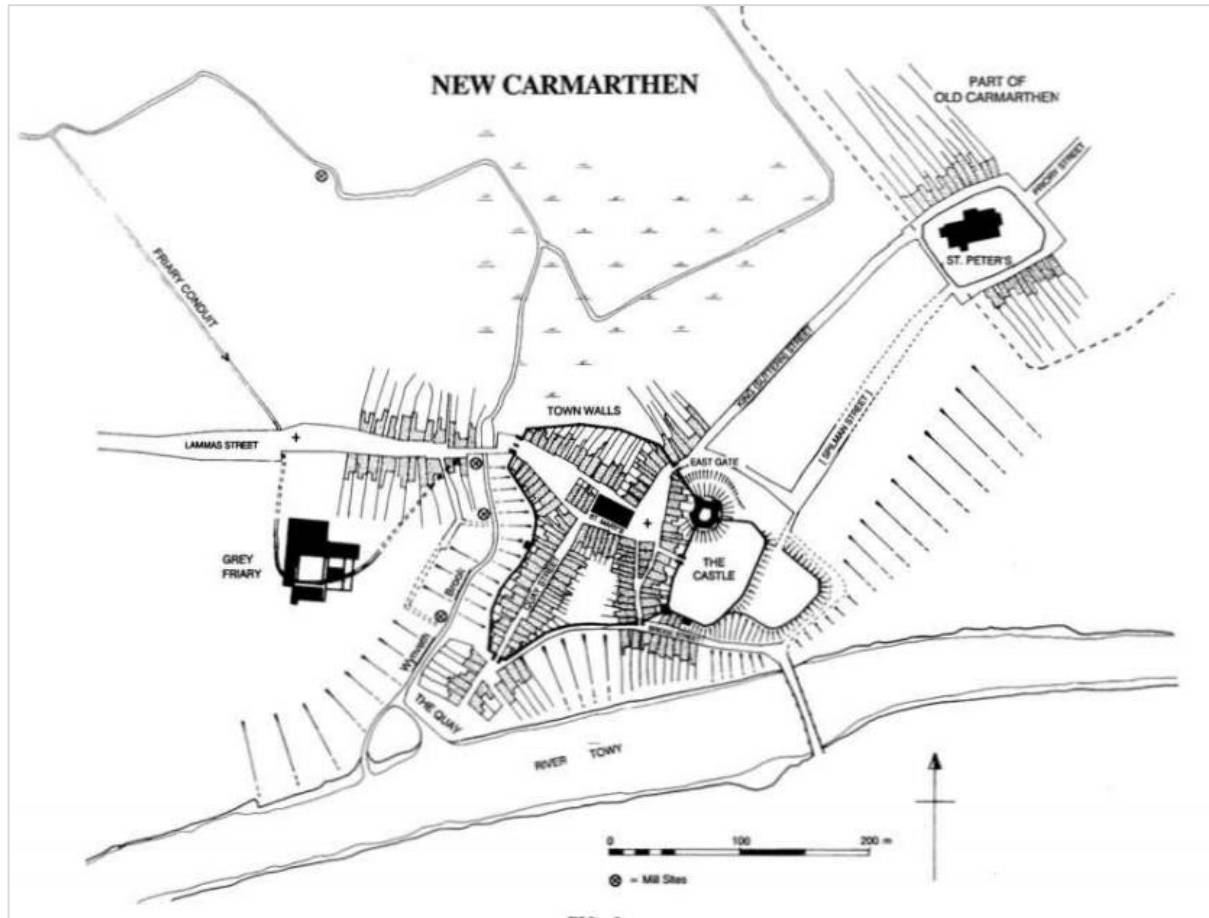
- 4.2.10 Based on the findings of the previous excavations (1983 – 90 and 1997) it seems likely that the existing 118-119 Lammas Street area overlies pre-friary and friary related features, including burials, that could be impacted upon by the development.



**Figure 1:** Location map



**Figure 2:** Location plan of 118-119 Lammas Street, Carmarthen. Drawing supplied by client. Not to scale.

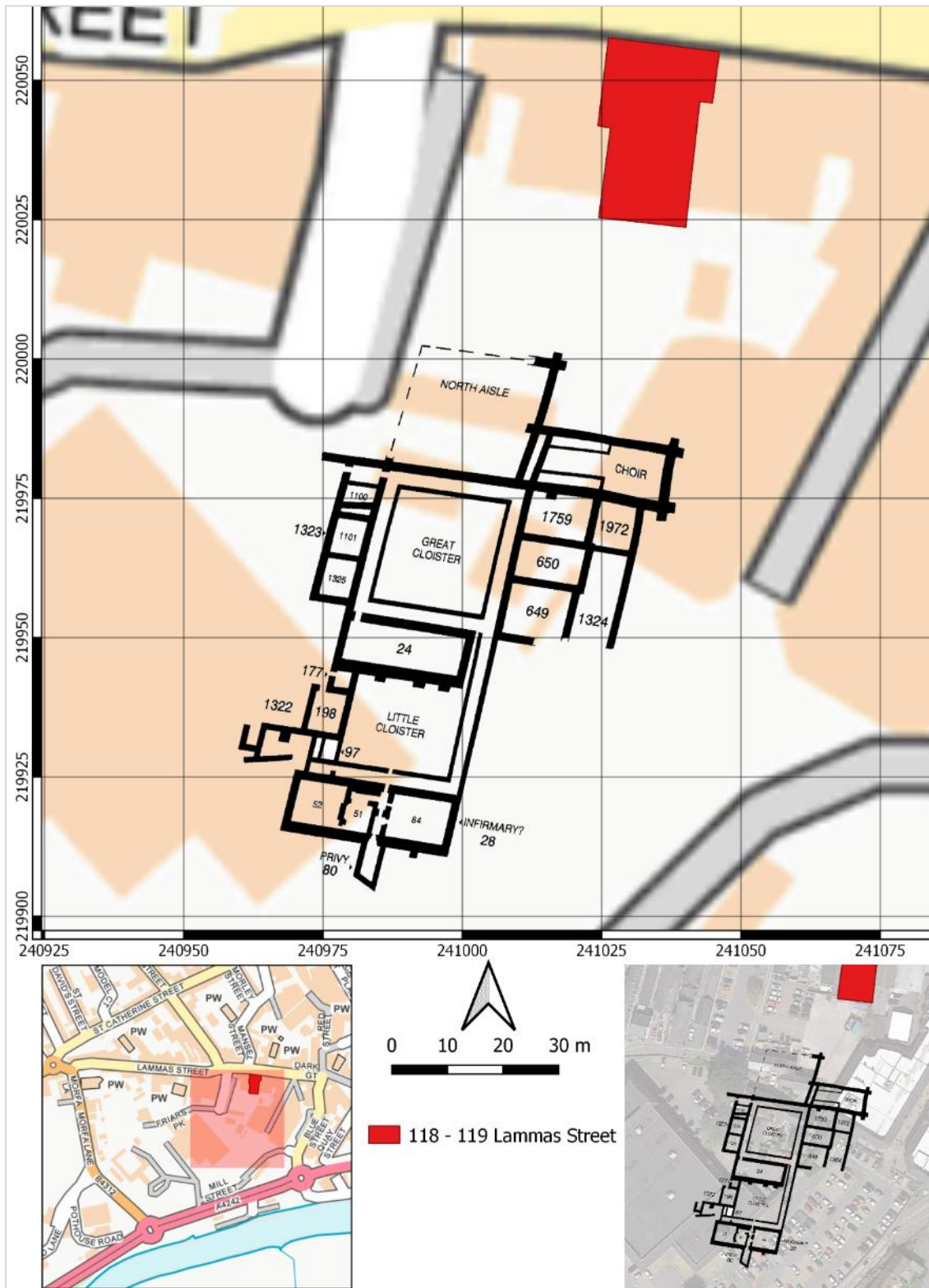


**Figure 3:** Conjectured layout of New Carmarthen c.1290. Drawing by Neil Ludlow (from James 1997).





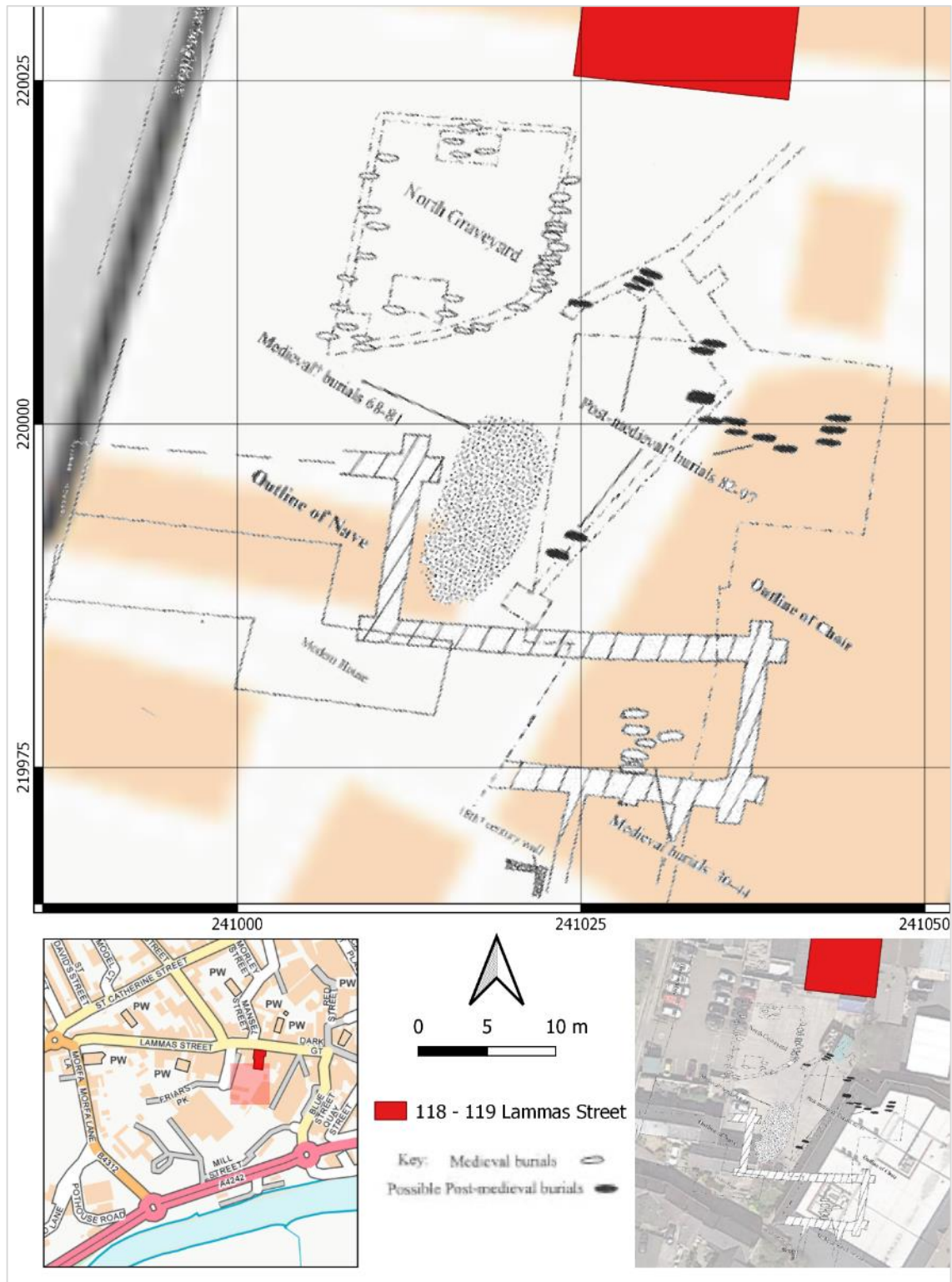
**Figure 4:** Plan of excavation areas 1983 – 1990 and 1997 (from James 1997).  
 (Source: OS open data hub. Miniscale: A simple overview map of Great Britain. Credit OS, ONS and google earth 2021).



**Figure 5:** Plan of Carmarthen Greyfriars, with context numbers for individual rooms and buildings marked (From James 1997).

(Source: OS open data hub. Miniscale: A simple overview map of Great Britain. Credit OS, ONS and google earth 2021).







## **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 125m radius search area. This included both designated and non-designated assets. Designated assets from a wider area were examined to analyse the potential impacts to their setting from proposed development, detailed below.

### **5.2 Scheduled Monuments (Figure 7)**

- 5.2.1 Scheduled monuments are historic and archaeological sites considered to be of national importance. These sites are given legal protection, and consideration of the impact of development upon these sites and their settings are considerations of the planning process.
- 5.2.2 There are no scheduled monuments within the development area or the surrounding 125m radius search area. Although there are several scheduled monuments within the town of Carmarthen.
- 5.2.3 The nearest scheduled monument is Bulwarks (CM009) located c.190m southwest of the development area, following this is Carmarthen Castle (CM008) lying 260m to the southeast. Beyond this are the remains of Carmarthen Roman Fort (CM235) and Town (CM234) located 460m and 520m (respectively) to the east of the redevelopment site.

### **5.3 Listed Buildings (Figure 8)**

#### General

- 5.3.1 Listed buildings are buildings and structures of national importance given legal protection by being placed on a 'List' of Buildings of Special Architectural or Historic Interest. Buildings on the list are given one of three grades which denote their level of importance (Grade I, II\* & II), Grade I being the highest. A listed building may not be demolished, extended, or altered without special permission from the local planning authority.
- 5.3.2 There are no listed buildings within the development area. There are no Grade I listed buildings within the 125m search area. There are two Grade II\* listed buildings (Table 2) and 46 Grade II listed buildings (Table 3) within the 125m search area.

#### Grade II\* Listed Buildings (Table 2)

- 5.3.3 There are two Grade II\* listed buildings within the wider 125m buffer zone, both are post-medieval ecclesiastical buildings.
- 5.3.4 The first, English Baptist Chapel (LB 9741), is located approximately 40m north-northeast of the development area. Its description as provided in the Cadw Listed Building Report (available on Cof Cymru - <https://cadw.gov.wales/advice-support/cof-cymru>) is as follows:

*Baptist chapel of 1869-70, on the site of the Black Horse inn. The first major work of George Morgan, leading C19 architect of Carmarthen, who was a deacon of the chapel. He acted both as contractor and architect. The chapel*

*cost £1,800 and was opened on 21/6/1870. The Rev. Evan Thomas was the first minister here from 1872. Organ installed in 1887 in case designed by Morgan, but the organ gallery had been there from the first. It has been associated with some important figures, in particular Dr Gwilym Davies, pioneer of social service in Wales and leading figure in the founding of UNESCO.*

- 5.3.5 Accompanying this listing is a secondary Grade II listing for the railings and gateway for the chapel (LB 9476).
- 5.3.6 The second, Grade II\* listed building within the 125m search area is Capel Heol Awst (LB 9488) a Welsh Independent Chapel located approximately 100m west of the development area. Its description as provided in the Cadw Listed Building Report (available on Cof Cymru - <https://cadw.gov.wales/advice-support/cof-cymru>) is as follows:

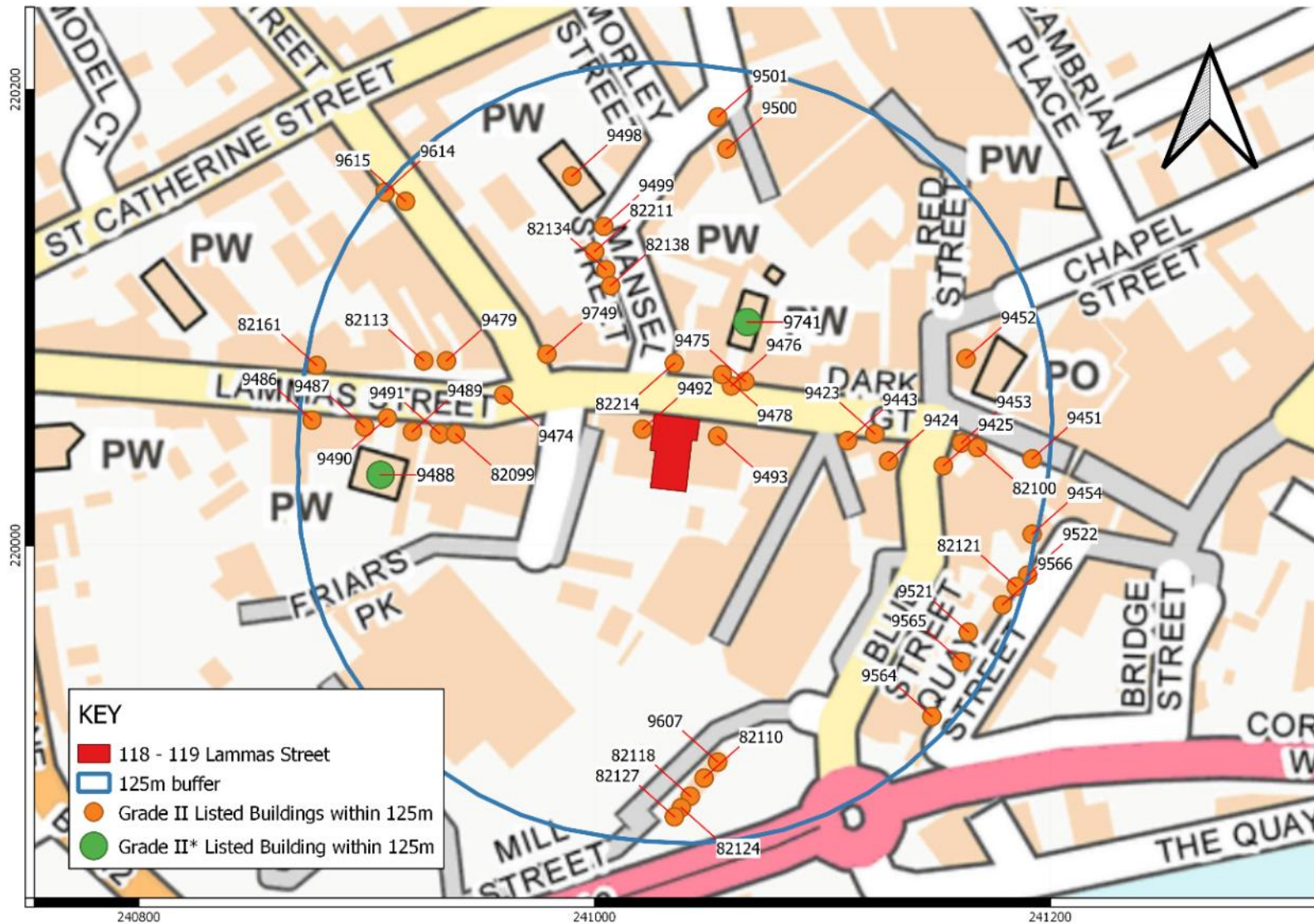
*Baptist chapel of 1869-70, on the site of the Black Horse inn. The first major work of George Morgan, leading C19 architect of Carmarthen, who was a deacon of the chapel. He acted both as contractor and architect. The chapel cost £1,800 and was opened on 21/6/1870. The Rev. Evan Thomas was the first minister here from 1872. Organ installed in 1887 in case designed by Morgan, but the organ gallery had been there from the first. It has been associated with some important figures, in particular Dr Gwilym Davies, pioneer of social service in Wales and leading figure in the founding of UNESCO.*

Grade II Listed Buildings (Table 3)

- 5.3.7 The majority of listed buildings within the 125m search area are located on Lammas Street, Blue Street and Mansel Street. These are all domestic, commercial or ecclesiastical buildings dating to the post-medieval period.
- 5.3.8 Of these, seven are located in close proximity to the development area and due to the urban layout of Lammas Street are more likely to be indirectly impacted by the proposed development. The details of these listings are included below.
- 5.3.9 The development area is located in between The Rose and Crown Hotel (LB 9492) and the Boar's Head Hotel (LB 9493). These are Grade II listed buildings dating from the mid-late 18<sup>th</sup> century; both buildings are recognisable by their Georgian style exterior.
- 5.3.10 Located on the opposite side of the road approximately 15m north of the proposed development are several listed commercial properties all of 19<sup>th</sup> century design. These include 7 – 8 Lammas Street (LB 9475 and 8) which were seemingly built as a pair. As well as Walter Lloyd & son pharmacy (LB 82214) slightly to the northwest.
- 5.3.11 The remaining Grade II listed buildings are unlikely to have any intervisibility with the development area. However, their overall setting is likely to be improved with a development that is more sympathetic to the historic character of the area.

DAT Archaeological Services





**Figure 8:** Listed Buildings within a 125m radius of the development area.

(Source: OS open data hub. Miniscale: A simple overview map of Great Britain. Credit OS, ONS).

**Table 2:** Grade II\* listed buildings within a 125m radius of the proposed redevelopment (Figure 8)

Number	Name	Cadw Description	Location
9488	Capel Heol Awst	Independent chapel of 1826-7 by William Owen of Haverfordwest. The first chapel on this site was built in 1726, rebuilt larger in 1802 and again in 1826-7, to seat 1000, at a cost of £2,582/6/2d (or £2,590/5/5d) (£2,582.30 or £2,590.27). It was then thought to be the largest chapel in Wales. The plans and specification show William Owen, housebuilder, and William Rowlands, mason, as contractors. As drawn, the facade has no stucco details save for a band between floors, and the interior section shows a very tall wine-glass pulpit. Some later alterations, new ceiling in 1860, stucco to front probably later C19, 2 C20 stained glass windows, one to the Rev Stephen Hughes (1622-88), behind the pulpit, 1922, by Abbott & Co, who also designed another window in 1946. The cause goes back to Stephen Hughes in the late C17, though really founded with William Evans c 1702, and linked to the Presbyterian College which came to Carmarthen in 1704, and whose principal was until 1840 generally the minister at Heol Awst. The cause moved to Lammas Street (Heol Awst) in 1726, the chapel then built was enlarged shortly after and again in 1802.	SN 40906 20031
9741	English Baptist Church	Baptist chapel of 1869-70, on the site of the Black Horse inn. The first major work of George Morgan, leading C19 architect of Carmarthen, who was a deacon of the chapel. He acted both as contractor and architect. The chapel cost £1,800 and was opened on 21/6/1870. The Rev. Evan Thomas was the first minister here from 1872. Organ installed in 1887 in case designed by Morgan, but the organ gallery had been there from the first. It has been associated with some important figures, in particular Dr Gwilym Davies, pioneer of social service in Wales and leading figure in the founding of UNESCO.	SN 41067 20098

**Table 3:** Grade II listed buildings within a 125m radius of the proposed redevelopment (Figure 8).

Listed building no.	Name	Description
9423	8-9	Mid c19 corner building, on site of causeway across mill dam, which was modified when blue street was built c 1805. The former nag's head inn, marked on 1834 map, later which was part of the half-moon hotel at no 1 blue street adjoining (q.v.), housing the bar and spirit stores. The half-moon was run by William bright and his widow to 1884, then by henry cadle, whose name is shown on the blue street side wall of these premises in a late c19 engraving. The engraving shows no windows on the right of the blue street facade, but windows in the chamfered corner, and a shopfront with corner entry. The lower range to dark gate had different fenestration. Facade detail probably c1900. In 1914 run by mrs. Margaret ann askin. In 1926 nos 8-9 occupied by evan morris & son, outfitters, for whom j.h. morgan designed a shopfront in 1919. Shown in earlier c20 photograph with shopfront (now gone) marked hosier stores. In 2001 mostly owned by cheltenham & gloucester building society and called cheltenham house, the upper floors leased and entered from a door in the lower range. No 8 - now a shop - occupies part of the lower range. Formerly listed with no 1a blue street, but this number no longer is used.
9424	1 blue street	Early to mid-c19 former half-moon hotel, which later included the former nags head in nos 8-9 dark gate adjoining. The hotel was established in 1806, and the nags head became the bar and spirit stores. Marked on wood's map of 1834. Run by william bright, then mrs bright to 1884, then her son-in-law henry cadle. In 1884 mrs. C. M. Cadle listed as landlady, and in 1914 mrs. Margaret ann askin. Used as ymca during 1914-18 war. In 1926 premises of lloyd & thomas, estate agents. A restaurant in 1981. Since 1981 converted to flats with rear access and removal of interior features, also new shop front.
9425	No.36 blue street & adjoining outbuilding	Early c19 town house, now coffee house, one of a small number of georgian brick fronts still unpainted in the town. Marked on 1834 map. Occupied by f. Rowe, hairdresser, in 1914 and 1926. Ground floor altered with new shopfront in later c20, photograph taken in 1960s shows a central pedimented door and a window to the left. The rubble stone section to right appears to have been an outbuilding, now included.
9443	Carmarthen house	Town house probably of mid to later c18 date, much altered, now commercial premises. Once known as gellingham house, it was described in will of morgan lewis and in advert for sale in 1812, and partly rebuilt in 1844 for dr j.p. watkins, though the lost interior features suggest the fabric remained mostly of c18 date. In 1914 occupied by cash & co, bootsellers, from 1959 messrs burgess jewellers on the ground floor, the shop extended to first floor in 1982, and all interior detail mentioned in 1981 listing lost. A photograph of 1937 on premises shows that the house once had an eaves cornice and was of five bays, with windows in centre.
9451	South african war memorial	Boer war memorial, 1905-6, to designs by e v collier (the pedestal) and w d jenkins, architects. W lewis & sons, monumental sculptors may have carved the statue. Unveiled by major-general mackinnon 27/4/1906.
9452	Barclays bank	Bank building built 1900-03 by george morgan & son, architects, benjamin howells & sons' ltd contractors, at cost of £3238, for the london & provincial bank, whose premises had been nearby from 1873. On the site of commerce house, drapers' shop. Taken over by barclays bank 1918. Photographs of 1930 show art nouveau leaded and stained glass to entrance door and windows with london provincial bank ltd in decorative lettering, also heavy wooden panelled counters within.
9453	Nos.11 & 12 guildhall square	Corner house of c1800, marked on wood's map of 1834, apparently built with no 12. A noted coffee shop and grocery from 1850, established by a mr wonnacott with prominent large timber coffee jug, still surviving. Later kept by miss puddicombe and by her nephew j.o. morgan, mayor 1935-7. There is a design for a shopfront of 1920 by j.h. morgan for j.o. morgan, grocer, but present shop windows are later c20 alterations to bowed late georgian originals, of which part of casing survives. Said to have been public house with no 12 in later c20, premises of nationwide building society 2002, interior all altered.

Listed building no.	Name	Description
		The coffee pot sign is celebrated in a poem by alex aitken of carmarthen, published 1856: `when first i was set up on high/ some viewed me with a jealous eye/ with thoughts that i, an empty pot/ would custom draw to wonnacott". A large chimney between nos 11 and 12 has gone.
9454	No.17 guildhall square	Former bull inn, now eating at house, in terraced row, probably mid c18, with earlier rear wing. Shown on t. Lewis's map of 1786 and map of 1834. Inn through the c19, and in c20, the old bull cafe. Mrs anne harries, dining rooms in 1926. The centre ground floor window replaces a doorway with door of 4 raised and fielded panels with 3 glazed lights above, replaced before 1981.
9474	Royals welch fusiliers' monuments and railings	Memorial erected in 1858 at the expense of colonel (later general sir daniel) lysons and the officers of the regiment to the memory of soldiers of 23rd royal welch fusiliers who fell in the crimean war. Designed and made by the sculptor edward richardson of london (1812-69). Mr. Weekes of carmarthen was the builder. A russian gun from the war was placed in front of the monument in 1859, later removed, as was a double-branched lamppost. Old photographs show that the obelisk itself was inscribed with the regimental honours. A company of the regiment, commanded by capt. Lysons, was the first british force to land on crimean soil, and the regiment served at alma, inkerman and the siege of sebastopol
9475	No.7 lammas street,	Mid to later c19, possibly contemporary with english baptist church, opened in 1870. One of a pair with no 8. Photograph dated c.1902 shows shop sign of james morgan photographer. Premises occupied in 1926 by t.b. arthur, auctioneer, and in 2002 by e. Brooksbank, watchmaker and jeweller, shopfront renewed in victorian style c2000.
9476	Gates, gateposts and railings to english baptist church	Cast iron gates, piers and rails to the chapel built in 1870 by george morgan. Exceptionally ornate gateposts are stamped j. Roberts, carmarthen, not recorded as an iron-founder, possibly an ironmonger. Said to be stamped w.a. baker of newport, but stamp not found. Restored, apparently re-cast from originals, in late c20.
9478	No.8 lammas street	Mid to later c19, possibly contemporary with english baptist church, opened in 1870. Designed as a pair with no. 7 and built as a shop or converted soon afterwards. In 1914, the shop was occupied by mrs. Elizabeth giles, ironmonger, in 1926 by j.t. evans ironmonger and in 2002 by florabunda, florists.
9479	Waverly house	Terraced house of earlier c19, with through arch to rear yard. A building is marked on site on 1834 map. Occupied in 1926 by j. Forsyth rees, veterinary surgeon and in 2002 by mary evans solicitor. Since 1981 building has been restored with renewed glazing. A right-hand chimney and boarded doors to throughway have gone.
9486	The golden lion	Inn, reputedly on site of one called the bremenda arms, but the golden lion since later c19, though a golden lion was previously recorded at 23 lammas street. Marked on wood's 1834 map, the building probably is early c19 with late c19 stucco detail.
9487	No.105 lammas street	Earlier c19 terraced house, marked on 1834 map of carmarthen, restored in late c20. Occupied by smith llewelyn partners, solicitors, in 2002.
9489	Sunday school to capel heol awst	Schoolroom to heol awst independent chapel, 1888-89, by george morgan. Of exceptional scale, it had a galleried interior and thus 2-storey elevations, and cost £1,510. The schoolroom is on the site of the printing premises of john ross (1727-1807) deacon at the chapel and noted printer of books in welsh and english.
9490	Railings, gates and gatepiers to capel heol awst and sunday school	Probably later c19, added in 1888-9 when the schoolroom was built to designs by george morgan. The railings are stamped by the old foundry company, carmarthen, and are similar to those in john street around the graveyard of the former ebenezer welsh wesleyan chapel, and to st john's church, priory st of 1893.

Listed building no.	Name	Description
9491	The drovers' arms	Inn with earlier to mid c19 exterior detail but with plaque of 1775. Marked on 1834 map of carmarthen, but date of name uncertain, though listed as the drovers' arms in 1926 directory.
9492	The rose and crown hotel	Inn, probably late c18 to early c19, building marked on 1834 map of carmarthen. Mid c19 exterior stucco detail, date of inn uncertain, though named as rose and crown in 1926 directory.
9493	Boar's head hotel	Large former coaching inn mid c18 originally altered 1820s but said to have been a townhouse of the owens of orielton, (hugh owen was the recorder of carmarthen 1574) and later known as the new inn. Rebuilt in 1750s and 1824 (information from hotel), when it was considerably enlarged with a new suite of stabling. (Altered again at some time when stabling converted into accommodation. Assembly rooms here were used in mid c19 for public functions. A ground plan dated 1819 survives with rough designs for alterations, by david morgan, shows that the original hotel was in the right 4-bay part with a passage through to rear and then a 3-bay stable with carriageway to left was added in 1819 and also a rear wing on the original building with kitchen, brewhouse, 3-stall stable and 3-bay coach house. Another 8-stall stable was added in yard. There is a tradition that a landlord was said to have been killed by a bull during bullbaiting, the incident apparently ending the custom.
9498	Zion english presbyterian chapel	Calvinistic methodist chapel of 1849-50 by robert g. Thomas of newport, built for the english-speaking members of the water street (heol dwr) chapel. Begun 27/7/1849, opened 1/8/1850, at a cost of £846/17/9 1/2d (£846.88). The schoolroom behind was begun in 1851 but apparently not finished until 1862 and was altered for £250 in 1870. The chapel was modernised, and organ gallery added in 1875, organ installed 1882 and subsequently moved 1889 to organ-chamber behind pulpit. First organ by richardson & son has gone, replaced in 2000 by one by hele & co of 1895 bought from st matthew's church, fulham, london. R.g. thomas was a noted architect both in newport and later as chief architect of south australia. He was in carmarthen, newly returned from s. Australia, as assistant architect at trinity college.
9499	Forecourt railings and gates to zion chapel	Iron railings and double gates probably erected in 1850 when the chapel was built.
9500	Parc-y-felfet unitatian chapel	Built as park y velvet unitarian chapel in 1849 for dr. David lloyd, minister of the small carmarthen congregation. Lloyd was the principal of the presbyterian college 1835-53, as were most of his successors, and contributed to the improvement of education in the town and to the establishment of the infirmary and the cemetery. Chapel interior altered 1915 by ronald potter jones of lincoln's inn - author of a book on chapel design, the work executed by g. Morgan & son. The 2 end windows were blocked and the 2 side windows inserted. The pulpit was moved from centre to near the side with harmonium and screen on the other. The pulpit was lowered, and the platform raised, and the walls panelled with panelling from old pews. Disused since later c20, and in poor condition 2002. A schoolroom detached to rear has been demolished. The chapel design mixes classical detail with gothic windows.
9501	Forecourt piers and railings to parc-y-felfet unitarian chapel	Forecourt piers and railings to the street. Cement rendered square piers and double iron gates, flanked by low walls with stone coping and iron railings. Centre piers have cement pyramidal caps and tooled stone plinths. Similar pair of piers at outer left, with rendered wall between, possibly blocked entry. Railings have square uprights placed diamond-wise and unusual cast-iron triangular pierced arrow-head finials. The pair of gates have similar finials to rails, also applied in a large lozenge pattern across each gate. Urn finials to hanging stiles and band of circles to bottom, middle and top rails.
9521	Section of medieval town wall behind nos 27 to 30	Garden wall, medieval in origin. The original town wall first murage grant date from 1233, and the wall ran up from the towy gate at the foot of quay street to the wynveth or dark gate between the lines of quay street and blue street (the former wynveth stream). Wyriot's tower stood along this section of wall.



Listed building no.	Name	Description
9522	No.32 quay street	Altered range, possibly a former service range to no 31, marked on 1834 map, now externally c19 and later. In 1914 a solicitor's office, in 2002 merlin construction ltd. Quay street is the most complete street of c18 houses left in carmarthen, the street formed in the early c12 and already by the late Middle Ages the street of carmarthen's most prominent families. No 19, which has been demolished, was dated 1698. It is not yet possible to establish precise dates for the other houses but most of them seem to be of c18 date, some retaining panelling and staircases of the period.
9564	No.26 quay street	Later c18 town house, raised on full-height basement. Marked on 1834 map. Since 1981 the door has been encased in lean-to rendered porch. Divided into flats. Quay street is the most complete street of c18 houses left in carmarthen, the street formed in the early c12 and already by the late Middle Ages the street of carmarthen's most prominent families. No 19, which has been demolished, was dated 1698. It is not yet possible to establish precise dates for the other houses but most of them seem to be of c18 date, some retaining panelling and staircases of the period.
9565	Llys-y-barnwr	Almost detached town house now flats. Probably later c18, marked on 1834 map, but externally late c19, or even earlier c20 as alterations are recorded in 1922-3 for w.j. wallis-jones to plans by j.h. morgan, but the present facade looks late c19. Used in mid c20 as judges' lodgings. Quay street is the most complete street of c18 houses left in carmarthen, the street formed in the early c12 and already by the late Middle Ages the street of carmarthen's most prominent families. No 19, which has been demolished, was dated 1698. It is not yet possible to establish precise dates for the other houses but most of them seem to be of c18 date, some retaining panelling and staircases of the period.
9566	Nos.30 & 31 quay street	Town house with earlier c19 detail, but possibly of c18 origin as the stepped-in joint to no 31 suggests that the upper floor may be added in a general rebuild. Marked on 1834 map, possibly the biddulph bros & co bank shown at the end of a terraced row. In 1884 occupied by j howell thomas & thompson, solicitors, and in 2002 by l.h. phillips, chartered accountants. Quay street is the most complete street of c18 houses left in carmarthen, the street formed in the early c12 and already by the late Middle Ages the street of carmarthen's most prominent families. No 19, which has been demolished, was dated 1698. It is not yet possible to establish precise dates for the other houses but most of them seem to be of c18 date, some retaining panelling and staircases of the period.
9607	Nos.1-5 (consec) spring gardens	One of a row of 4 houses probably late c18, marked on 1786 map, altered in c19 when end house was converted into 2, and interiors wholly renewed since 1981 listing. There were in 1981 surviving c18 staircases in nos 1 and 3 (and possibly no 2) with similarities to those in no 2 nott square, the kings' arms in priory st, and no 33-quay street, no 1 had fielded 6-panel doors, there were also front gardens with iron rails on dwarf stone walls with c1900 iron gates made by william isaac, all removed by 2002. Buildings marked on site on 1834 map when mill street was marked as dame street
9614	No.75 water street	Town house, externally earlier c19, but possibly with earlier origins. Marked on 1834 map. Occupied by carmarthen antiques 2001.
9615	Gates, piers and railings to capel heol dwr forecourt	Earlier c19 iron broad double gates with gatepiers and railings each side on low walls.
9749	Former midland bank, lammas street	Former midland bank remodelled in 1904 by george morgan. The left part of the site was the garden hotel, acquired by the north & south wales bank in 1904, amalgamated with the midland bank in 1908. The present building is in 2 matching sections, the main part, the 3-bay left section with the 7 bays to water street being the original and the 2 right bays to lammas street apparently refronted to match, possibly in the 1930s. A photograph of c.1914 suggests that even by then the bank occupied both parts, and a photograph of c.1923 shows the right hand part with a shop front that has a panelled

Listed building no.	Name	Description
		stallriser and midland bank signs in the window. The photographs also show that between c.1914 and c.1923 the entrance was moved to the corner where it is today. Closed 1992, in 2002 premises of John Francis, estate agents.
82099	107, lammas street	Terraced house with shop, later c19 external detail but possibly late c18 in origin, marked on 1834 map. Shop premises occupied by hairdressers, 2002.
82100	12, guildhall square	House, now commercial premises, c1800, apparently built as pair with no 11, both marked on Wood's 1834 map. Occupied by Miss May Williams, fancy draper, in 1926, part of a public house with no 11 in later c20, then travel-agents' premises. The original domestic interior and stair survive above the ground floor. A large chimney between nos 11 and 12 has gone.
82110	2, spring gardens	Built in the c18. One of a row of 4 houses probably late c18, marked on 1786 map, altered in c19 when end house was converted into 2, and interiors wholly renewed since 1981 listing. There were in 1981 surviving c18 staircases in nos 1 and 3 (and possibly no 2) with similarities to those in no 2 Nott Square, the Kings' Arms in Priory Street, and no 33-Quay Street, and no 1 had fielded 6-panel doors, there were also front gardens with iron rails on dwarf stone walls with c1900 iron gates made by William Isaac, all removed by 2002. Buildings marked on site on 1834 map when Mill Street was marked as Dame Street.
82113	23, lammas street	Earlier c19 house with shop, in informal terraced row, marked as built up on 1834 map. The Golden Lion Inn was at 23 Lammas Street, now at no 102.
82118	3, spring gardens	One of a row of 4 houses probably late c18, marked on 1786 map, altered in c19 when end house was converted into 2, and interiors wholly renewed since 1981 listing. Buildings marked on site on 1834 map when Mill Street was marked as Dame Street. There were in 1981 surviving c18 staircases in nos 1 and 3 (and possibly no 2) with similarities to those in no 2 Nott Square, the Kings' Arms in Priory Street, and no 33 Quay Street (all also lost since 1981), and no 1 had fielded 6-panel doors. There were front gardens with iron rails on dwarf stone walls with c1900 iron gates made by William Isaac. All these features since removed.
82121	31, quay street	Terraced town house, mid to later c18, altered in earlier c19, when no 30 was built. Possibly then the top floor was added, as staggered joint to no 30 indicates rebuilding or addition. Marked on 1834 map. In 1926 directory as occupied by Walters & Williams, solicitors, still occupants 2002. Quay Street is the most complete street of c18 houses left in Carmarthen, the street formed in the early c12 and already by the late Middle Ages the street of Carmarthen's most prominent families. No 19, which has been demolished, was dated 1698. It is not yet possible to establish precise dates for the other houses but most of them seem to be of c18 date, some retaining panelling and staircases of the period.
82124	4, spring gardens	One of a row of 4 houses probably late c18, marked on 1786 map, altered in c19 when end house was converted into 2, and interiors wholly renewed since 1981 listing. There were in 1981 surviving c18 staircases in nos 1 and 3 with similarities to those in no 2 Nott Square, the Kings' Arms in Priory Street, and no 33-Quay Street (all since lost), and no 1 had fielded 6-panel doors. There were front gardens with iron rails on dwarf stone walls with c1900 iron gates made by William Isaac, also since removed. Buildings marked on site on 1834 map when Mill Street was marked as Dame Street.
82127	5, spring gardens	Built in the c18 as part of a single terrace of 4 houses probably late c18, marked on 1786 map, altered in c19 when end house was converted into 2 (nos 4 and 5), and interiors wholly renewed since 1981 listing. Buildings marked on site on 1834 map when Mill Street was marked as Dame Street.
82134	7, mansel street	One of a row of 3 later c19 terraced houses, built with nos 6 and 8.
82138	8, mansel street	End house of matching terrace of 3 later c19 houses, built as 2-window house, extended by one bay to left. Offices of H.D. Pritchard & Co, accountants, in 2002.

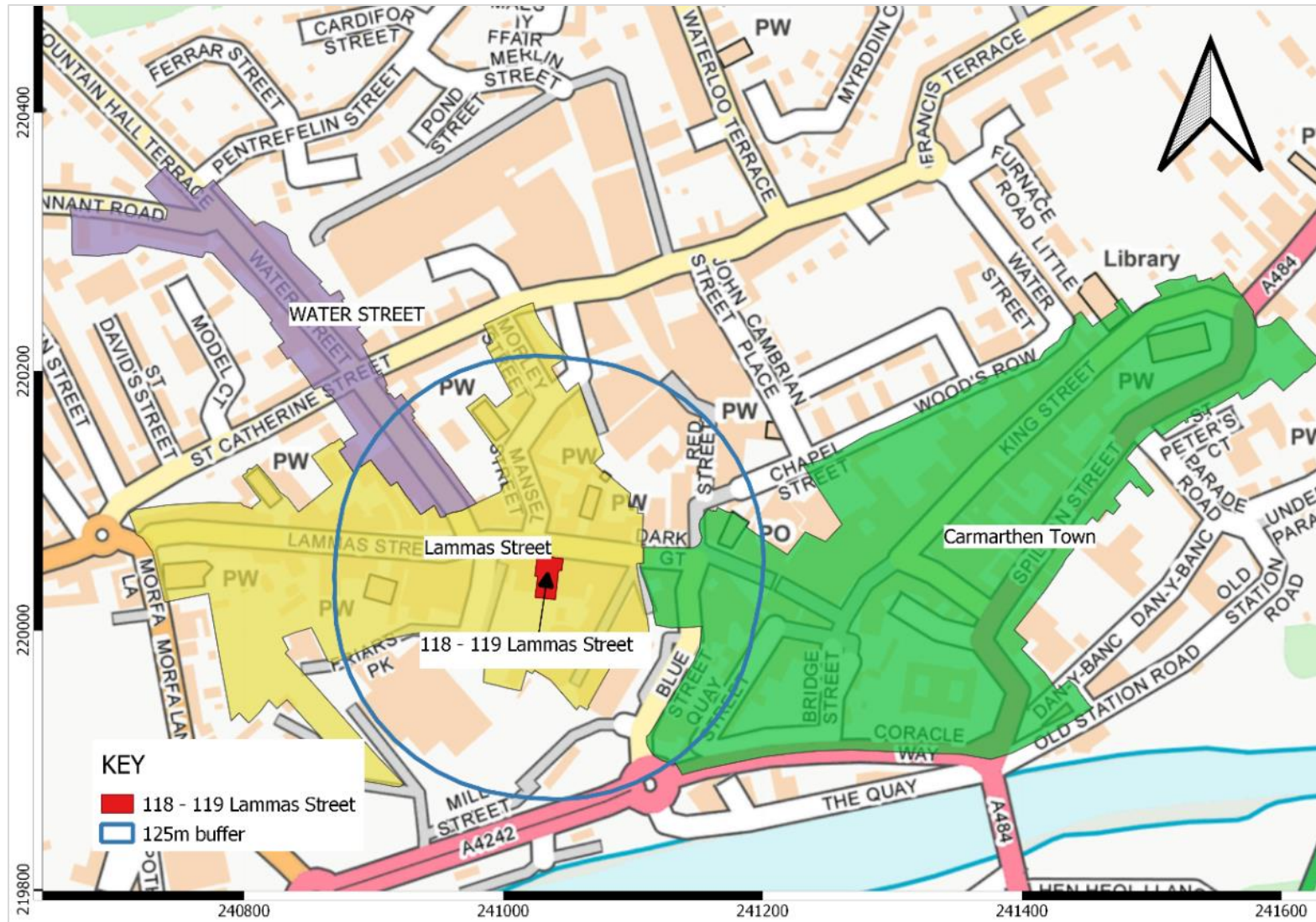
Listed building no.	Name	Description
82161	Hamilton house	Terraced house of probable c19 origin with later c19 detail (marked on 1834 map but with late c19 detail). Commercial premises on ground floor, occupied in 1926 by e. B. Rees dentist and miss e.m. rawcliffe, confectioner, in mid c20 by p.d. lewis, decorators, and in 2002 by laundrette. The timber bracketed eaves cornice appears elsewhere in the street, e.g on nos 38-40.
82211	Ty mansel	One of a row of 3 later c19 terraced houses. In 2002, regional office of mencap.
82214	Walter Lloyd & son pharmacy	Late c19 pharmacy building on important corner site, similar in style to buildings by g. Morgan & son in nott square. Possibly built in 1892 when there is a reference to william davies being contractor for the rebuilding of the harp inn, lammas street and at walter lloyd's house. Occupied by walter lloyd & son, chemists, in 1926 and in 2002.

## **5.4 Conservation Areas (Figure 9)**

- 5.4.1 Conservation Areas are designated to preserve and enhance the special character of areas of architectural or historic interest. The purpose of designating a Conservation Area is to provide the Planning Authority with an additional measure of control over an area that they consider to be of special historic or architectural value.
- 5.4.2 The proposed redevelopment at 118 – 119 Lammas Street lies within the Lammas Street Conservation Area. It is proposed that the frontage of 118 – 119 Lammas Street will complement the surrounding historic architectural style of other buildings on Lammas Street. In doing so this will create a frontage to the building that is more in keeping and sympathetic to the conservation area.
- 5.4.3 Also lying within 125m of the site are the Water Street Conservation Area 80m to the northwest and Carmarthen 75m to the east. The scale of development is unlikely to impact upon these Conservation Areas.

## **5.5 Historic Parks and Gardens**

- 5.5.1 There are no registered Historic Parks or Gardens within the 125m radius search area.



**Figure 9:** Conservation Areas within a 125m radius of the development area.

(Source: OS open data hub. Miniscale: A simple overview map of Great Britain. Credit OS, ONS).

## 5.6 Registered Historic Landscapes

- 5.6.1 Registered Historic Landscapes are landscapes of historic interest included on the non-statutory Register of Landscapes of Historic Interest in Wales (Cadw 1998). The landscape boundaries and associated details have been created as non-statutory advice to assist decision-makers and landscape managers to help ensure that the historic character of the landscape is sustained and that where change is contemplated, it is well-informed.
- 5.6.2 The development site lies within the boundaries of the Tywi Valley Landscape of Outstanding Historic Interest (HLW (D) 5). To better characterise the historic environment of the Historic Landscape it has been sub-divided into several Historic Landscape Character Areas (HLCA). These areas do not necessarily confine themselves to the illustrated limits of the registered Historic Landscape. The development area lies within HLCA 181: Carmarthen. This HLCA is described thus:

### Historic Background:

*The built-up area of the town of Carmarthen, a Roman civitas capital, Medieval borough and county town in which there has been considerable survival of historic landscape features. The Roman town of Moridunum had been established by the early 2nd century as an eastern suburb of a fort from 75 AD (James 1992, 32). A Dark Age presence is represented further east by the clas church of St Teulyddog, and possibly by the parish church of St Peter which partly overlies the Roman west gate. Carmarthen's post-Conquest history (this account of which is based on James 1980, and Lodwick and Lodwick 1972) begins with the establishment of a castle in 1093, not on the present site but at Rhydygors to the south of the landscape area. This was abandoned in favour of the present castle site in 1109, which was doubtless chosen for strategic reasons overlooking a bridging point possibly used by the Romans, but far enough from the clas and St Peters Church - which together were subsequently termed 'Old Carmarthen' - to not be regarded as an interference. A royal foundation, the castle developed as the focus for a small borough - New Carmarthen - which received a charter under Henry II, and masonry defences in the 1230s. A substantial suburb developed along the route west of the town (Lammas Street) and between the walled town and St Peters Church, along King/Spilman Streets. In 1275 there were 181 burgesses but the elevation of Carmarthen to a county town in 1282 doubtless provided an impetus for increased settlement. The former clas church of St Teulyddog had been reorganised as an Augustinian priory in 1125, and a Franciscan friary was founded to the west of the town between 1272 and 1282. Carmarthen had been subject to a number of attacks during the 12th century and was besieged by both Glyndwr in 1407 and during the civil war. However, domestic development was never seriously impeded, and it remained the most important town in Wales, and one of the largest, until the Industrial Revolution. The demesne manor of the borough of Carmarthen lay at Llanllwch, 4 km west of the town, with a nucleus around the mill and medieval church. Although the manor was administrative rather than a territorial unit and lay mainly beyond this character area where it is commemorated in the name Manor Farm, significant areas of former ridge and furrow have been noted around the church itself. From the 14th century onwards, the demesne was farmed out to customary tenants for rent. Carmarthen became the centre of a number of industries in the 18th century, many of them taking advantage of monastic*

*watercourses such as the ironworks established by Robert Morgan on the priory site in 1748, and the paper mill and woollen factory that were supplied by the friary leat, while Johnstown developed as a settlement west of the town. Carmarthen was integrated with the rail network in 1852. However, since the later 19th-century its development has been chiefly as an agricultural and regional administrative centre, for among other things education and healthcare.*

#### *Description and essential historic landscape components*

*The historic town spreads along the north bank of the River Tywi from its core at the castle overlooking the bridge, although development has now spread along both banks. A substantial part of the eastern half of the historic town covers an area once occupied by the Roman town of Moridunum, which has had a substantial impact on the present topography and street-plan. Evidence of this is visible in a rectangular area, still largely undeveloped, that follows the line of the late 2nd-century defences either side of the axial Priory Street (James 1992, 32). The Carmarthen Library site is located on the southwestern side of the Roman town of Moridunum, lying just inside of the town defences.*

*The castle is a motte-and-bailey, and in a functional continuity the bailey was occupied from the 1780s until the 1920s by a gaol, originally designed by John Nash, and from 1938 by County Hall. The castle developed as the focus for a borough represented by the present Guildhall Square, Nott Square, Quay Street and Bridge Street, which received defences in the 1230s. The suburb around King Street and Spilman Street was walled in the early 15th-century and the civil war defences have influenced the street-plan in the western part of the historic town. The friary and priory which formed such a feature of Carmarthen's Medieval topography have now gone. The site of the former is now occupied by a Tesco superstore while the latter is playing fields. However, redevelopment within the core of the historic town has been minimal, and most property boundaries reflect medieval burgage plots. The axial Priory and Lammas Streets were, until recently, arterial routes. Carmarthen is characterised by a number of good quality former town houses that are mainly concentrated in the centre of the town, while most 18th- and 19th-century building is located at its periphery. The cottages and terracing of Priory Street were regarded as of poor quality by contemporary observers. Industry has had comparatively little impact on the morphology and environment of the town, which has been mainly influenced by retail, education and healthcare development. A theological college was established in 1848, an art college in 1854 and a technical college in 1927, and three secondary schools were established in the 19th- and 20th-century. A psychiatric hospital was established in 1865 and a large regional general hospital was established on a virgin site to the north of the town in the 1960s. Substantial council housing was built in the 1950s-60s at Park Hall and at Tregynwr, to the south of the town. Ribbon-development of small retail outlets occurred at Pensarn, along the route south of the town, during the later 20th century and expanded with the relocation here of the main Royal Mail sorting office in the 1980s. The establishment of the southern bypass in the mid-1980s led to the development of large, out-of-town retail outlets between the bypass and the technical college. One of these stores now occupies the site of Rhydygors House, a former gentry house.*

*Recorded archaeology comprises features from the Roman - Modern periods. Excavation has revealed much of the Roman street-plan and buildings, details of the Roman fort, as well as the Roman amphitheatre to the east of the town. The castle was a motte-and-bailey, the motte of which still survives crowned with 13th century (and later) masonry. Little, however, survives of the town walls and the only other Medieval building is St Peters Church, but the civil war earthwork defences survive in part. Both the Medieval friary and priory sites have been excavated.*

*There are a large number of listed buildings - c.190 in this landscape area - which are mainly town houses reflecting Carmarthen's county town status. Also included are John Nash's guildhall, and the market, both from the 1770s, the Medieval castle and parish church, the Medieval church at Llanllwch, later churches and chapels, and St Davids Hospital. The County Hall, from 1938, was designed in the style of a French chateau by Sir Percy Thomas. The present bridge is also from the 1930s and occupies the site of the Medieval bridge.*

*This built-up area is distinct from the surrounding rural areas to the south and west. Character areas to the north and east have yet to be defined.*

*(<http://www.dyfedarchaeology.org.uk/HLC/HLCTowy/area/area181.htm>  
15/06/21)*



## **6. NON-DESIGNATED HERITAGE ASSETS (Figures 10-11; Tables 4-9)**

### **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 125m area around the proposed development.
- 6.1.2 A total of 80 sites are recorded on the Dyfed HER within 125m radius of the development area. The NMR held and maintained by the RCAHMW, and PAS database were also consulted but yielded no further results.
- 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. Entries previously mentioned or duplicated are only mentioned in their first instance.

### **6.2 Prehistoric**

- 6.2.1 There are no entries of Prehistoric date known within 125m of the development area.
- 6.2.2 There is only one entry of unknown date recorded within 125m of the development area. From the description it is recorded as a findspot of a corroded iron spearhead found during the construction of a drain at the western end of Carmarthen. Such an implement is likely to be of Prehistoric date.

### **6.3 Roman**

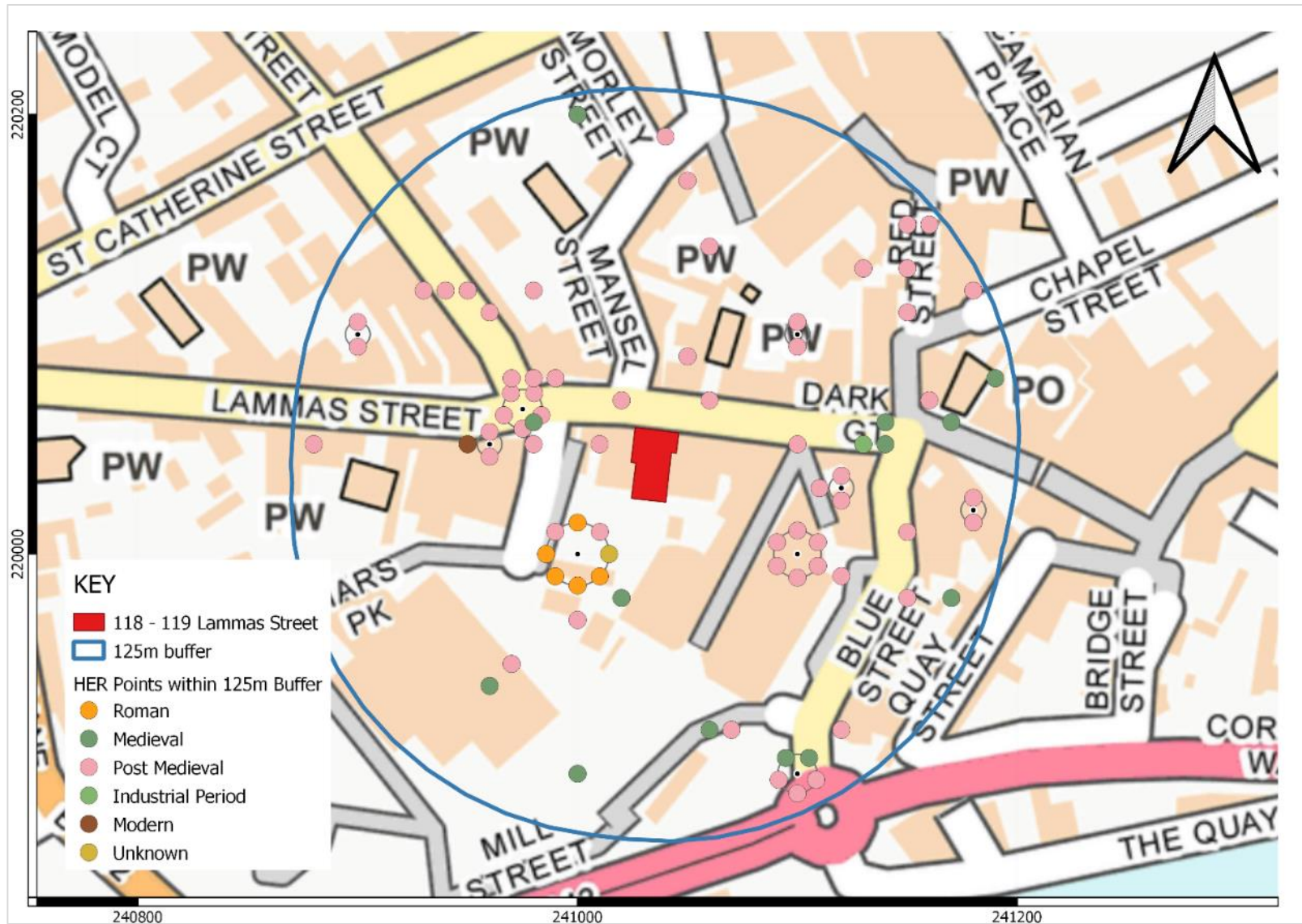
- 6.3.1 There are five entries of Roman date known within 125m of the development area. PRN 15 relates to the excavation of a ditch in 1968 behind the offices of the Red Cross on Spillman Street. A large quantity of South Gaulish Samian Ware was recovered. It was believed the ditch represented the southern tip of the early Roman fort.
- 6.3.2 The remaining entries relate to findspots (PRN 11947, 11949, 11960, 12913) for Roman coins and further demonstrate the level of Roman activity in the area. Unfortunately, the exact location of the records has not been recorded and only the corner of the grid square is given.

### **6.4 Medieval**

- 6.4.1 There are 13 entries dating to the Medieval period within 125m of the development area. Six of these sites refer to medieval mills (PRNs 49, 61, 63, 10600, 60601 and 12757). PRN 125631 refers to a corn dryer found to the north of Greyfriars, immediately to the south of the development area. The potential for further remains associated with Greyfriars in the immediate area remains high.

## **6.5 Post-medieval**

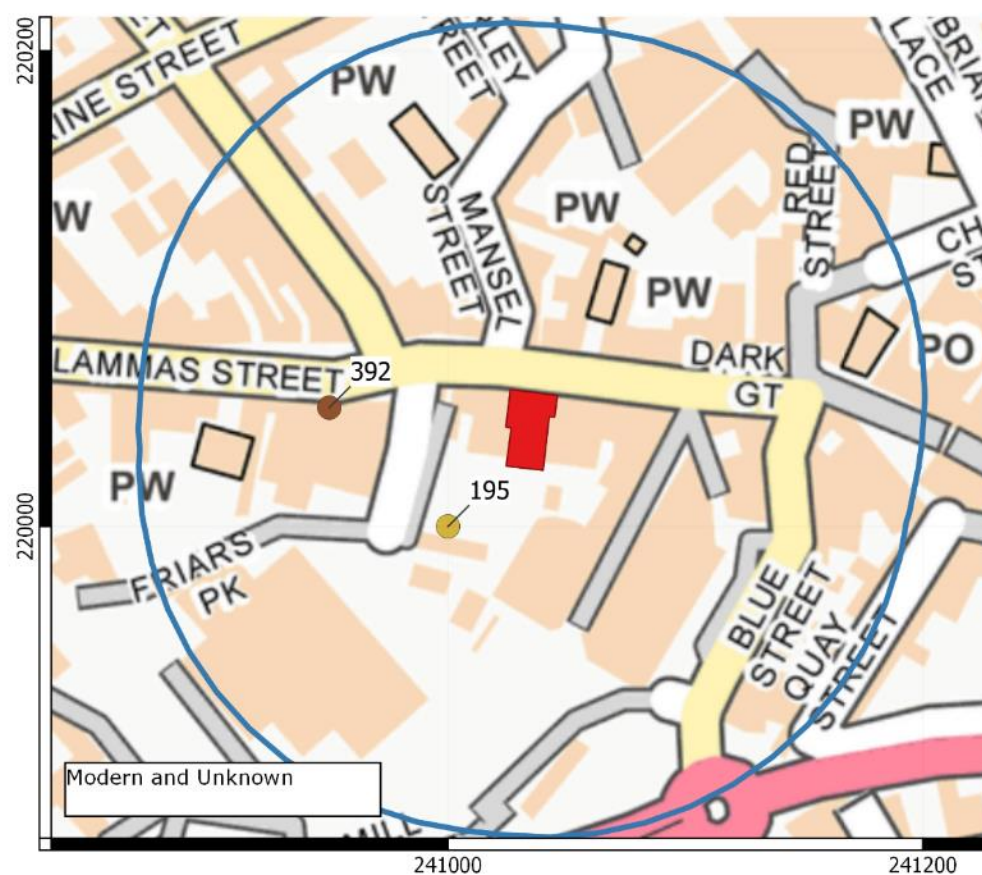
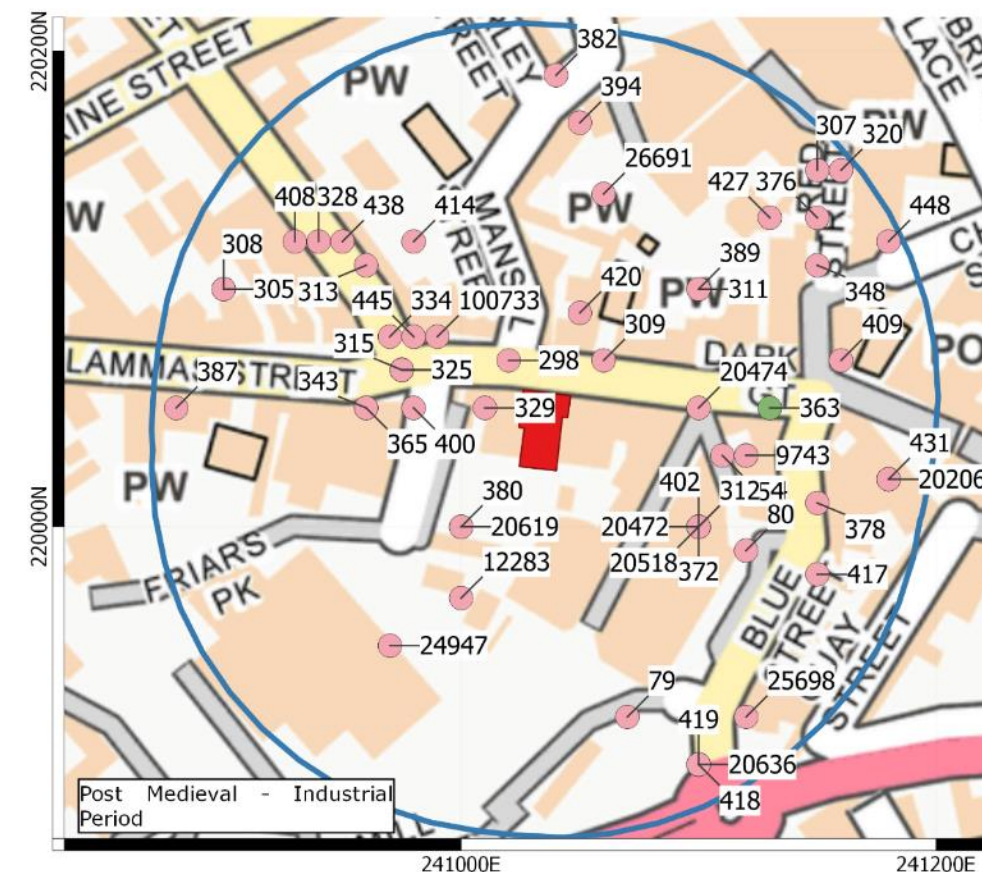
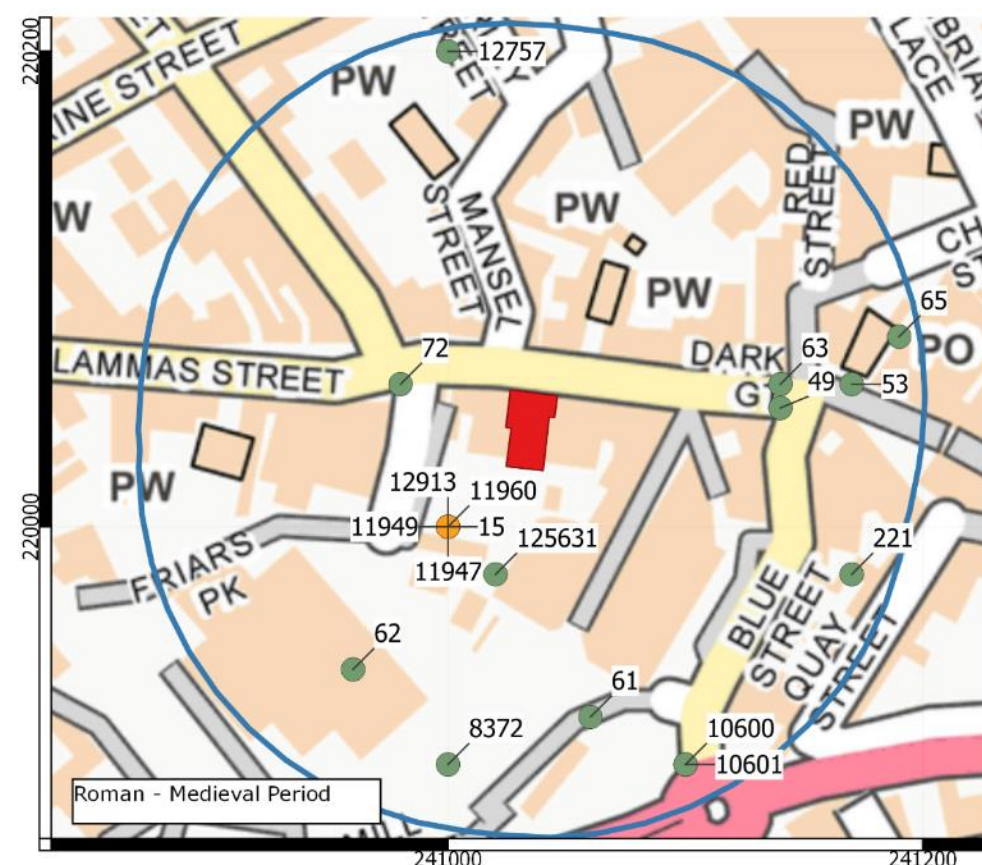
- 6.5.1 There are 59 entries of post-medieval date recorded within 125m of the development area. These predominantly relate to public amenities including public houses (43), restaurants (1), schools (3), theatres (1), chemists (1) and banks (2). There are four sites recorded as dwellings and two industrial foundries.
- 6.5.2 Only one entry was recorded for the industrial period in Carmarthen– The Half Moon (PRN 363) – A hotel established in 1806.
- 6.5.3 A single site of Modern date is recorded within 125m of the development area this relates to New Inn, a public house located at 108 Lammas Street.



**Figure 10:** Map showing undesignated heritage assets recorded on the HER within 125m of the development area. Point displacement has been used to illustrate overlapping points.

(Source: OS open data hub. Miniscale: A simple overview map of Great Britain. Credit OS, ONS).





#### KEY

- 118 - 119 Lammas Street
- 125m buffer
- HER Points within 125m Buffer
- Roman
- Medieval
- Post Medieva
- Industrial Period
- Modern
- Unknown

**Figure 11:** Undesignated historic assets by period within 125m of the development area. Details listed in Tables 4-9.

(Source: OS open data hub. Miniscale: A simple overview map of Great Britain. Credit OS, ONS).

**Table 4:** HER records of Roman date within 125m radius of the proposed redevelopment.

PRN	Site Name	Description	NGR
15	Spilman Street	Relates to a V shaped ditch excavated by GDB Jones in 1968 behind the offices of the Red Cross on Spilman Street. It produced a quantity of South Gaulish Samian Ware, the ditch was described as Flavian, the 'date would most easily associate it with an early military site' (from GDB Jones). He believed it represented the southern tip of the early Roman fort. (PP 12/5/04)	SN4100020000
11947	Parade The	Findspot of a Roman coin of Vespasian discovered whilst sinking foundations for new houses on the Parade, Carmarthen. (PP 8/11/04)	SN4100020000
11949	Avenue The	Findspot of a brass coin of Antonius Pius (c141AD) discovered in a garden on The Avenue, Carmarthen. (PP 8/11/04)	SN4100020000
11960	Avenue The	Findspot of a brass coin of Crispus (c321AD) in mint condition, discovered during construction work in The Avenue, Carmarthen. (PP 8/11/04)	SN4100020000
12913	Don Stores	Findspot of two brass Roman coins discovered in the garden of "Don Stores" on Priory St. One coin is dated to Marcus Aurelius (161-180AD), the 2nd probably dates to the reign of Trajan (98-117AD). (PP 8/11/04)	SN4100020000

**Table 5:** HER records of Medieval date within 125m radius of the proposed redevelopment.

PRN	Site Name	Description	NGR
49	Blue Street Carmarthen	A mill belonging to Henry le Arblaster mentioned in a document of 1251 which may be the first mention of this site. A survey of 1275 suggests this mill had fallen into disrepair. A document of 1410 states a new mill is to be built over the site of the former Cock Mill. This is also believed to be the mill shown on Speed's map of 1610. It was demolished in 1796 to make way for blue street (PP 14/5/04)	SN41142005
53	Wynveth Gate; Dark Gate	WYNVETH GATE; DARK GATE Carmarthen recieved a grant of murage in 1233 and this gate was part of the susequent defences (PRN 74). It was demolished in 1796 along with Cock Mill (PRN 49) to make way for Blue Street. The foundations were uncovered by workmen in 1857, and apparently removed. (PP 14/5/04)	SN41172006
61	Mill Street, Carmarthen	MILL OF TOWY; QUAY MILL The earliest reference is from 1233 when a certain Daniel was granted the Mill of Towy "without the walls...on the waters of Wynveth". The mill is also mentioned in surveys of 1268 and 1275, which was on average the largest and most productive of Carmarthens mills. (PP 14/5/04)	SN41061992
62	Grey Friars	A house of Franciscan Friars founded by Edward I, first mentioned in 1282. It was the richest of 3 such foundations in Wales. The site was excavated from 1983 onwards ahead of development, which revealed a site built around two cloisters with an infirmary on the south, the church on the north and domestic buildings in between. The Friary was closed down in	SN40961994

PRN	Site Name	Description	NGR
		1538 during the Dissolution. An attempt was made to find a new cathedral on the site but was unsuccessful. In 1543 some buildings were used as a grammar school, but this was short lived. The buildings decayed and were demolished during the Civil War. (PP 14/5/04)	
63	Dark Gate, Carmarthen	A mill first mentioned in a survey of 1268, located near Cock Mill (PRN 49). Late 13th century surveys indicate it was the 2nd most productive mill in Carmarthen, taking its name from the mill dam, and giving its name to Dam Street (later Mill Street). (PP 14/5/04)	SN41142006
65	Littlewoods Carmarthen	A well, with a diameter of 1.25m and 4m deep of dry-stone construction, lying under the modern property boundary. The well was intact when recorded in 1976 but filled with concrete and built over. (PP 14/5/04)	SN41192008
72	Friars Park	Speed's Map of 1610 shows a cross at this point, and Lewis (1833) records that Dr Ferrars, Bishop of St Davids, was burnt at the stake for heresy at the High Cross in 1555. There are no visible or known remains of the cross. (PP 17/5/04)	SN40982006
221	Wyrriot's Tower; Quay Street	The shell of a square tower standing 4.3m high, measuring 3.4m by 5.6m. The fabric of the walls has been greatly altered. This may represent the remains of a mural tower in the medieval town walls (PRN 74). Wyrriot's Tower is first mentioned in a town rental of 1575. (PP 14/6/04)	SN41171998
8372	Friars Park No.8	A pipe trench opened up by workmen to the rear of No.8 Friars Park uncovered human remains. Four skeletons were identified and recorded by T. James. The skeletons were supine, lying east-west, 0.6m to 0.9m below the present ground surface in a 'bone earth' layer. The skeletons formed part of the cemetery for the nearby Friary (PRN 62), the burials dating from 1391-1535. (PP 18/6/04)	SN410199
10600	Carmarthen	One of five medieval fulling mills in Carmarthen recorded in historic documents whose exact locations are not known.	SN411199
10601	Carmarthen	One of five medieval fulling mills in Carmarthen recorded in historic documents whose exact locations are not known.	SN411199
12757	Carmarthen	A medieval fulling mill marked on William Rees' map of South Wales in the 14th century in the town of Carmarthen.	SN410202
125631	Carmarthen Greyfriars	Medieval keyhole-shaped corn-drying kiln. 1.4m diameter x 0.05m deep steep-sided bowl-shaped pit; > 1.2m-long flue aligned NNE-SSW, opened to pit at SSW-end. Fill contained oats, wheat, barley, rye and weed seeds. Fill of flue dated to cal AD 990-1220	SN41021998

**Table 6:** HER records of Post Medieval date within 125m radius of the proposed redevelopment.

PRN	Site Name	Description	Ngr
79	Blue Street, Carmarthen	OLD FOUNDRY  A large post medieval iron foundry located on Blue Street over the line of a medieval water course (the Wynveth), the water course was covered over in c1800. The foundry is visible on Woods map of 1834 and the 1st (1891) and 2nd (1907) edition Ordnance Survey maps. The site is now occupied by a car park. (PP 17/5/04)	SN41071992
80	Carmarthen Foundry	The site of a Foundry shown on Woods map of 1834. The site overlays the course of a medieval water course, covered over c1800, one of 2 foundries in Blue Street making use of the water course. A foundry is no longer marked by the time of the 1st edition Ordnance Survey map in 1891. (PP 17/5/04)	SN41121999
298	Lammas Street No 15	The 'Angell' is first mentioned in a Rent Roll of 1573, mentioned again in 1657, although it is not clear if it actually refers to this site. A Public House/Inn is marked here on Wood's map of 1834, last shown on the 2nd edition Ordnance Survey map of 1906. (PP 14/6/04)	SN41022007
305	Barley Sheaf; Water Street	BARLEY SHEAF  A Public House located somewhere along Water Street. The 1st edition Ordnance Survey map of 1888 marks several pubs along this road, not all have been named. (PP 14/6/04)	SN409201
307	Bird In Hand; John Street No 18	A Public House marked on the 1st (1888) and 2nd edition (1906) Ordnance survey maps. (PP 14/6/04)	SN41152015
308	Black Bull; Water Street	A Public House located somewhere along Water Street. The 1st edition Ordnance Survey map of 1888 shows several Public Houses, only some of which are named. (PP 14/6/04)	SN409201
309	Black Horse; Lammas Street	A Public House marked on Wood's map of 1834. The site is now occupied by buildings possibly associated with the English Baptist Church (PRN 114) which was opened in 1870. (PP 14/6/04)	SN41062007
311	Black Swan; Guildhall Square	A record of a public house believed to be located in Guildhall Square, Carmarthen, date unknown. (PP 8/11/04)	SN411201
312	Blue Bell; Blue Street	A Public House located somewhere on Blue Street. Not shown on Wood's Map (1834) or early edition of the Ordnance Survey maps, but a Blue Bell House is mentioned in 1657. (PP 14/6/04)	SN411200
313	Blue Boar; Water Street No 3	A Public House first marked on the 1st edition Ordnance Survey map of 1888. (PP 14/6/04)	SN40962011
315	Boot And Shoe; Lammas Street	Public House thought to have been located somewhere in Lammas Street. RJ 2002	SN4097520066

PRN	Site Name	Description	Ngr
316	Buckingham; Lammas Street	Public House thought to have been located somewhere in Lammas Street RJ 2002	SN4097520066
320	Bunch Of Grapes; John Street No 16	The Freemasons met at this pub in 1733. (PP 15/6/04)	SN41162015
325	Lammas Street	CARPENTER'S ARMS; Public House thought to have been located somewhere in Lammas Street RJ 2002	SN4097520066
328	Water Street No 80	SWANSEA CASTLE; A Public House formerly located at no.80. First shown on the 1st edition Ordnance Survey map of 1888, its licence was revoked in 1930. (PP 15/6/04)	SN40942012
329	114 Lammas Street	CAWDOR ARMS A Public House first shown on the 1st edition Ordnance Survey map of 1888. (PP 15/6/04)	SN41012005
333	Lammas Street	COCK; Public House thought to have been located somewhere in Lammas Street RJ 2002	SN4097520066
334	Lammas Street Nos 19 And 20	COOPERS ARMS; A Public House first shown on Wood's map of 1834. Still visible on the 4th edition Ordnance Survey map of 1936. (PP 15/6/04)	SN40972008
343	Lammas Street No 111	FALCON INN; An Inn first marked on the 1st edition Ordnance Survey map of 1888. (PP 15/6/04)	SN40962005
346	Lammas Street	FARMER'S ARMS; Public House though to have been located somewhere in Lammas Street RJ 2002	SN4097520066
348	Red Street No 7	FOUNTAIN; A public house at No.7 Red St., Carmarthen. First marked on the 2nd edition Ordnance Survey map of 1906. (PP 8/11/04)	SN41152011
365	Lammas Street No 110	HARP; Inn first marked on the 1st edition Ordnance Survey map of 1888. (PP 15/6/04)	SN40962005
372	Blue Street	JOLLY SAILOR; Public House thought to have been located down Blue Street. (PP 15/6/04)	SN411200



PRN	Site Name	Description	Ngr
376	Red Street No 6	LAMB; NELSON; Originally named the Lamb, known as the Nelson from the late 1860's. Marked as a hotel on the 1st (1888) and 2nd (1906) edition Ordnance Survey maps. (PP 15/6/04)	SN41152013
378	Blue Street No 32	LARK; A Public House first recorded on the 1st edition Ordnance Survey map of 1888. (PP 17/6/04)	SN41152001
380	Mill Street	LORD NELSON; A Public House thought to formerly be located at No.32 Mill Street. (PP 17/6/04)	SN410200
382	Mansel Street No 1	MANSEL ARMS; Public House first marked on the 1st edition Ordnance Survey map of 1888. (PP 17/6/04)	SN41042019
387	Lammas Street 101	MERMAID; Recorded as a Public House, though not marked on Wood's map of 1834 or early editions of the Ordnance Survey maps. (PP 17/6/04)	SN40882005
389	Darkgate	MORGAN ARMS; Public House thought to have been located in Dark Gate. (PP 17/6/04)	SN411201
394	Mansel Street No 21	NEW VINE; Public House marked only on the 1st edition Ordnance Survey map of 1888. (PP 17/6/04)	SN41052017
400	Lammas Street Nos 112 And 113	PLOUGH; A Public House first marked on Wood's map of 1834, as the 'Old Plough'. Also visible on the 1st (1888) and 2nd (1906) edition Ordnance Survey maps, but no longer marked on the 4th edition map in 1936. (PP 17/6/04)	SN40982005
402	Blue Street	PRINCE OF WALES; A Public House thought to be located down Blue Street. (PP 17/6/04)	SN411200
408	Water Street	RED COW; A Public House apparently located next to the Swansea Castle Public House (PRN 328). Not marked on Wood's map of 1834 or early editions of the Ordnance Survey maps. (PP 17/6/04)	SN40932012
409	Guildhall Square Nos 4-7	RED LION The Red Lion Inn was noted as a favourite place for dining and social events. Masonic meetings are recorded here in 1772 and 1788 and was the headquarters of the Tory party in the 18th century. The Inn is marked on Lewis's map of 1786, the adjacent Red Lion Yard may have	SN41162007

PRN	Site Name	Description	Ngr
		had stabling and coaching facilities. The yard is still marked on the 1st edition Ordnance Survey map of 1888, but the Inn is not. (PP 17/6/04)	
414	Water Street No 4	SADLER'S ARMS; A Public House marked on the 1st edition Ordnance Survey map of 1888, no longer marked on the 2nd edition map of 1906. (PP 17/6/04)	SN40982012
417	Blue Street No 29	SHIP; A Public House marked on the 1st edition Ordnance Survey map of 1888. (PP 17/6/04)	SN41151998
418	The Quay	SHIP AGROUND; A Public House thought to be located somewhere in The Quay. (PP 17/6/04)	SN411199
419	Blue Street	SHIPWRIGHT'S ARMS; A Public House thought to be located down Blue Street, date unknown. (PP 23/9/04)	SN411199
420	Temple Bar	TIN JUG A Public House behind nos.11 & 12 Lammas Street, adjacent to Temple Bar Villa. Marked on the 1st (1888) and 2nd (1906) edition Ordnance Survey maps, the building no longer appears to be standing. (PP 17/6/04)	SN41052009
427	John Street No 19	STAG'S HEAD; Public House first marked on the 1st edition Ordnance Survey map of 1888, now the New Stags Head in the town centre service area. (PP 17/6/04)	SN41132013
431	Guildhall Square No 16	TALBOT; An Inn marked on Wood's map of 1834, no longer shown on the 1st edition Ordnance Survey map of 1888. (PP 17/6/04)	SN41182002
438	Water Street No 5	THREE SALMONS; A Public House first recorded on Lewis' map of Carmarthen in 1786. (PP 17/6/04)	SN40952012
445	Lamas Street / Water Street	VINE; NEW VINE A hotel/public house at the corner of Water Street and Lammas Street. Marked on the 1st edition Ordnance Survey map of 1888 as the Vine hotel, appears to have also been known at some time as the Garden Hotel. It was acquired by the North & South Wales Bank in 1904, amalgamated with the Midland Bank in 1908. (PP 18/6/04)	SN40982008
448	Chapel Street No 7	WHITE HORSE;	SN41182012

PRN	Site Name	Description	Ngr
		A Public House marked only on the 1st edition Ordnance Survey map of 1888. (PP 18/6/04)	
454	Mill Street	ALBION; A Public House that closed down in the early 1900's. The building has also been used as a Fruit Shop, and has been altered over the years, see PRN 9742. (PP 10/9/04)	SN41112003
9742	Albion Inn The	The building was visited in 1981 as it was undergoing conversion to shops. The public house (PRN 454), which was also a fruit shop, closed in the early 1900's. The building was 3-storey, stone built with brick heightening, the roof probably dating to the late 18th/early 19th century. The north gable wall showed evidence of an earlier single storey building, possibly 16th century. (PP 18/6/04-from T. James 1981)	SN41122003
9743	Mill Street	During conversion work in 1981 the remains of the Albion public house (PRN 9742) were examined by T. James, which stood roughly where no.5 Albion Terrace now stands. The building was essentially late 18th/early 19th century, 3-storey high, but the north gable wall incorporated the remains of an earlier single-storey structure, which may date back to the 16th century. (PP 18/6/04)	SN41122003
12283	King Henry VIII School; King's School of Carmarthen; Thomas Lloyd's School	After the Dissolution of the Friary (PRN 62) an attempt was made to set up a grammar school on the friary and adjoining land. Henry VIII granted permission in 1543 to Thomas Lloyd. After Lloyds death in 1547 the Friary lands were appropriated by John Parry and the school closed down. (PP 22/6/04)	SN41001997
20206	Guildhall Square Nos.14 15	Now de-listed. Formerly a 4-storey 19th century building, with 6 bays, a slate gabled roof and red brick flanking stacks. (PP 25/6/04)	SN41182002
20472	Bumper Coffee House	A coffee house recorded in Carmarthen, exact location and date unknown. (PP 8/11/04)	SN411200
20474	Gellingham House	Used as a doctor's surgery c.1880. Now the site is occupied by a modern building - SWEB. The original Gellingham or Bellingham House (built by Sir Wm. Gell) is the large building at the corner of Dame St or Mill St and Dark Gate, now styled Carmarthen House (see PRN 20202). RPS August 2001	SN41102005
20518	R. Owen's School Dark Gate	A school listed in 1825, teaching such things as systematic writing and pen cutting. Young ladies attended from 10 until 12 and from 2 until 4, young gentlemen from 12 until 2. (PP 1/7/04)	SN411200
20619	Dark Gate	David Morris was a Carmarthen merchant established somewhere in Dark Gate. In 1791 he took over David Parry's Bank, also later taking over Furnace Bank. Morris' Bank is shown in Spilman Street on Wood's map of 1834. The Dark Gate premises were apparently used as a Baptist chapel from 1782-1812, then a masons, then a Unitarian Chapel from 1814-32. (PP 1/7/04)	SN4100020000

PRN	Site Name	Description	Ngr
20636	Blue Street	A record of 1820 tells of a lease being granted for the building of a theatre in Blue Street. A mention of a theatre by Lewis in 1822 would appear to be for a different theatre, described as an 'old mean-looking building'. (PP 1/7/04)	SN411199
24204	David Morris And Sons	In 1791 David Morris took over David Parry's Bank, and later also took over Furnace Bank established in 1792 (PRN 24203). After the failure of the Carmarthen Bank (PRN 24207) of Walters, Jones and Co., Morris took the name Carmarthen Bank. Woods map of 1834 marks 'Messrs Morris's Bank' at 40-41 Spilman St, a building described as 'modern-built' in 1812. (PP 2/7/04)	SN411200
24947	Friars Park	In 1543 after the dissolution of The Friary a lease of the property was granted to Thomas Lloyd who founded a school in the buildings. From 1550 to 1600 the property held by Parry family. F. Jones.	SN40971995
25698	Ebenezer Gospel Hall	Gospel hall converted into a dwelling. RPS September 2001	SN41121992
26691	Parc-Y-Velvet; Parc-Y-Felfed	The building is in a dilapidated state. The roof has partly broken in and the first floor has largely collapsed. It is a two-storey stone rubble building with an extended stair to the first floor. DG. Benson 1993.	SN41062014
100733	16 Lammas Street; Medical Hall	<p>Former chemists shop established in 1818 by Edward Bowen Jones who continued to run the business until the latter part of the 19th century. By 1884 premises known as Medical Hall and owned by Jonah Palmer Richards. c.1906 sold to Samuel T Rees who continued to trade as chemist. Continued as chemist in 1920 when owned by Arthur Ivor Thomas. Last recorded as a chemist in 1926.</p> <p>Building consisted of a three bay three storied structure during the early 20th century and outwardly appeared to date from the mid to late 19th century. Building later amalgamated with adjacent Angel Hotel to form the Angel Garage.</p> <p>Building now demolished, site occupied by HSBC bank building (SR 6/9/2011).</p>	SN40992008

**Table 7:** HER records of Industrial period date within 125m radius of the proposed redevelopment.

Prn	Site_Name	Description	NGR
363	Darkgate Nos 1-7	<p>HALF MOON;</p> <p>A Hotel, established in 1806, absorbing the Naggs Head (PRN 391) and a large house next to it in Blue Street. Continued for many years as a coaching hotel using the Naggs Head as a bar and wine and spirits stores. Hotel was used as YMCA during WWI and was an estate agent by 1926. (PP 15/6/04)</p> <p>During the latter part of the First World War the YMCA provided rest and recreation for soldiers and sailors passing through the town and provided accommodation for wounded soldiers.</p> <p>A Pyper based on Herald of Wales and Monmouthshire Recorder 31st March 1917</p>	SN41132005

**Table 8:** HER records of modern date within 125m radius of the proposed redevelopment.

Prn	Site Name	Description	NGR
392	Lammas Street No 108	<p>NEW INN;</p> <p>A Public House first marked on the 2nd edition Ordnance Survey map of 1906, but no longer marked by the 4th edition map of 1936. (PP 17/6/04)</p>	SN40952005

**Table 9:** HER records of unknown date within 125m radius of the proposed redevelopment

Prn	Site Name	Description	NGR
195	Carmarthen	<p>Findspot of a corroded iron spearhead, measuring 15 inches (c38cm) long, discovered in 1850-1 during the construction of a drain at the western end of Carmarthen. (PP 8/11/04)</p>	SN4100020000

## **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 archaeological investigations have been undertaken within the development area. One archaeological investigation has occurred within the 125m search area. This work included the extensive excavations at Greyfriars located immediately south of the development area. Details of this work are included in Section 4.

### **7.3 Historic Mapping**

#### 1786 Groves Estate Map (Figure 12)

- 7.3.1 The earliest map consulted for this assessment was the 1786 Groves Estate map. Little detail of buildings along the front of Lammas Street is shown except for the Boars Head Hotel adjacent to the development area. By the date the map was published any upstanding remains of the former friary had been removed and are not illustrated on the map. The area of the friary is shown as one large open green-field site labelled as Friars Park.

#### 1839 Tithe Map of the Parish of St Peters (Figure 13)

- 7.3.2 In the plan of the parish of St Peters map 1839 (Figure 15) Lammas Street is mostly developed into what it is today. Friars Park to the south of Lammas Street has now been divided into two distinct areas; the west appears to remain as an open green field site with a burial ground marked to the north immediately adjacent to the development area. To the east a square enclosure is now present, although not annotated as such this appears to be what will become known as Park House. The civil war defence are also clearly visible to the west of friar's park.

#### Ordnance Survey Mapping (Figures 14 and 15)

- 7.3.3 The first (1886) and second (1906) edition OS maps clearly show the distinct square enclosure and Park House within. An additional burial ground is now labelled immediately to the east of Park House in the first edition OS map within a small square enclosure in the northeast corner of Park House enclosure. By the second edition OS map the burial ground is labelled as a much larger area that now sits outside of Park House enclosure. Friars Park to the west of Park House is still shown as an open green field site.

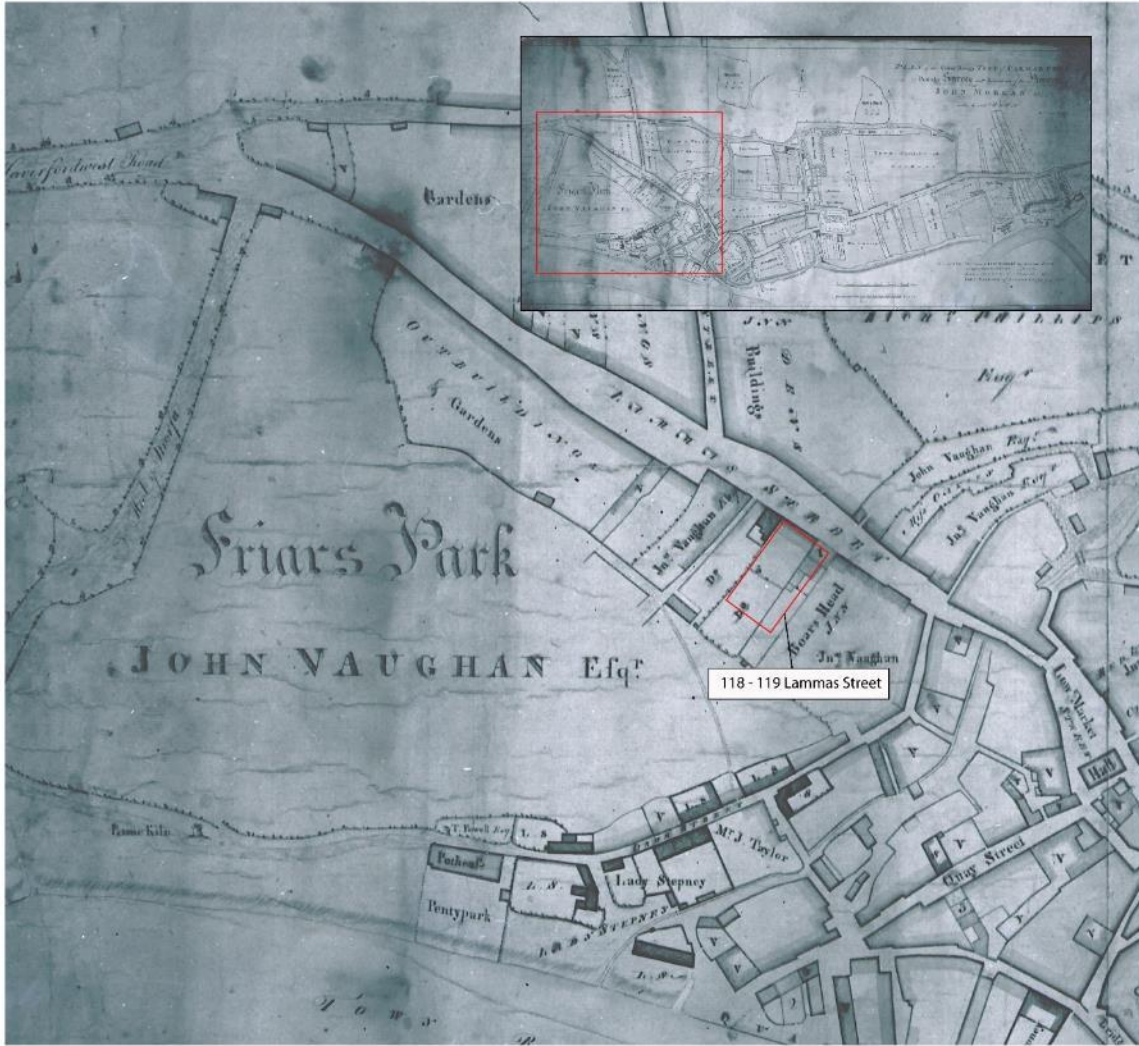
## **7.4 Historical Photographs**

- 7.4.1 Two historical photographs of the proposed development area were kindly provided by Simon Ratty.
- 7.4.2 Both photographs show the two Listed Buildings either side of the development area: The Boars Head Hotel (LB 9493) and the Rose and Crown hotel (LB 9492) (Photographs 1 and 2).
- 7.4.3 The first photograph shows Lammas Street circa. 1900-1905 during a horse fair (Photograph 1). The development area is located between the two hotels and appears to be two shops, seemingly of 19<sup>th</sup> century design called City House and London House (Photograph 1).
- 7.4.4 The second photograph shows the development area in the mid-1950s, where it is now one shop called TP Hughes (Photograph 2).

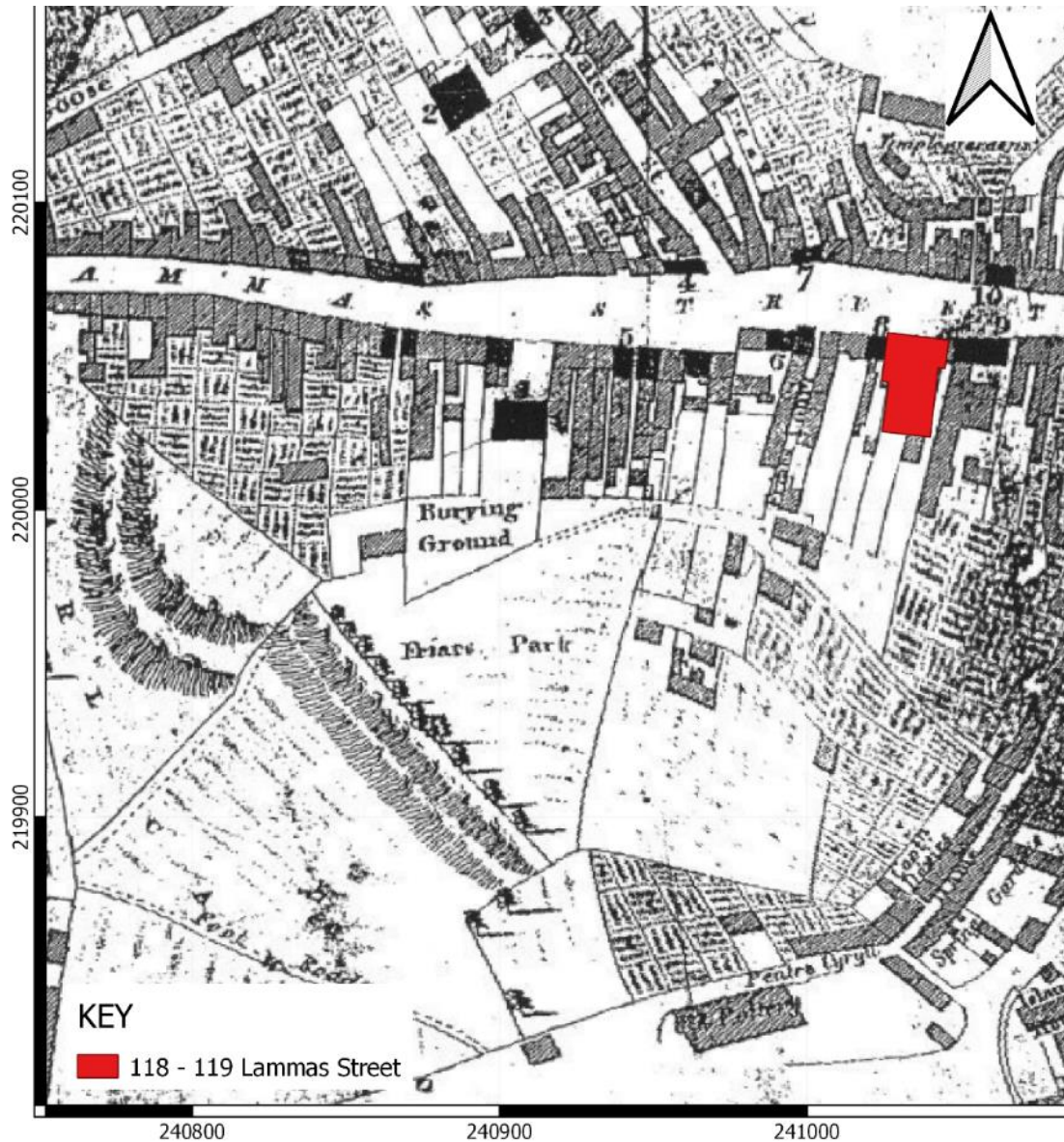
## **7.5 Aerial Photography and LiDAR**

- 7.5.1 Modern aerial photography clearly shows the development area. No additional sites were identified as a part of this search.
- 7.5.2 Online LiDAR mapping was consulted but did not reveal any additional archaeological features.



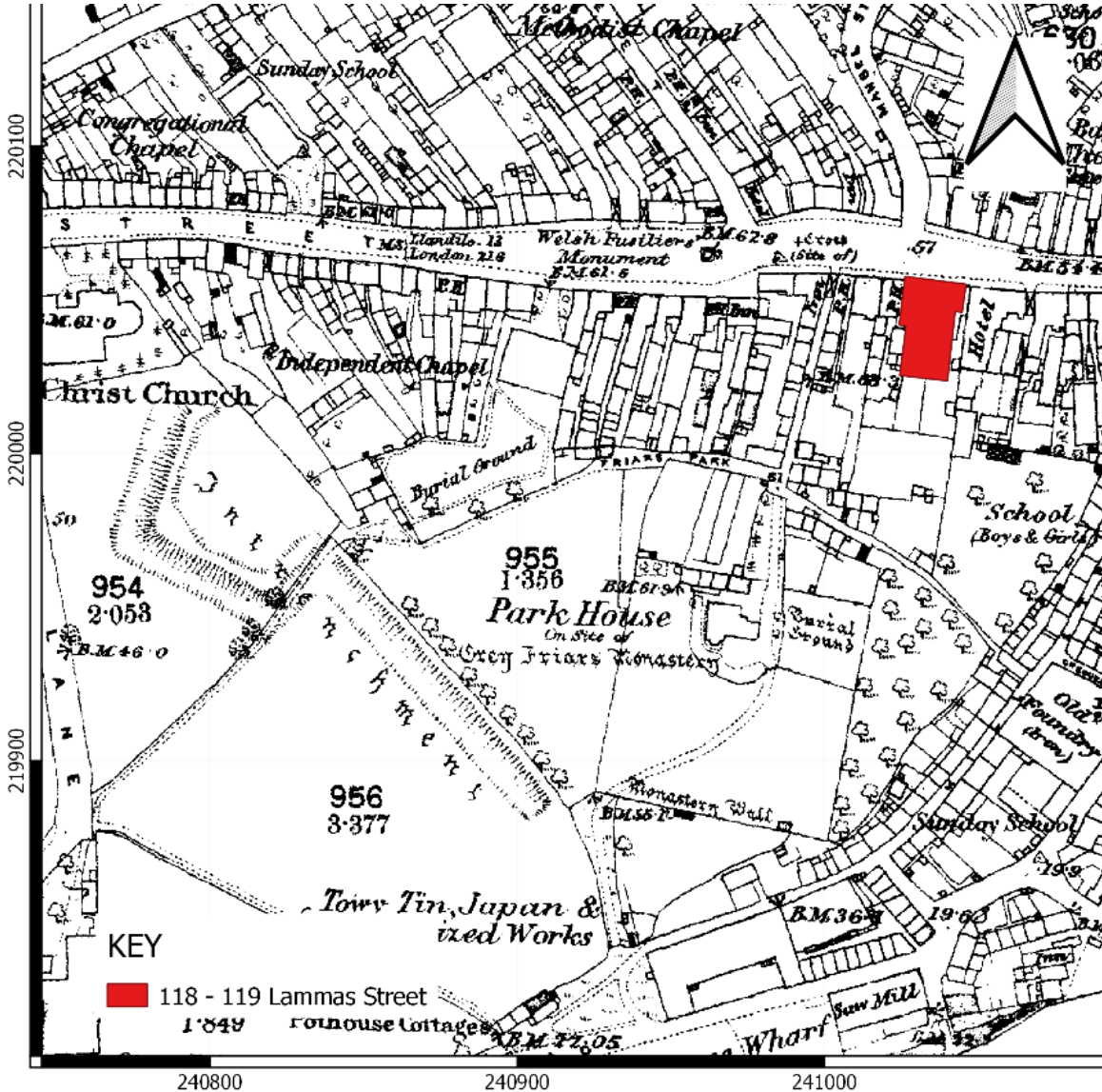


**Figure 12:** Extract of 1786 Golden Grove Estate Map showing approximate location of the proposed redevelopment site (outlined in red).

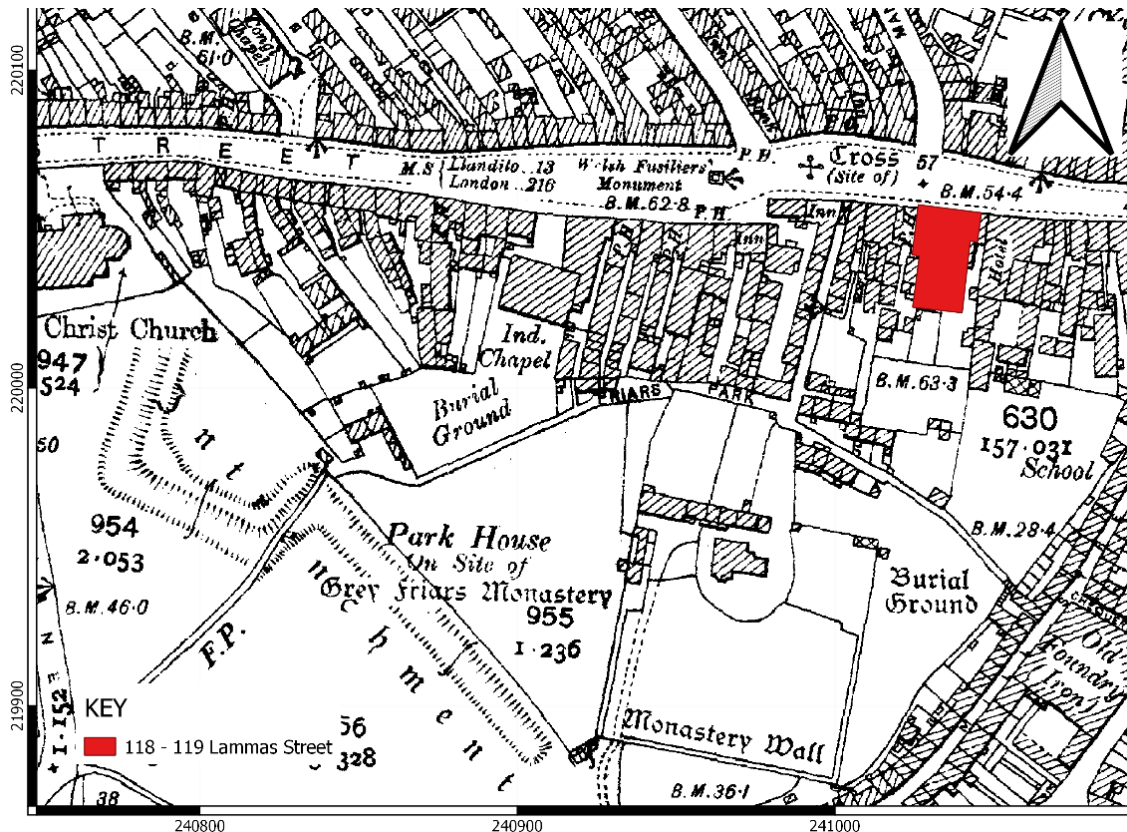


**Figure 13:** Tithe map of the Parish of St Peters, Carmarthen in 1834.





**Figure 14:** Extract of 1<sup>st</sup> edition 25-inch Ordnance Survey map published in 1886.



**Figure 15:** Extract of 2<sup>nd</sup> edition 25-inch Ordnance Survey map published in 1906.



**Photograph 1:** Showing development area circa. 1900-1905 during a horse parade (Copyright Simon Ratty).



**Photograph 2:** Showing development area and current building circa 1950's as TP Hughes shop (Copyright Simon Ratty).

## **7.6 Site Visit**

- 7.6.1 A site visit was undertaken on the 30th of April 2021. The weather conditions were wet but with otherwise good visibility.
- 7.6.2 The northern part of the development area as seen today as a modern two storey building for commercial use (Photograph 3). It is located approximately halfway along Lammas Street opposite the turning onto Mansel Road. The building forms part of the 19<sup>th</sup> century southern façade of the street and is of a notably different character to the rest of the street being of modern post-WWII design (Photograph 4). It's roofline also sits noticeable lower than that of the listed building either side of it. This building is currently used as a charity shop.
- 7.6.3 The southern part of the development area is a concrete carpark which can be accessed to the west of the property (Photograph 5). The area to the south of this carpark was the location of the Greyfriars excavations described in Section 4.
- 7.6.4 The general character described in HLCA 181: Carmarthen (Section 5.3) was thought accurate. With Lammas Street itself being typical of a post-medieval 18<sup>th</sup> and 19<sup>th</sup> century high street.
- 7.6.5 Upon visiting the Grade II\* listed building Capel Heol Awst (LB 9488) located 100m west of the development area was found not to be intervisible with the development area and will subsequently be discounted from discussion (Photograph 6).
- 7.6.6 The English Baptist Chapel (LB 9741) is set back from the northern façade of Lammas Street approximately 40m northwest of the development area (Photograph 7 and 8). This building is notable both because of its architectural provenance and its association with Dr Gwilym Davies a pioneer of social services in Britain and the founding of UNESCO. The railings and gateway for the chapel is also Grade II listed (LB 9476). This building is intervisible with the development and its setting will be impacted by the proposed development.
- 7.6.7 The development area lies between two Grade II listed buildings: The Rose and Crown Hotel (LB 9492, Photograph 9) and the Boar's Head Hotel (LB 9493, Photograph 10). Both are fine well-preserved examples of Georgian inns, and their setting will be significantly impacted by the proposed development.
- 7.6.8 On the opposite side of the street to the development area either side of the English Baptist Chapel (LB 9741) are numerous Grade II listed commercial buildings of 19<sup>th</sup> century date (Photographs 11 and 12). These include 7 – 8 Lammas Street (LB 9475 and 8) which were seemingly built as a pair. As well as Walter Lloyd & Son pharmacy (LB 82214) slightly to the northwest. These buildings are all intervisible with the development area.
- 7.6.9 Of the remaining Grade II listed buildings, none are thought to have any intervisibility with the development area however, their overall setting is likely to be improved with a development that is more sympathetic to the historic character of the area.





**Photograph 3:** Northern half of development area, a modern two storey building of commercial use.



**Photograph 4:** General shot of southern façade of Lammas Street. Looking southwest.





**Photograph 5:** Southern part of development area, currently in use as a carpark. Looking north.



**Photograph 6:** View from Capel Heol Awst (LB 9488). Welsh Independent Chapel. Not intervisible with development area. Looking east.



**Photograph 7:** View of English Baptist Chapel (LB 9741). Note separately listed railings and gate (LB 9476) in foreground. Looking north.



**Photograph 8:** View towards development area from English Baptist Chapel (LB 9741). Development area marked with red arrow.





**Photograph 9:** The Rose and Crown Hotel (LB 9492) immediately right of development area.



**Photograph 10:** The Boars Head Hotel (LB 9493) immediately left of development area.



**Photograph 11:** Row of 19<sup>th</sup> century Grade II listed commercial buildings LB 9475 - 8, LB 82214. forming the northern façade of Lammas Street.



**Photograph 12:** View from LB 9475 - 8, LB 82214 towards development area.

**Table 10:** 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 11:** 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. ASSESSMENT OF ARCHAEOLOGICAL POTENTIAL, IMPORTANCE AND SETTING**

### **8.1 Potential**

- 8.1.1 A **negligible** prehistoric archaeological potential is suggested for the proposed development area, due to the lack of known prehistoric historic sites within the 125m search area and the unlikely survival of sites due to modern development. Nevertheless, any surviving archaeological remains of prehistoric date if present would be of **high** significance.
- 8.1.2 A **high** Roman potential is suggested for the development area. This is due to Carmarthen being at its core a Roman fort/town and the recovery of both archaeological finds and features dating to this period in the immediate vicinity of the proposed development. Surviving archaeological remains of Roman date would be of **high** significance.
- 8.1.3 A **high** Medieval archaeological potential for the development area is suggested. This is due to multiple historic assets within the surrounding 125m buffer zone and the proximity of Carmarthen Greyfriars; one of the most well-preserved Medieval sites in the west of Wales. Any potential remains if present would be of **medium** significance.
- 8.1.4 A **high** archaeological potential for post-medieval remains is suggested. This is due to the scale of post-medieval development in the area. If present, any archaeological remains are likely to be of **low** significance.
- 8.1.5 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, particularly in the northern part of the site where the present development includes a cellar. Therefore, the overall archaeological potential of the northern part of the proposed development, within the confines of the current building are thought to be **low**.
- 8.1.6 The southern part of the proposed development area is currently used as a carpark, and it is likely that some of the archaeological potential of the southern part of the site was reduced by the levelling associated with its construction. However, it is still possible that subsurface remains still exist in areas where levelling was minimal, or potential pre-existing foundations were substantial. Especially given the depth of surviving archaeology recorded at Greyfriars located immediately south of the proposed development area. Consequently, the overall archaeological potential of the southern part of the development area under the current carpark has a **high** archaeological potential.

## **9 IMPACT ASSESSMENT**

### **9.1 Development details**

- 9.1.1 The proposed development has been submitted for planning consideration and detailed plans have been included (Figures 16 and 17). The proposed redevelopment includes the demolition of the existing modern building and the construction of retail units with residential flats above (Figures 16 and 17).
- 9.1.2 It is proposed that the redevelopment will create a building that complements and will be more in sympathy with the surrounding historic architectural style of Lammas Street, than the existing modern building.
- 9.1.3 Simply, the proposed development consists primarily of a new facade facing current Lamas Street comprising retail units on the ground floor with flats above. The intention is to create a façade more in keeping with the surrounding historic architectural style. To the rear (south) of the property residential units will surround a central courtyard.
- 9.1.4 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
- 9.1.5 Development in this area also has the potential to impact upon historic assets by altering elements of their setting as discussed in section 9.4.



DAT Archaeological Services

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## 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 divide 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 Due to the existing cellar in the northern part of the development area, the archaeological potential in this part of the site is described as being negligible. Consequently, the material impact of the proposed development upon the northern part of the proposed development area is thought to be **neutral/negligible**.
- 9.3.2 Continuing discussion on the material impacts upon historic assets will therefore refer only to the southern part of the proposed development area under the current carpark.
- 9.3.3 A medium potential for Roman archaeological remains has been identified. There exists a potential for development works on the site to impact upon any such remains. Further development is therefore likely to have a **moderate adverse** impact upon potential remains of a Roman date.
- 9.3.4 A high potential for Medieval archaeological remains has been identified. Again, there exists a potential for development works on the site to impact upon any such remains, further development is therefore likely to have a **moderate adverse** impact upon potential remains of a medieval date.
- 9.3.5 A high potential for post-medieval archaeological remains has been identified. Any further development is therefore likely to have a **slight adverse impact** upon potential remains of a post-medieval date.

## 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 principal components of the setting of the town are set out in the Historic Landscape Character Area (HLCA). HLCA 181: Carmarthen. This HLCA is described in section 5.

9.4.3 For the setting of the development area the setting can be summarized thus:

*A 18<sup>th</sup>/ 19<sup>th</sup> century street made up of typical commercial and ecclesiastical buildings typical of rural markets towns in the west of Wales.*

9.4.4 As section 7.5 indicates, there is a potential visual impact upon one Grade II\* listed building and seven Grade II listed buildings in the immediate vicinity of the development area. Due to the urban layout of the street none of the other designated features discussed in Section 7 are thought to be impacted by the development proposals.

9.4.5 This report indicates that the setting of the Grade II\* listed English Baptist Chapel (LB 9741), the Grade II listed Rose and Crown Hotel (LB 9492) and Boar's Head Hotel (LB 9493) located either side of the proposed development and three 19th century commercial buildings (LB 9475 -8, and LB 82214) located immediately opposite the development will be impacted by the development proposals.

9.4.6 The proposed development will significantly alter views to and from these buildings and effect their current setting. However, this report suggests that this impact would be a positive one as the development proposals will create a building that complements and will be more in sympathy with the surrounding historic architectural style of Lammas Street, than the existing modern building. Therefore, the current proposals would have a **moderate positive impact** to the settings of the surrounding listed buildings.

9.4.7 With regard to the Tywi Valley Landscape of Outstanding Historic Interest (HLW (D) 5), the Lammas Street Conservation Area, and the Carmarthen Town Conservation Area. Again, it is suggested that the current proposals would represent a **slight positive impact** to these categories.

## 10. CONCLUSIONS

### 10.1 General Conclusions

- 10.1.1 DAT Archaeological Services were commissioned by Asbri Planning to prepare a Historic Environment Desk-Based Assessment of proposed redevelopment at 118-119 Lammas Street, Carmarthen.
- 10.1.2 The proposed development has been submitted for planning consideration and detailed plans have been included (Figures 16 and 17). The proposed redevelopment includes the demolition of the existing modern building and the construction of retail units with residential flats above (Figures 16 and 17).
- 10.1.3 It is proposed that the redevelopment will create a building that complements and will be more in sympathy with the surrounding historic architectural style of Lammas Street, than the existing modern building.
- 10.1.4 A general **medium** Roman potential is suggested for the development area. This is due to Carmarthen being at its core a Roman fort/town and the recovery of both archaeological finds and features dating to this period in the immediate vicinity of the site. Any potential archaeological remains would be loosely associated with Carmarthen Roman Fort (CM235) and Town (CM234) area are likely to be of **high significance**. Any works were thought to have a **moderate adverse impact** upon any surviving remains.
- 10.1.5 A general **high** Medieval archaeological potential for the development area is suggested. This is due to multiple historic assets within the surrounding 125m buffer zone and the proximity of Carmarthen Greyfriars. One of the most well-preserved Medieval sites in the West of Wales. Any potential remains, if present would be of **medium significance**. Any works were thought to have a **moderate adverse impact** upon any surviving remains.
- 10.1.6 A general **high** archaeological potential for post-medieval remains is suggested. This is due to the scale of post Medieval development in the area. If present, any archaeological remains are likely to be of **low significance**. Any works were thought to have a **slight adverse impact** upon any surviving remains.
- 10.1.7 No above ground remains of archaeological interest are visible today. It is likely that much of the archaeological potential of the site has been reduced by modern development, particularly in the northern part of the site where the present development includes a cellar. Therefore, the overall archaeological potential of the northern part of the proposed development, within the confines of the current building are considered **low**.
- 10.1.8 The southern part of the proposed development area is currently used as a carpark, and it is likely that some of the archaeological potential of the southern part of the site was reduced by the levelling associated with its construction. However, it is still possible that subsurface archaeological remains still exist in areas where levelling was minimal, or potential pre-existing foundations were substantial. This is very possible given the depth of archaeological remains recorded at the Greyfriars site located immediately south of the proposed development area. Consequently, the overall archaeological potential of the southern part of the development area under the current carpark is considered to be **high**.
- 10.1.9 In general the proposed design of the development would have a **moderate positive** impact on the setting of the surrounding listed buildings of Lammas Street. The existing building at 118-119 Lammas Street detracts from the overall 18<sup>th</sup>-19<sup>th</sup> century character of Lammas Street, and the proposals are much more in sympathy with the surrounding architectural style.

## **10.2 Mitigation**

- 10.2.1 An impact upon the archaeological potential within the development area has been identified. Should groundworks be necessary as part of the development further archaeological mitigation may be required. In this instance guidance should be sought from the archaeological advisors to the council (DAT\_DM).
- 10.2.2 In terms of the impact upon the setting of surrounding designated features. No further mitigation is suggested.

## 11 SOURCES

### Published

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## APPENDIX 1:

### **118-119 LAMMAS STREET, CARMARTHEN: 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 Asbri Planning (on behalf of their client) to provide a Written Scheme of Investigation (WSI) for a historic environment desk-based assessment for the proposed re-development of 118-119 Lammas Street, Carmarthen (centred on SM4103 2008; Figure 1)).
- 1.2 The site lies in an area of historic and archaeological interest and within the Carmarthen Town Conservation Area (Ref CA/W/6). As a result, it is proposed that a Historic Environment Desk-Based Assessment should accompany the planning application to better assess the potential impact upon the historic environment.
- 1.3 The proposed redevelopment includes the demolition of the existing modern building (Figure 2) and the construction of retail units with residential flats above (Figure 3).
- 1.4 The buildings adjoining 118-119 Lammas Street on either side are Grade II listed buildings. At 120 Lammas Street the Boars Head Hotel (LB Ref 9493) is situated. It is a large former coaching inn originally built in the 18<sup>th</sup> century; listed as one of the earliest surviving and most prominent inns in the town, of Georgian external character, and with fine earlier C18 staircase.
- 1.5 Situated at 117 Lammas Street is the Rose and Crown Hotel (LB Ref 9492), another former inn, probably of late 18<sup>th</sup> to early 19<sup>th</sup> origin, it has been listed as a 3-storey urban building with later 19<sup>th</sup> century external character with internal features providing evidence of its earlier origins.
- 1.6 It is proposed that the redevelopment will create a building that complements and will be more in sympathy with the surrounding historic architectural style of Lammas Street, than the existing modern building.
- 1.7 The desk-based assessment will identify any known archaeological or historical sites 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.
- 1.8 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.*

- 1.9 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....*

- 1.10 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.
- 1.11 ***Dyfed Archaeological Trust is a CIfA Registered Archaeological Organisation.***
- 1.12 ***All permanent staff members of DAT Archaeological Services are CSCS<sup>2</sup> registered.***

## **2. AIM AND OBJECTIVES OF THE PROJECT**

- 2.1 This document provides a scheme of works for:

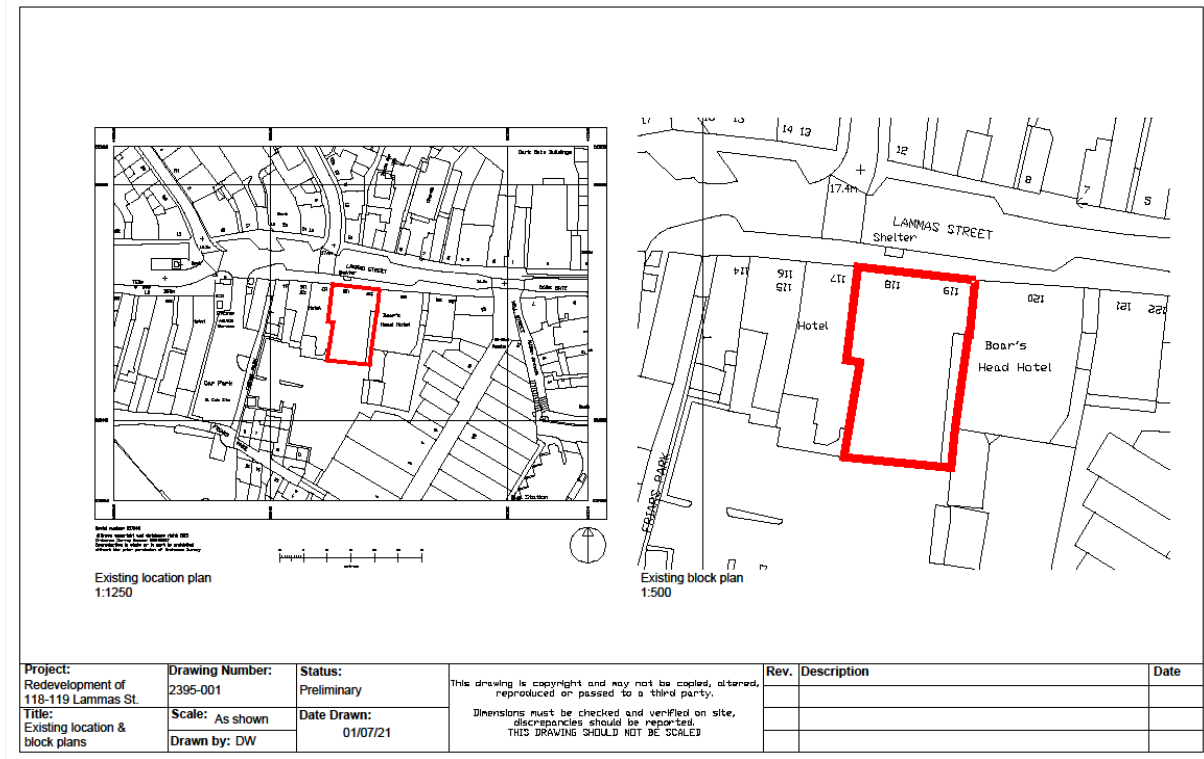
***The preparation of an Historic Environment Desk-Based Assessment of the proposed redevelopment of 118-119 Lammas Street, Carmarthen. This report will assess the potential impact that the development might have on any archaeological remains, if present, within the area, and an assessment of the impact of the development on the wider 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.

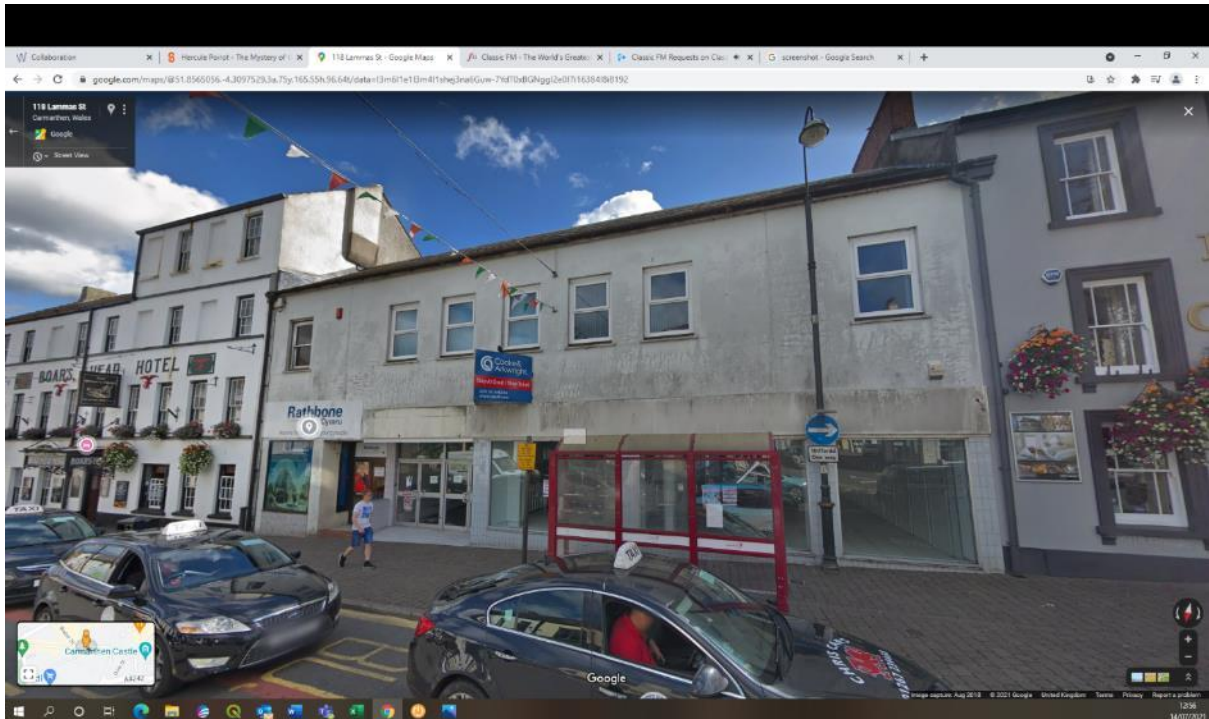
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<sup>2</sup> Construction Skills Certification Scheme (Health and Safety Tested)

118-119 Lammas Street, Carmarthen  
Historic Environment Desk-Based Assessment:  
Written Scheme of Investigation



**Figure 1:** Location plan of 118-119 Lammas Street, Carmarthen. Drawing supplied by client.



**Figure 2:** Screenshot of Google Streetview showing the current building at 118-119 Lammas Street, flanked by the Grade II listed buildings of the Boars Head Hotel on the left and the Rose and Crown Hotel on the right. © 2021 Google



**Figure 3:** Proposed elevations for the new building at 118-119 Lammas Street.  
Drawing supplied 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 (RCAHMW 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 A search radius buffer of 125m around the boundary of the proposed development area is proposed to identify the presence of designated historic assets including Scheduled Monuments, Historic Landscape Character Areas, Registered Parks and Gardens and Listed Buildings and non-designated heritage assets recorded on the Dyfed Archaeological Trust (DAT) Historic Environment Record (HER).
- 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 indirect (visual) impacts. All located sites 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 heritage assets ;
  - 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 on suitable media.

- 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, Head of 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 CSCS<sup>3</sup> 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 18<sup>th</sup> May 2020) and the latest *Covid-19 Working Advice Ver.1.1*, published by Prospect (5<sup>th</sup> May 2020), which addresses potential issues relating to archaeological site work. These procedures will be attached to 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 will detail the precautions put in place to reduce the spread of Covid-19 Coronavirus during fieldwork.

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<sup>3</sup> Construction Skills Certification Scheme (Health and Safety Tested)



