

WESTERN QUAYSIDE DEVELOPMENT, HAVERFORDWEST, PEMBROKESHIRE: HISTORIC ENVIRONMENT DESK-BASED ASSESSMENT - UPDATE



Prepared by DAT Archaeological Services
For: Pembrokeshire County Council



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By

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**WESTERN QUAYSIDE DEVELOPMENT, HAVERFORDWEST,
PEMBROKESHIRE:**

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**WESTERN QUAYSIDE DEVELOPMENT, HAVERFORDWEST,
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EXECUTIVE SUMMARY

DAT Archaeological Services were commissioned to prepare an Historic Environment Desk-Based Assessment of the proposed Western Quayside Development, Pembrokeshire (SM 9545 1574). This is an update of a previous assessment considering subsequent archaeological findings at the site.

A possible moderate adverse impact on the high potential for archaeological remains associated with a medieval friary and an 18th/19th century foundry was identified, along with a slight adverse impact on the medium potential for remains associated with a 19th century malthouse and brewery complex and low potential for general archaeological remains. Impacts to the setting of surrounding designated assets was considered to be neutral. Mitigation measures to reduce and avoid impacts on the archaeological resource are suggested.

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Comisiynwyd Gwasanaethau Archeolegol YAD i baratoi Asesiad Desg Amgylchedd Hanesyddol o'r Datblygiad Arfaethedig Western Quayside, Sir Benfro (SM 9545 1574). Mae hwn yn ddiweddariad o asesiad blaenorol yn ystyried canfyddiadau archeolegol dilynol ar y safle.

Nodwyd effaith andwyol gymedrol bosibl ar y potensial uchel ar gyfer olion archeolegol sy'n gysylltiedig â brodordy canoloesol a ffowndri o'r 18fed/19eg ganrif, ynghyd ag ychydig o effaith andwyol ar y potensial canolig am weddillion sy'n gysylltiedig â bragdy a bragdy o'r 19eg ganrif ac adeiladau isel. potensial ar gyfer olion archeolegol cyffredinol. Ystyriwyd bod yr effeithiau ar leoliad yr asedau dynodedig o amgylch yn niwtral. Awgrymir mesurau lliniaru i leihau ac osgoi effeithiau ar yr adnodd archeolegol.

1. INTRODUCTION

1.1 Project Proposals and Commission

- 1.1.1 DAT Archaeological Services were commissioned by Pembrokeshire County Council to prepare an Historic Environment Desk-Based Assessment for the proposed Western Quayside Development in Haverfordwest, Pembrokeshire.
- 1.1.2 The proposed development is located on the site of the former Ocky White Department Store between Bridge Street and the riverside in Haverfordwest. This work is being undertaken in two main stages. Stage 1 focused on the former Ocky White building, whilst Stage 2 focuses on the adjacent quayside area.
- 1.1.3 A desk-based assessment was initially prepared in April 2020 (Poucher 2020), as the scheme was in pre-planning development. Planning permission was subsequently granted for the Phase 1 development with a variety of Conditions attached, including archaeological mitigation. During the course of groundworks associated with the Phase 1 development significant archaeological features were uncovered, which required full archaeological excavation during the development works. In light of these findings an update of the desk-based assessment was requested by Pembrokeshire County Council in order to fully inform the Phase 2 development works on the site.
- 1.1.4 This current desk-based assessment uses the original assessment as a base but includes updated information on the archaeological findings and design plans to reassess the potential impact and constraints of and on proposed development. The title of the assessment has also been changed from 'Former Ocky White Building' to 'Western Quayside Development' to bring it in-line with other documentation associated with this development.
- 1.1.5 The development site is located close to the centre of Haverfordwest, accessed from Bridge Street to the west, with the river to the east, centred on SM 9545 1574. The former department store had been trading in Haverfordwest since the early 20th century, but closed in 2013. The site was subsequently purchased by Pembrokeshire County Council for redevelopment.
- 1.1.6 This Historic Environment Desk-Based Assessment provides an indication of the archaeological potential of the development area and highlights possible issues in relation to the impact of the development on the historic environment.
- 1.1.7 The archaeological assessment has been both a desk-based study of the site area, but includes preliminary information from ongoing archaeological excavations, 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 further archaeological remains to be present within the development area.

1.2 Scope of the Project and Methodology

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

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

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

.....a programme of study of the historic environment within a specified area or site on land, the inter-tidal zone or underwater that addresses agreed research and/or conservation objectives. It consists of an analysis of existing written, graphic, photographic and electronic information in order to identify the likely historic assets, their interests and significance and the character of the study area, including appropriate consideration of the settings of historic assets and, in England, the nature, extent and quality of the known or potential archaeological, historic, architectural and artistic interest. Significance is to be judged in a local, regional, national or international context as appropriate.

1.2.3 The desk-based study of the area identifies known archaeological sites within the site and its environs, and assesses the potential for further remains to be present within the proposed development area. This will help inform future decision making, design solutions and potential mitigations strategies, including the potential for further archaeological works.

1.2.4 The scope of the report also includes an assessment of the impact on the settings of surrounding designated heritage assets, including scheduled monuments, listed buildings, historic landscape character areas and undesignated archaeological sites.

1.2.5 The report presents relevant information from a number of sources, which are outlined in the original desk-based assessment (Poucher 2020). The methodology for the original desk-based assessment had been agreed with Dyfed Archaeological Trust – Development Management (DAT-DM), in their capacity as advisors to the local planning authority, prior to the commencement of the study. The existing assessment will be used as a baseline for information, but will include further archival research and information from ongoing archaeological investigations.

1.2.6 For the purposes of planning policy in Wales, the historic environment is defined as:

All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and deliberately planted or managed (Welsh Government 2017).

A historic asset is:

An identifiable component of the historic environment. It may consist or be a combination of an archaeological site, a historic

building or area, historic park and garden or a parcel of historic landscape. Nationally important historic assets will normally be designated (ibid).

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

1.3 Abbreviations

- 1.3.1 All sites recorded on the regional Historic Environment Record (HER) are identified by their Primary Record Number (PRN) and located by their National Grid Reference (NGR). Sites recorded on the National Monument Record (NMR) held by the Royal Commission on the Ancient and Historical Monuments of Wales (RCAHMW) are identified by their National Primary Record Number (NPRN). Scheduled Monument (SM). Altitude is expressed to a height above Ordnance Datum (aOD). References to sources will be given in brackets throughout the text, with full details listed in the sources section at the rear of the report.

1.4 Illustrations

- 1.4.1 Printed map extracts are not necessarily reproduced to their original scale. North is towards the top of the page unless otherwise indicated.

1.5 Timeline

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

Table 1: Archaeological and Historical Timeline for Wales

Period	Approximate date	
Palaeolithic –	c.450,000 – 10,000 BC	Prehistoric
Mesolithic –	c. 10,000 – 4400 BC	
Neolithic –	c.4400 – 2300 BC	
Bronze Age –	c.2300 – 700 BC	
Iron Age –	c.700 BC – AD 43	
Roman (Romano-British) Period –	AD 43 – c. AD 410	Historic
Post-Roman / Early Medieval Period –	c. AD 410 – AD 1086	
Medieval Period –	1086 – 1536	

Post-Medieval Period ¹ –	1536 – 1750	
Industrial Period –	1750 – 1899	
Modern –	20th century onwards	

2. POLICIES AND GUIDANCE

- 2.1 National and regional policies and guidance related to the historic environment are outlined in detail in the existing desk-based assessment (Poucher 2020).
- 2.2 In brief, the national policies and guidance of relevance to this assessment include The Historic Environment (Wales) Act (2016), Planning Policy Wales (Ed.11, 2021 - Chapter 6, 'Distinctive and Natural Places') and Technical Advice Note 24: The Historic Environment (2017). The latter also makes reference to guidance documents 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), all produced by the Welsh Government/Cadw.
- 2.3 Regional policies of relevance include the Pembrokeshire County Council (PCC) Local Development Plan (LDP) (adopted February 2013), The main policy references to the Historic Environment are outlined in policy GN.38: Protection and Enhancement of the Historic Environment. Supplementary Planning Guidance has also been drawn up to assist applicants seeking planning permission and provide guidance in undertaking archaeological work in Pembrokeshire. The Supplementary Planning Guidance is available from the Pembrokeshire County Council Website at: <https://www.pembrokeshire.gov.uk/adopted-local-development-plan/ldp-supplementary-planning-guidance>.

3 LOCATION, TOPOGRAPHY AND GEOLOGY

- 3.1 The development area is located within the centre of Haverfordwest, a town itself located relatively centrally within Pembrokeshire, southwest Wales (centred on SM 9545 1574).
- 3.2 The site occupies a previously developed area, which prior to the current development comprised a former department store in the Phase 1 area, extending from the street frontage on Bridge Street to the west, to a rear yard area that lay alongside the Cleddau River to the east. The building plot is aligned east-west between the north-south aligned Bridge Street and river. The former department store occupied several adjoining buildings. A two-storey building fronted Bridge Street, with a gable roof aligned along Bridge Street, surrounded to the north and south by taller properties. The former department store continued to the rear along the main plot, with a perpendicular pitch to the roof line, surrounded by adjoining buildings extending the structure to the north and east. To the east an open area 10m to 14m wide lay between the building and the

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

riverside, used as hardstanding car parking and foot access to a footbridge across the Cleddau in front of the building.

- 3.3 The Phase 2 area lies immediately to the north, and includes a two-storey range of buildings used as a former warehouse and aligned east-west, with a car parking area on the north side, accessed by foot along the Hole in the Wall Lane to the west, and by road from the north.
- 3.4 Development extends along both the street frontage and the riverfront, with a mix of 19th – 21st century structures. The Hole in the Wall provides pedestrian access from Bridge Street and road access along the waterfront extends to the north. A footbridge accesses a new commercial development that fronts the riverbank opposite the site.
- 3.5 Bridge Street forms one of the main commercial streets within Haverfordwest, along with High Street which runs perpendicular to the south. Bridge Street is now largely pedestrianised, with High Street forming the main thoroughfare. The ground rises to the west, topped by the prominent remains of Haverfordwest Castle within 100m, lying behind the properties on the opposite side of Bridge Street. The commercial centre is surrounded by residential properties and light industry on all sides, set within a relatively rural landscape. Roads radiate out from the town, which had traditionally functioned as the administrative and commercial centre of the county. The Western Cleddau is tidal up to Haverfordwest, and flows southward where it joins the Eastern Cleddau, before turning westward into the deep and wide Milford Haven Estuary and out into the Bristol Channel.
- 3.6 The underlying geology of the area comprises mudstone, with the site lying along a series of east-west aligned bands of differing mudstones, from the Slade and Redhill Formation, Portfield Formation and Portfield and Haverford Mudstone Formation. More generally these formations form part of the Llandovery and Ashgill Rocks. Along the lower-lying banks of the Cleddau, and underneath the development area, the rocks are overlaid with alluvial deposits of clay, sand, silts and gravels (BGS 2020).

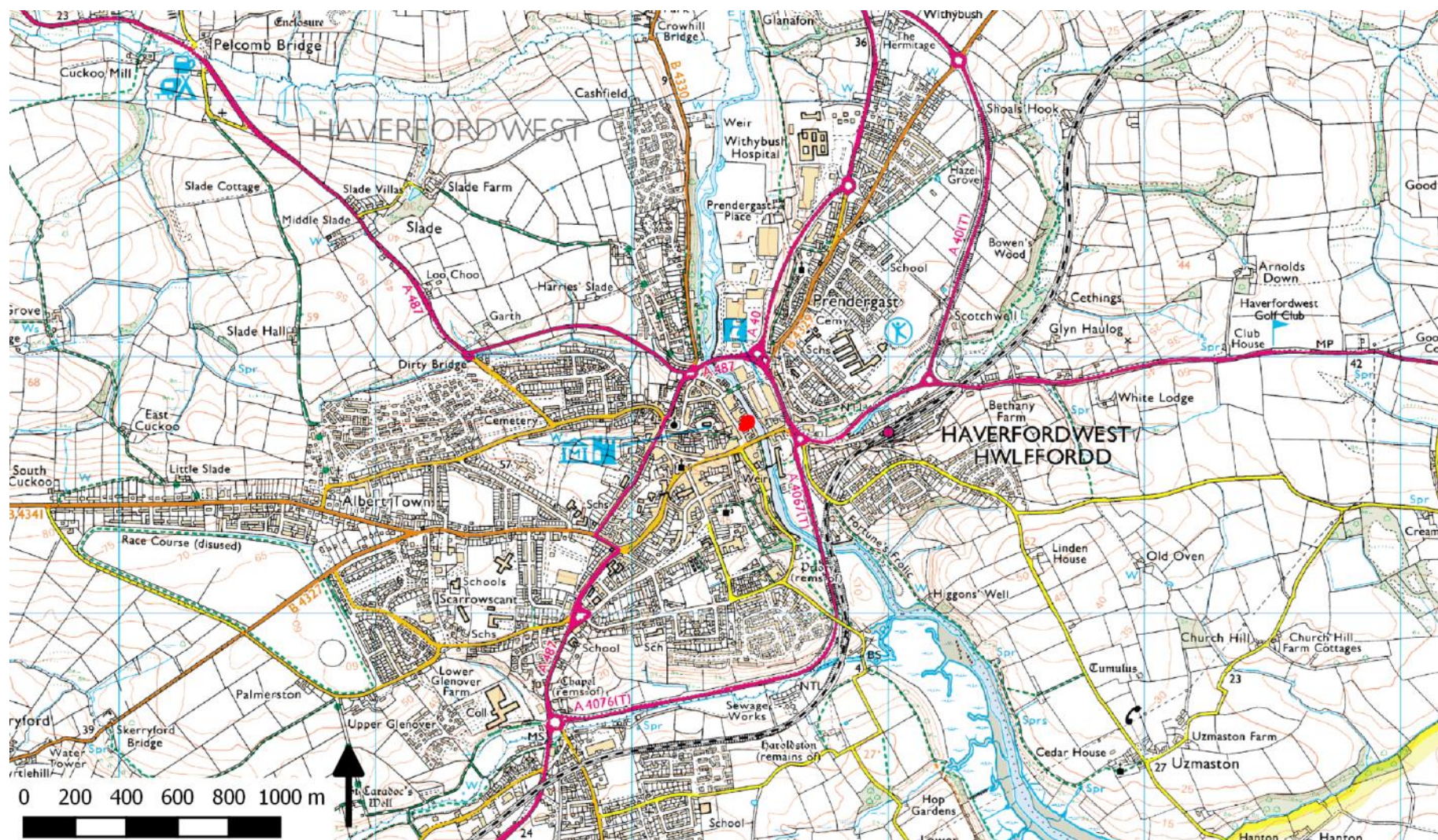


Figure 1: Location of development area.

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4 DESIGNATED HERITAGE ASSETS (Table 2 and Figure 3)

4.1 General

- 4.1.1 A search of data held on several databases was made of historic assets, including both designated and non-designated assets, focussing initially on a search area of 100m from the development boundary, but also incorporating any identified sites of relevance beyond that search area.
- 4.1.2 The designated assets are described first, as they largely comprise assets with some form of statutory protection. A full list and descriptions of the designated assets identified in the area are included in the initial assessment (Poucher 2020), the following is a brief summary of the designated sites of relevance to the current development.

4.2 Scheduled Monuments

- 4.2.1 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.
- 4.2.2 There is one Scheduled Monument of note associated with this site. Haverfordwest Castle (PE366) is a medieval castle occupying a prominent location 80m to the west of the site.
- 4.2.3 The castle has been a prominent and importance feature of Haverfordwest since the 12th century. The eastern range of the inner ward comprises a high masonry wall stop on top of a rocky outcrop overlooking Bridge Street and the river beyond. The east range comprised high status accommodation for the occupiers of the castle, and the fine architectural detailing within the wall was likely in part designed as a prominent visual statement when viewed from the east.

4.3 Listed Buildings

- 4.3.1 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.
- 4.3.2 Due to its location in the centre of a historic town there are a large number of Listed Buildings within the locality. Buildings of relevance to the current development are however more limited. These include:
- Haverfordwest Castle (12031, Grade I listed);
 - New Bridge and lamp standards (12020, grade II* listed);
 - Friars Vault Inn (12036, Grade II listed);
 - Warehouse at rear of No.12 Victoria Place (12245, Grade II listed);
 - Picton House (12201, Grade II listed)
- 4.3.3 These sites will not be directly affected by the proposed development. The potential impact lies in views of Haverfordwest Castle and the Warehouse to the rear of No.12 Victoria Place, views from New Bridge and Picton

House, and related archaeological remains and associations with Friars Vault Inn.

4.4 Conservation Areas

4.4.1 The site lies within the Haverfordwest Conservation Area. The Conservation Area was first designated in 1975, focused on the historic core of the town. The adopted Haverfordwest Conservation Area Appraisal and Management Plan was published in May 2014, designed to define the special interest of the Conservation Area in order to help preserve and enhance its character, and to provide a basis for making sustainable decisions about its future. The appraisal offers detail on the policies guiding the principles of the Conservation Area, and provides detailed guidance on appropriate design, maintenance and management within the Conservation Area.

4.4.2 The proposed development area its buildings are not specifically mentioned within the Conservation Area Appraisal. However, key elements that contribute to the special interest and character of the area include:

- A long history inherently connected with the establishment of the castle;
- River Cleddau;
- Historic medieval street patterns, layout and burgage plots that remain evident in the modern town;
- Historic market town;
- Architecturally distinctive landmark buildings;
- Significant views into, out of and within the Conservation Area;
- A diverse mix of building styles and types with the majority comprising 18th and 19th century buildings;
- Fine examples of historic shop fronts, and
- High concentration of religious buildings and ecclesiastical architecture.

4.4.3 The proposed development site lies within the 'Commercial Area' in the description of the Conservation Area. Bridge Street is described as a more enclosed street, with fewer Listed Buildings and more modern elements. The narrow width and height of buildings lining Bridge Street are described as important elements that help to create a strong sense of enclosure. Many of the modern shop front replacements along Bridge Street lack the quality of the originals. The backs of the buildings along Bridge Street along with others in the area create a neutral or negative area within the Conservation Area offering an opportunity for redevelopment and enhancement. The river is seen as a major asset, and the redevelopment of sites along the waterfront needs to address the river. There is also a need for coordination of the whole of the river as it passes through the town.

4.5 Registered Historic Landscapes

4.5.1 Registered Historic Landscapes are landscapes of historic interest included on the 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.

- 4.5.2 The development site lies within the northern edge of the Milford Haven Waterway Landscape of Outstanding Historic Interest (HLW (D) 3), listed within the Register of Landscape of Outstanding Historic Interest, published by Cadw, CCW and ICOMOS UK (1998).
- 4.5.3 This landscape is subdivided into a series of Historic Landscape Character Areas (HLCAs). The proposed development site lies within HLCA 309 Haverfordwest, which is largely drawn around the urban limits of Haverfordwest. The proposed development site is not specifically mentioned as a characteristic element of this area, however the Dominican Friary which once lay on this site is included as an important element of the history of this area.

Table 2: Designated archaeological assets of relevance within the study area. All designated site within the study area are shown in Figure 3.

Site / Building Name	Cadw Ref.	NGR	Designation
Haverfordwest Castle	PE 366	SM 9531 1576	Scheduled Monument
Haverfordwest Castle	12031	SM 9534 1573	Listed Building Grade I
New Bridge And Four Lamp Standards	12020	SM 9552 1569	Listed Building Grade II*
Friars Vaults Inn	12036	SM 9545 1569	Listed Building Grade II
Picton House	12201	SM 9554 1571	Listed Building Grade II
No.12 Victoria Place,	12244	SM 9549 1569	Listed Building Grade II
Warehouse At Rear Of No. 12 Victoria Place	12245	SM 9549 1571	Listed Building Grade II
Milford Haven Waterway	HLW (D) 3	-	Landscape of Outstanding Historic Interest
Haverfordwest	-	-	Conservation Area

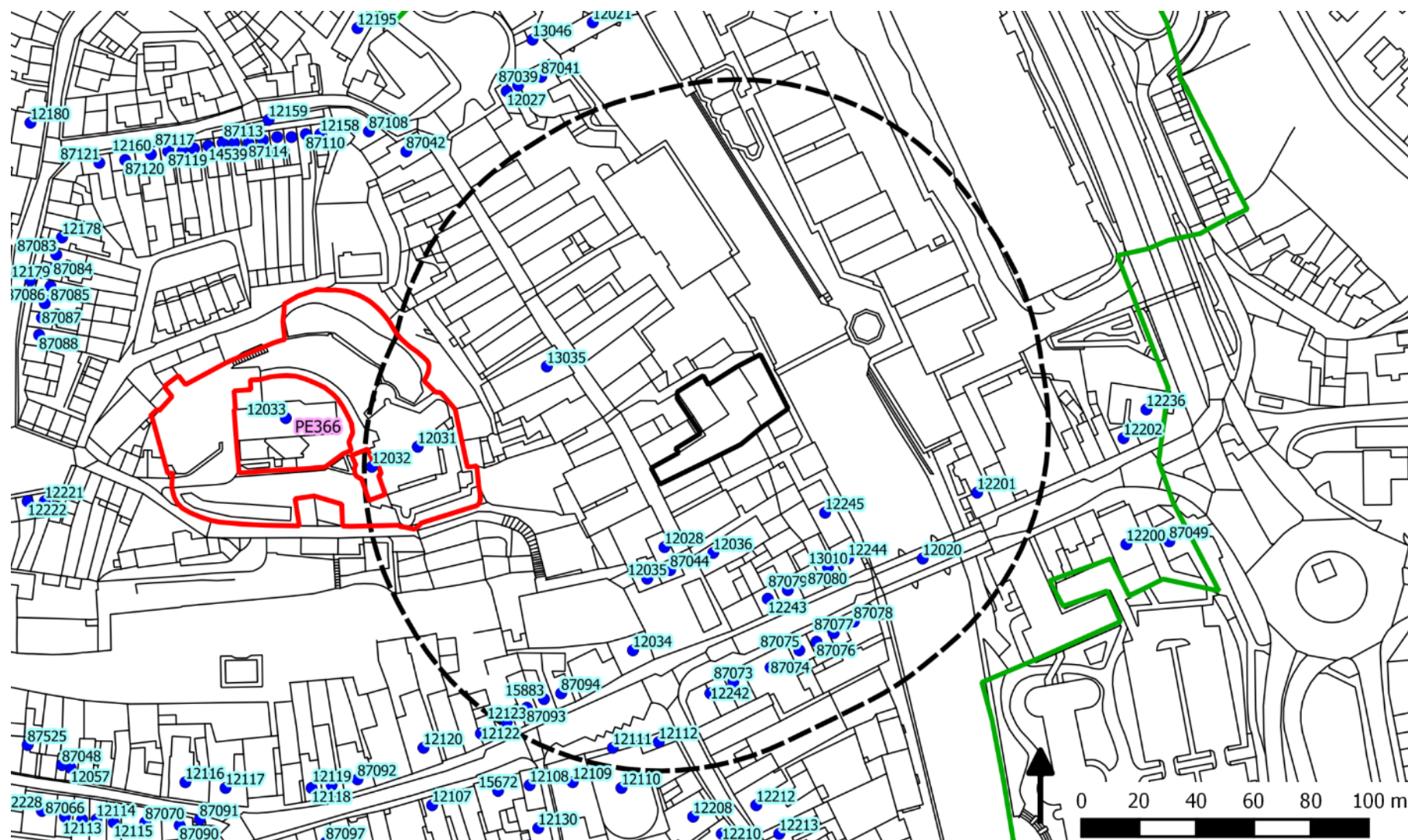


Figure 3: Designated heritage assets within 100m (dotted line) of the development area (centred on the Phase 1 development). Scheduled Monuments are shown in red, listed buildings in blue and the outer edge of the Conservation Area in green, as listed in Table 2.

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

5.1 General

- 5.1.1 A search of data held by the Dyfed Archaeological Trust Historic Environment Record (DAT HER) was made within a 100m radius area around the development area. A search of the same area was made of the National Monuments Record held by the Royal Commission on the Ancient and Historic Monuments of Wales and the Portable Antiquities Scheme. The locations of these entries are shown in Figure 4.
- 5.1.2 The Dyfed Historic Environment Record (HER) records forty-two heritage assets within this search area, although none (at present) lie within the boundary of the proposed development area. Thirty sites are recorded in the National Monuments Record (NMR), many of which record the same sites as the HER. There were no records recorded by the Portable Antiquities Scheme within the same search area.
- 5.1.3 This baseline data has been supplemented by the additional research carried out in the previous desk-based assessment (Poucher 2020), along with further examination of primary and secondary sources and information emerging from ongoing archaeological work associated with the Phase 1 development on this site.
- 5.1.4 The following information is laid out chronologically to provide a detailed archaeological and historical background for the development area and its environs for each period, along with the relevant HER entries from that period.

5.2 Palaeolithic and Mesolithic

- 5.2.1 Scattered evidence of activity during the Palaeolithic is known throughout southwest Wales, although some of the closest activity to this site is likely to be the evidence found within Priory Farm Cave in Pembroke. Excavations within the cave in the late 19th century revealed evidence of stone tools and animal bones from the Upper Palaeolithic and Mesolithic periods.
- 5.2.2 Mesolithic activity is recorded in much closer proximity to Haverfordwest. An extensive collection of flint artefacts were discovered to the south around Priory Farm, and Mesolithic flint artefacts have been found in conjunction with several pits and postholes during recent development work in the north of Haverfordwest. These finds indicate that hunter-gatherer groups were active in and around Haverfordwest during the Mesolithic, seemingly resting long enough to process flint tools and set-up temporary camps.
- 5.2.3 The rarity of Palaeolithic sites would suggest there is unlikely to be such potential within the development area. There is the potential that activity occurred in this area during the Mesolithic, particularly along a riverside location such as this, which would have offered a range of exploitable resources, albeit in a much different landscape than today. However, the often fragile nature of evidence from these periods is unlikely to survive in great detail on a site of urban development such as this.

5.3 Neolithic and Bronze Age

- 5.3.1 By the Neolithic period the landscape around the site had likely reached something approaching its current appearance, with sea-level reaching

similar levels to present and more familiar flora and fauna spreading across the area. There is some evidence to suggest maritime activity was increasing during this period, and therefore this location close to the tidal reach of the Cleddau may have been an attractive area for activity. However, there is no recorded activity from this period within or around Haverfordwest.

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

5.4 Iron Age

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

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

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

5.5 Roman Period

- 5.5.1 There are no recorded Roman sites within the search area, however, it has long been conjectured that a Roman road passed through the area, with a potential fort established close to the river crossing. The site lies close to the first available bridging point across the river, and some find spots of Roman material have been recorded around the town, including some

finds from Bridge Street (PRN 11802). The finds appear to mainly consist of coins, largely 3rd century in date, with one 2nd century coin also found. To date, there has been no conclusive evidence of Roman settlement in the area, the site is likely too close to Wiston Roman fort for there to be a substantial fort here, and projected road line from Wiston may indicate the main river crossing lay further north.

5.6 Medieval Period

Table 4: Medieval sites within a 100m radius area

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

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

administrative and commercial centre of the new County, taking over from Pembroke.

- 5.6.3 An understanding of the development of the Bridge Street area during the medieval period is currently changing due to archaeological discoveries being uncovered on this site. It was previously understood that the medieval town developed to the north and west, and eventually to the south of the castle. The riverside location of Bridge Street is likely to have attracted activity, but burgage plots in this area are not recorded until the mid-15th century (NA 1446/7).
- 5.6.4 During the course of the Phase 1 development it has become clear however that this site formed part of the grounds of a medieval Dominican Friary (PRN 3323) and may have been generally more developed than previously thought. The 'Friars Preachers' of Haverfordwest were granted £10 in 1245 by Henry III, one of the earliest references to Dominican activity in Wales, and one of only five Dominican Houses in Wales at the time, all part of the district, or 'visitation' of Oxford. The location of the friary changed around 1256, when they were granted 15 marks to establish a more convenient site within Haverfordwest. It would seem likely that this was the point they moved to the site on Bridge Street, which they occupied until the Dissolution (1538-9), however this assumption may change as artefacts from the current archaeological work are examined in more detail. For example, some fine dressed masonry recovered from the site is carved in a style more typical of the early 13th century, other artefacts and dating methods may indicate an earlier date for its establishment on this site.
- 5.6.5 The Dominican movement was focussed on going into the community to teach and preach the Gospel, it is likely therefore that this location was chosen because it was part of the medieval settlement of Haverfordwest, which would suggest medieval development along Bridge Street, by the mid-13th century at least, was likely more extensive than existing records of 15th century burgage plots suggest.
- 5.6.6 The layout of the Friary is largely conjectural, but it was thought the main house was located further south, closer to the southern end of Bridge Street, with lands to the north (Jones 1989). The Friars Vaults, which stands on the south side of Friars Lane, was often referred to in 18th and 19th century documents (when it was known as the Black Horse Inn) as standing on the site of the Friary, although a newspaper report of 1861 (Haverfordwest and Milford Haven Telegraph) described the Inn as "next to the Friars". Monastic accounts surviving from around the time of the Dissolution in the 16th century indicate the Friary was known as "St Saviour's", with references to a main gate, a church, a limekiln, stables, kitchen, tenements and gardens (Jones 1936). A post-Dissolution charter of the early 17th century also mentions "the sites of the Priory, the house of the Friars Preachers, the hall called Prior's Hall, the Prior's Marshes and the Friars' garden" (Lewis 1811). The Benedictine Order relied on donations, and a number of monetary gifts from notable regional and national dignitaries from the 13th to 15th centuries survive. Gifts of land are also recorded, and include gifts of half a burgage from Roger Niger, Adam Lombe's land south of John Clarke's house from the road to the river and half a burgage adjacent to the Friary from Richard de Excestre (Jones 1989). The precise boundaries of these plots have not been established. The presence of decorated floor tiles recovered by the current archaeological excavations, decorated with family crest from notable families of both England and Wales, indicate a significant input of funds

from wealthy families into this Friary. Decorative stonework that has been recovered would also suggest fine masonry structures stood on the site.

- 5.6.7 By the end of the 13th century, in 1291, 39 members of the Friary are recorded, but by the time of the Dissolution in 1538 only 7 members remained. During the latter period records suggest much of the Friary land was being leased out, with the exception of the church, churchyard, four chambers, a hall and a kitchen (Jones 1989). Much of this land also appeared to be garden tenements or meadow. The extent of this Priory land has never been clear. It had been assumed that the focus of the Priory, including the church and hall, was likely to be on and around the Friary Vaults and Friars Lane area, but the presence of a substantial medieval masonry wall, and possible internal vaults, may indicate these central buildings actually stood within the area of the Phase 1 development, and at the very least the grounds of the Friary extended for some distance northward, and may potentially have extended as far as the Old Bridge to the north at its maximum.
- 5.6.8 There is no clear mention of an associated cemetery within the existing historic documents, although cemeteries as part of urban medieval religious centres are known elsewhere, an extensive site recorded in Carmarthen for example (Wilkinson 2001). One medieval benefactor did request burial at the site, but was ultimately buried elsewhere, and it is recorded that Bishop John Gilbert was buried there at the end of the 14th century (Fenton 1903), "within the walls", and presumably therefore within the church. There have however been sporadic historical references to the discovery of some human remains in the area, including burials within stone coffins (Willis 1739), lead coffins (Phillips 1914), the discovery of stone crosses (PAS 1896-07) and references to a cemetery (Warren 1914). The locations of these have been ill-defined however, with the only specific location referenced being that of a medieval stone cross incorporated into the rear yard wall of the Castle Hotel, which stands on the southwest side of Castle Square, at the southern end of Bridge Street. More recently a newspaper article has come to light that describes the discovery of 'old' human remains nearby. Only a single skeleton is referenced, uncovered during the development of the former Barratt's shop in the 1980s, immediately to the south of the Phase 1 development site (Mullins n.d.). Although reported to, and taken away by the police, the finds have not previously been reported to the Historic Environment Record or other database of archaeological sites.
- 5.6.9 The ongoing archaeological excavations on the site have revealed a large number of skeletons. Dating has yet to be firmly established, but the presence of medieval pottery and tiles, and historical associations, suggests they are medieval in date, and will likely relate to, and be in the grounds of, St Saviour's Friary, potentially extending into the later 16th and 17th centuries as well. Substantial walling on the site also suggests the possibility of medieval masonry structures, which again, given the known historical associations in the locality, are likely to be related to the Friary. At present the limits of the cemetery remain ill defined, with some burials both truncated by (pre-dating) and truncating (post-dating) the substantial masonry remains on the site. Burial activity does appear to thin out towards the river.
- 5.6.10 Following the Dissolution in 1538 the Friary was bought by Thomas Barlow, brother of Roger who founded the Slebech Estate, and William, bishop of St David's.

5.7 Post Medieval & Modern Period

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

PRN	Site Name	Period	NGR
6504	Castle Hotel – 18 th century dwelling	Post Medieval	SM9541815657
7254	Victoria Place Nos.4 6 8 And 12 – House	Post Medieval	SM95471568
8640	New Bridge – bridge of 1835-7	Post Medieval	SM9551915689
8784	Bridge Street Nos.33 And 35 - dwelling	Post Medieval	SM95381579
8785	Bridge Street No.35 (Outbuilding) - stable	Post Medieval	SM95401580
10015	Bridge Street No.2;Osborn And Perkins – dwelling & shop	Post Medieval	SM95391578
10016	Castle Square Nos.2 And 3 – Dwelling	Post Medieval	SM9542315682
20660	Bridge Street No.1;Piccolo Restaurant – shop	Post Medieval	SM95461570
20661	Bridge Street No.15 – shop	Post Medieval	SM95421575
20663	Bridge Street No.3;Oliver's Shoe Shop	Post Medieval	SM95451570
20664	Bridge Street No.4;Western Telegraph - shop	Post Medieval	SM95431570
20665	Bridge Street No.20 – early to mid 19 th cent. House & shop	Post Medieval	SM95391575
20670	Castle Square No.5 – shop	Post Medieval	SM9544615691
20686	Old Three Crowns Inn	Post Medieval	SM95431562
20703	Old Bridge Nos.1-4 – dwelling	Post Medieval	SM954158
20712	Picton House; Picton Place No.2 – dwelling	Post Medieval	SM9553815712
58421	2 Bridge Street (Premises Of Osborn And Perkins) – shop	Post Medieval	SM9542915693
58472	Railings, Gates, Steps And Retaining Wall To The Shire Hall	Post Medieval	SM9541115623
58473	The Olde Three Crowns	Post Medieval	SM9542715625
58580	Nos. 1 And 3 Victoria Place – shop	Post Medieval	SM9544515642
58581	Nos. 4, 6 And 8 Victoria Place – shop	Post Medieval	SM9546515675
58582	Listed Building In Haverfordwest Community – shop	Post Medieval	SM9549315689

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58583	Warehouse At Rear Of No. 12 Victoria Place	Post Medieval	SM9548515705
59162	Listed Building In Haverfordwest Community - shop	Post Medieval	SM9548615686
59176	No. 20 Bridge Street (Including Hylton John Boys Shop) – house & shop	Post Medieval	SM9538815756
59414	Nos. 44 And 46 High Street – shop	Post Medieval	SM9538715640
60651	2 And 3 Castle Square – shop	Post Medieval	SM9543115685
60680	Nos. 1, 3, 5, 7, 9, 11, 13, 15 And 17 Victoria Place – shop	Post Medieval	SM9545315646
60681	Lloyds Bank	Post Medieval	SM9546615651
60682	Nos. 1, 3, 5, 7, 9, 11, 13, 15 And 17 Victoria Place – shop	Post Medieval	SM9547615657
60683	Nos. 1, 3, 5, 7, 9, 11, 13, 15 And 17 Victoria Place – shop	Post Medieval	SM9548215660
60684	Nos. 1, 3, 5, 7, 9, 11, 13, 15 And 17 Victoria Place – shop	Post Medieval	SM9548815663
60685	Nos. 1, 3, 5, 7, 9, 11, 13, 15 And 17 Victoria Place – shop	Post Medieval	SM9549515667
60686	Nos. 4, 6 And 8 Victoria Place – shop	Post Medieval	SM9547215678
60687	Nos. 4, 6 And 8 Victoria Place – offices	Post Medieval	SM9547915682
60700	Nos. 40 And 42 High Street – shop	Post Medieval	SM9538115637
60701	Nos. 44 And 46 High Street – office	Post Medieval	SM9539315642
110383	Victoria Place – house and WWI depot	Modern	SM95481566

5.7.1 By the mid-16th century Haverfordwest was described as “the best built, the most civil and quickest occupied town in South Wales” (HLW). The civil war and the plague checked growth in the mid-17th century, and the town was becoming surpassed by other south Welsh towns, such as Carmarthen and Swansea, but it recovered from the mid-17th century setbacks, and continued as a major commercial and administrative centre for the region.

5.7.2 In 1553 Thomas Barlow passed the former Friary lands on Bridge Street to his brother Roger, head of the Slebech Estate. The lands appear to have remained with the Barlow family, until passing through marriage to the Grevile family in the mid to late 18th century, and remaining in their hands until the mid-19th century. As mentioned (5.6.9), current archaeological investigations suggest the site may have continued in use as a cemetery beyond the Dissolution. Burials records from St Mary’s church in Haverfordwest record relatively few burials at that site in the late 16th century, and it has been suggested that this may be because the cemetery on Bridge Street was considered a preferable burial site at this time (Rev.

Phillips, I Warren 1914, p6). By the mid-17th century however St Mary's Church had clearly become the burial site of choice (*ibid*, p7).

- 5.7.3 By the 18th century a note of 1739, from Edward Yardley, archdeacon of Cardigan, but transcribed by the antiquarian and author Browne Willis, records some interesting detail on the site. Of the Friary he says "very little or no remains ye whole site converted into limekilns. Several human bones and stone coffins dug up here and one or two effigies of men in full proportion. The person who rented it of ye Barlows dug it up and he was reduced from wealthy circumstances to a low mean condition and flung into gaol. Twas by report a large building". This description coincides with a series of engravings of Haverfordwest created by Samuel and Nathaniel Buck in the mid-18th century, which include two views of the castle from the east, that include Bridge Street, one dated to 1740, the other to 1748 (Figures 5 & 6). The accuracy of engravings is unclear. The depiction of the castle largely corresponds to the current remains, and some of the same buildings along Bridge Street can be identified on each engraving, with variations accounted for by the slight change in angle of depiction. There are however clear differences between the 1740 and 1748 images that would seem unlikely to be due simply to redevelopment in the intervening years, so accuracy can vary, and therefore attempts to identify the current site are difficult to establish. Both images clearly show a well-developed riverside along the entirety of Bridge Street with a jumble of substantial buildings that would appear to represent warehouses, commercial premises, possible semi-industrial premises, and no doubt domestic dwellings as well, and substantial riverside walls. Some of the structures visible in the engraving may be medieval in origin, but there is no clear evidence of the former Friary church, a graveyard area, or even the limekilns mentioned in the note of 1739.
- 5.7.4 By the end of the 18th century the growth of ports further down the Milford Haven Waterway, and the silting of the river closer to Haverfordwest, signalled the end of the town as a port, however it remained the County town and regional market centre. The town also became fashionable with the local gentry, who built homes along High Street and Hill Street, and started a period of building for which Haverfordwest is now known for. Several 18th century buildings are recorded in the search area, including buildings on Castle Square (PRN 10016 & 60651) at the entrance to Bridge Street, an Inn on Quay Street (PRN 58473), and a hotel (PRN 6504), shop and houses (PRN 60700) on High Street. Late 18th to early 19th century buildings are also recorded on Bridge Street, at No.20 (PRN 20665/59176) and No. 2 (PRN 58421/10015 and on Castle Square (PRN 20670), as well as warehouses fronting the riverside (PRN 58583) and along High Street (PRNs 59414, 60701).
- 5.7.5 It is during this period, whilst fashionable gentry houses were being built elsewhere, that an iron foundry appears to have been established on the site. The foundry was reputedly founded by Solomon Marychurch in the mid-18th century (stated on a blue plaque created by the Town Council Civic Society), and was known as the Marychurch Foundry into the later 19th century. The exact date of its establishment is not known. No clear foundry buildings are visible on the Buck prints from the 1740s, although at that date the foundry structures may not have been particularly distinctive. The early foundry is likely have included various work sheds and a reverberatory furnace, where the fire would be stoked in one chamber, with a high chimney then drawing the heat across the minerals in an intervening chamber. The foundry remained in the Marychurch family into the mid-19th century. In 1851 Joseph Marychurch exhibited some

agricultural tools and machinery produced at the foundry at the Great Exhibition at Crystal Palace, London, in 1851. Prince Albert, husband to Queen Victoria, bought some of the foundry-produced machinery. The foundry also produced the iron faces to milestones in the area, one example of which can be seen at the Withybush roundabout to the northeast, now Grade II listed (LB ref. 87069). The intricate iron verandah on No.8 Spring Gardens, Barn Street, is also thought to have been constructed at the foundry (although the Listed Building description describes some of the panels being produced at the Coalbrookdale Foundry), and there is also a passing reference to the foundry's ironwork being used in the development of the new docks at Pembroke Dock, although whether this was for the ships or the docks themselves is unclear.

- 5.7.6 There is a painting of Haverfordwest Castle in 1872 by William Pitt, which purportedly displays the Marychurch Foundry in the foreground in some detail (Figure 7). The painting appears accurate, although comparisons with later mapping suggests only the southern half of the foundry complex is shown. A two-storey building, orientated east – west, occupies the site of the main former Ocky-White building, distinctive with its relatively shallow pitched roof. A yard fronts the river, enclosed by a riverside wall through which is a narrow gap giving access to boats on the river. North of this is a slightly lower two-storey building on the same alignment, with a tall chimney at the west gable end. This tall chimney may indicate the location of the main foundry. This building is fronted on the riverside by a perpendicular single-storey structure along the riverfront. Both these buildings are no longer present on site, the possible foundry building replaced by a modern extension (and rear entrance) to the Ocky White's store. The standing building within the Phase 2 development area, which is thought to be a remnant of the Foundry, is unfortunately not visible within this painting. This layout is shown in plan on the detailed Ordnance Survey map of Haverfordwest in 1889 (Figure 8). The Ocky White store and adjacent storehouse stand in their current positions. Behind them, along the riverside, lies the 'Cleddau Iron Works' (formerly the Marychurch Foundry). The main foundry building is an irregular range adjoining the rear of the Ocky White's building, then continuing in an L-shape along the river frontage. A small yard fronts the river, as visible on the Pitt painting, with another internal yard accessed from the Hole in the Wall Lane. The current standing building in the Phase 2 area is depicted, identifiable by the distinctive chamfered southwest corner. This forms the northern side of the foundry yard. The Hole in the Wall Lane then runs around the north side of this, with access to the river at the end. North of this stands a Malthouse and associated buildings, an area now cleared, used as a car park and currently used as the site compound for the Phase 1 development works. A photograph of c1890 depicts the full site, as viewed from across the river (Photo 1). The site remains as described above, comprising an amalgamation of adjoining structures, with the addition of a new structure along the waterfront, enclosing the yard.
- 5.7.7 The change of name to the 'Cleddau Iron Works' may have come about after the death of Joseph Marychurch in 1885. At this point the 'moulderer' William Evans took over running the site, subsequently buying it outright in the early 1890s. The site is also referred to as the 'Haverfordwest Foundry' during this period, but appears to have been still colloquially referred to as the Marychurch Foundry well into the 20th century (local newspaper references).

- 5.7.8 In 1902 the boiler at Cleddau Foundry exploded, resulting in injury to the four people working there (William Evans, his two sons and an apprentice), and the collapse of the main foundry building onto the machinery. An enquiry into the explosion, reported on the following year (Pembrokeshire Herald 23/1/03) provides some more detail. The boiler was an old one and had become dangerously worn, resulting in the explosion. William Evans was subsequently fined for not ensuring the boiler was sufficiently maintained by a proficient person, although a plea was made to the court to say that Evans had lost his entire savings in the explosion. Despite this, and the collapse, the site is still labelled as a foundry on both the subsequent Ordnance Survey maps of 1907 and 1937.
- 5.7.9 At some point in the early 20th century Octavius ('Ocky') White obtained the premises on Bridge Street for his drapery business and department store. The exact date appears uncertain, it would appear that Ocky White's department store had been established by 1910 (BBC article), but it may not have been until 1926 that Bridge Street became Ocky White's (Swales Barker 2020). The department store was presumably centred on the long property fronting the street, and the storehouse to the rear. No clear change in the layout of the site is visible on the subsequent Ordnance Survey map of 1937, and it is not until the maps of the mid-1960s that change is visible. In the mid-1950s Ocky White bought the Old Foundry site to the rear (PA), and the area was redeveloped, with the Bridge Street property extending back closer towards the waterfront. The department store closed in 2013, and until recently has housed a charity shop.
- 5.7.10 The area to the north of Marychurch/Cleddau Foundry was a brewery and malthouse. Little readily available recorded history has come to light, but it is mentioned as an 'extensive Malthouse, and Stables, together with a commodious Dwellinghouse attached, situate in Bridge-street...in the occupation of Mr. Francis Lemons' (Pembrokeshire Herald 1855). By 1867 the site appears to have been run by Alfred Beynon (PA – HDX/729/8), but by the late 1880s the site marked on Ordnance Survey maps as 'disused' (Figure 8). The subsequent history of the site is undocumented.

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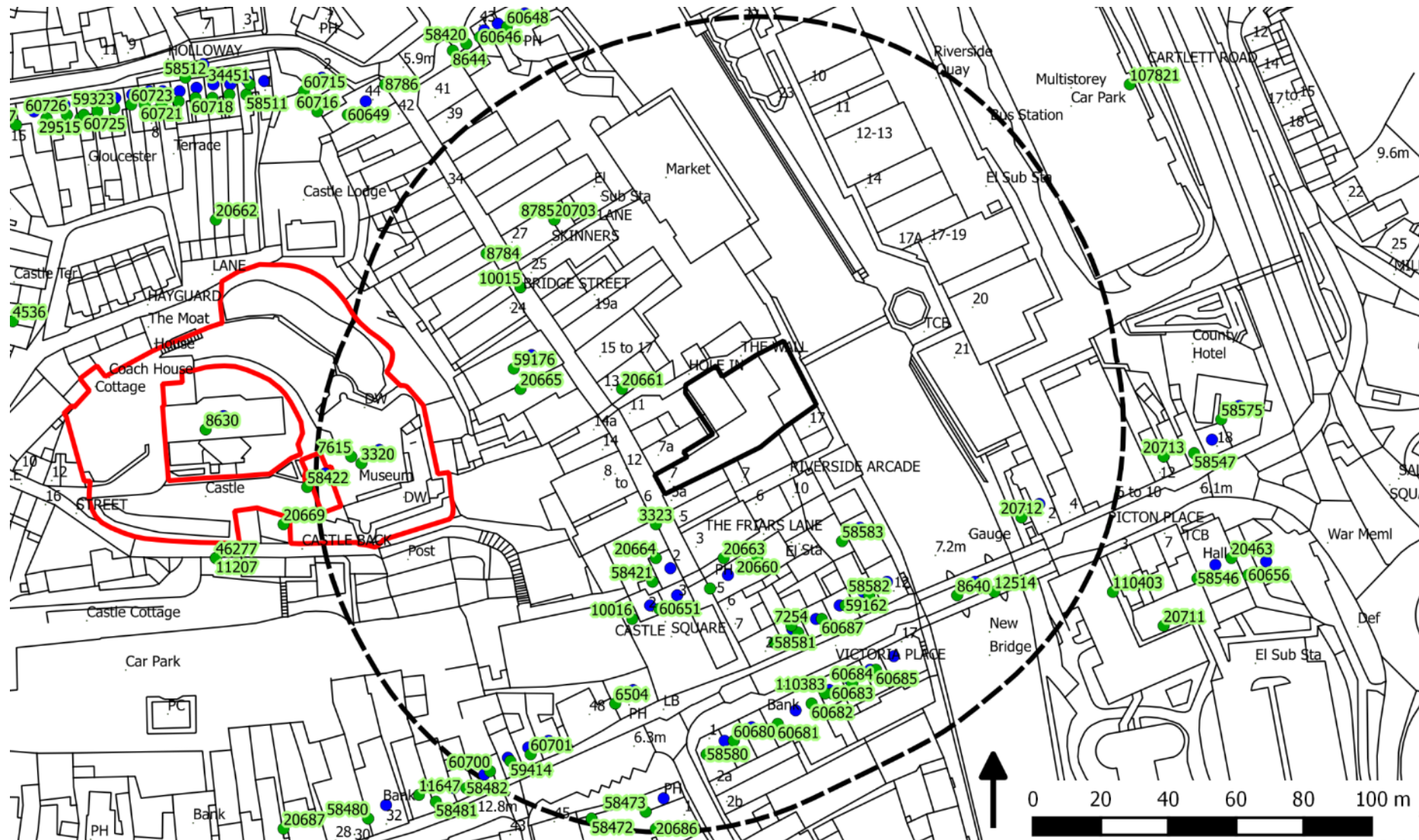


Figure 4: Location of sites recorded on the HER (green), labelled by PRN.

6 ASSESSMENT OF EVIDENCE

6.1 General

- 6.1.1 Sections 4 and 5 have laid out the known archaeological resource for the area. This has included information recorded on the regional databases of historic assets, further research carried out during the previous assessment and information from ongoing archaeological works on the site. The following section highlights in brief the main sources of information that have been included within this assessment.

6.2 Previous Archaeological Work

- 6.2.1 Prior to the current development there have been very few intrusive archaeological investigations in the Bridge Street area. Excavations were carried at the eastern end of Old Bridge to the north in 1989 (Murphy 1989), a watching brief was undertaken on development works during the Riverside Quay Shopping Centre on the opposite side of the river in 2005/6, and a watching brief was undertaken on work in Quay Street to the south in 1994 (Murphy 1994). The latter report found evidence of development from the 16th century onwards, but suggested a medieval quayside may have been located further north, closer to the present development site.
- 6.2.2 Some limited archaeological investigations have taken place within Haverfordwest Castle and Castle Lake car park to the south, but these are of little relevance to the development site.
- 6.2.3 A local newspaper article from the 1980s records the discovery of human remains during building work at the adjacent shop (No.5 Bridge Street). The bones were taken away by the local coroner, but other than being identified as 'very old' they remained unrecorded and unidentified (Mullins n.d.).
- 6.2.4 The Phase 1 development has uncovered a variety of archaeological deposits surviving below the current ground surface. These works are ongoing, and a full report on the findings will be produced in due course. Initial findings indicate some deep deposits related to demolition work, likely of the former foundry, along with a complex series of post-medieval stone drains crossing the site. Some substantial masonry walling survives, of medieval date. Medieval pottery and floor tiles have been recovered, with the floor tiles indicative of a rich ecclesiastical setting. Below these deposits a number of graves have been uncovered. These remains indicate that they are Christian burials, the organisation and massing indicating a well-used cemetery. They are currently undated, but contextually they are likely to be associated with the medieval St Saviour's Friary, their inter-cutting nature suggesting burial may have continued into the post-medieval period. It is anticipated that in excess of 200 burials will have been identified by the completion of site works. A substantial masonry wall roughly (although not precisely) in line with Bridge Street may be a structural wall of a large building, potentially the precinct wall, or even a previous unrecorded section of the medieval town wall. A series of smaller walls to the east, closer to the riverside, may represent smaller internal buildings, or potential funerary monuments, with the possibility of a crypt structure that could have been located within the main church.
- 6.2.5 These excavations also indicate that made-ground deposits, seemingly of mixed medieval and post-medieval material, extend for some depth, up to, and sometimes in excess of 2m in places. This also corresponds to nearby

borehole data from 1974, which recorded 3.2m of made-ground at the end of the Hole in the Wall Lane. Gravel deposits lay below this, with bedrock encountered at a depth of 8.4m (BGS n.d.).

6.3 Illustrations and archives

- 6.3.1 Haverfordwest Castle has been the focus of many 18th and 19th century engravings and paintings, with many including depictions Bridge Street. The Buck engravings of the 1740s are probably the most widely reproduced and detailed, and these have been used to inform the historical development of the site (see section 5.7, Figures 5 & 6). A painting by William Pitt has also provided useful information on the Foundry site (see section 5.7, Figure 7).
- 6.3.2 Regional and national archives contain references to medieval Bridge Street and more importantly references to the Dominican Friary. These are mentioned in section 5.6, and best referenced in Jones (1989). Regional archives contain references to the history of the Ocky White department store on Bridge Street, running of the business in the 1940s, and the acquisition of the iron foundry buildings in the mid-20th century. Some details of the foundry are also included in the regional archives, although accounts of this site rely largely on reports in the local newspapers. All references are included in the Bibliography.

6.4 Historic Mapping

- 6.4.1 Haverfordwest benefits from detail early Ordnance Survey mapping, at 1:500 scale, from 1889 (Figure 8). This records the site in detail, showing the main store, warehouses and the layout of the foundry. The footprint of the current building at the centre of the Phase 2 development was in place by this time. To the north lies a brewery and malthouse complex, although the mapping labels the brewery as 'disused'. A malthouse extends east – west across the development area, with what would appear to be an associated yard on the south side, lined by outbuildings to the south. This yard was accessed from the Hole in the Wall Lane, and a narrow passageway separated it from the foundry building. The main brewery building lies to the north of the malthouse, accessed directly from Bridge Street.
- 6.4.2 Subsequent Ordnance Survey maps, at 1:2500 scale, suggest little alteration in the layout of the site into the 20th century. Despite accounts of the main foundry shed collapsing after a boiler explosion in 1902, the 1907 OS map shows the same layout of buildings at the Iron Works, with the addition of a further waterfront structure. Similarly the layout of the brewery and malthouse to the north remain unaltered, despite the possibility that the brewery no longer operated into the 20th century.
- 6.4.3 The subsequent map of 1966/7 indicates the foundry had closed. It would appear however that many, although not all, the foundry buildings remained on the site. Some connecting buildings appear to have been removed, and remaining buildings may have been subdivided. By the 1970s (1971-6) the foundry buildings that fronted the riverside had been removed, leaving part of one building range that was subsequently used as a warehouse, and still stands. It would appear that former foundry buildings were still attached to the rear of the Bridge Street frontage property. There is a lack of subsequent detailed mapping until the present day, although the remaining foundry buildings attached to the rear of the

Ocky White building have been removed, and the riverside end of the building redeveloped.

6.5 Aerial & Historic Photography

- 6.5.1 A range of aerial photographs and historic photographs have been examined, the earliest image dating to circa 1890 (Photo 1), but also including images from 1932, 1946, and the 1950s, as well as modern satellite imagery from 2006 to 2018 (Google Earth).
- 6.5.2 Aerial images from 1932 show the Ocky White building and storehouse to the rear, suggesting they remained relatively unchanged until the Phase 1 development. The foundry buildings along the waterfront are single-storey structures in the main, built up to the waterline, with some small boats moored up outside.
- 6.5.3 In 1950 there is little obvious change to the layout of the development area, the plot appears generally quite well-developed (Photo 2). The former malthouse and brewery structures to the north also appear unchanged from the form depicted on late 19th century mapping. The waterfront foundry structures are captured on an image of the Old Bridge, lining the waterfront (Photo 3). Modern satellite images capture the site in its present form subsequent to the Phase 1 development.

6.6 Site Visit (Photos 4 – 14)

- 6.6.1 A site visit was undertaken in May 2022. Phase 1 development works were underway but access to the site and the exterior of the extant building in the Phase 2 area was possible.
- 6.6.2 The focus of the proposed development is a former storage building that once formed part of the iron foundry operating along the waterfront (Photos 6 – 10). This building comprises a single to one-and-a-half storey mortared-masonry building with a slate gable roof, attached to adjoining buildings to the west. These adjoining buildings continue west to form the northern side of the Hole in the Wall Lane running between Bridge Street and the riverside. The north face of the structure is built of very roughly coursed, almost random, rubble stone, roughly faced with the occasional brick inclusion, and possible evidence of heightening below the current roof line. This face has an offset doorway, flanked by two windows, all with low-arched brick voussoirs. All three openings are blocked, the northern window in stone, the door in breezeblock, and the east window has been rendered over. At the west end of the face is a door under a squared lintel, leading to a through-passage. The western half of the wall face is covered in cement render, with a pitched roofline visible demonstrating an attached lean-to building has been removed. The south face has a distinct angled return at its western end to allow access into the Hole in the Wall Lane. This face is built in similar random rubble style with the occasional brick inclusion, with a central section re-built from floor to roofline. There are two brick-edged windows in the eastern half of the face, with low arched brick voussoirs, originally taller with stone and brick infill visible below earlier voussoirs. A former brick surround is visible edging the central rebuild, indicating a third opening, possibly also a window, lost to the rebuild. At the western edge of the rebuilt section is a square-headed doorway, the western edge of the doorframe suggesting it may have been part of the original walling to the west of the rebuild. A small square window, now blocked, sits in the angled face at the western end. The east

gable of the building is infilled with corrugated sheeting, the two side walls suggesting it was built open ended, with mapping evidence suggesting it formerly joined a structure running along the riverside. A doorway is cut into the sheeting. The interior of the structure was not safe to enter.

- 6.6.3 At present the area to the south of the building was clear of structures, the modern eastern extension to the former Ocky White's store having been removed (Photos 4, 5 & 9), with riverside structures beyond. To the north lies a small car park, currently used as the constructor's compound. There is access to the area via the Hole in the Wall Lane to the west of the building (Photo 12), and via a road to the rear of Bridge Street properties, accessed from Swan Square to the northwest. A large modern riverside structure lies to the north, the river lying 10m to the east, with a footbridge providing access from the opposite bank.
- 6.6.4 The site is relatively enclosed, with Bridge Street development to the south and west, and buildings to the north on either side of the rear access road. The former foundry building itself provides the end feature of the rear access road. A brick wall lines the riverside walk, but the building is visible above this wall. The opposite side of the river is lined with modern commercial development.
- 6.6.5 There are views of the site from the footbridge crossing the river (Photos 4 & 5), and more limited views from the modern development along the eastern side of the river. There are also views from the rear road access to the north, and to a limited extent along the Hole in the Wall Lane (Photo 12). Further afield there are some partial views from the New Bridge (Grade II* listed, 12020) to the south, and the grounds of Picton House (Grade II listed, 12201), but these only take in the eastern gable end of the building (Photos 13 & 14). Other views of the site are blocked by surrounding development.



Figure 5: Engraving of Haverfordwest town and castle by Nathaniel and Samuel Buck, 1740. The development site is likely to lie centrally, or just to the left of centre. The image predates the southern New Bridge, but the current Old Bridge is visible to the right.

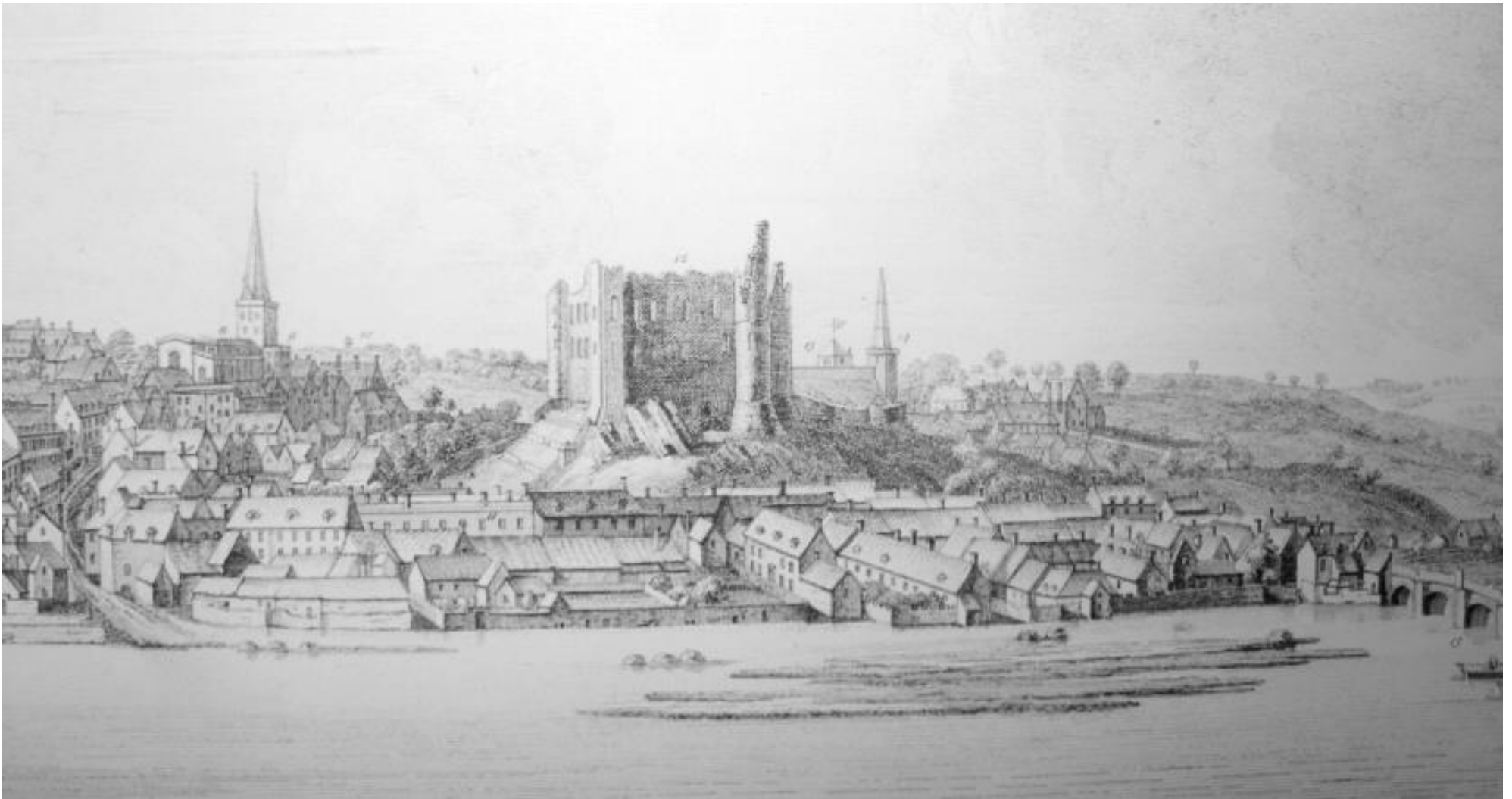


Figure 6: Later engraving by Nathaniel and Samuel Buck, 1748.



Figure 7: Painting of Haverfordwest Castle by William Pitt, 1872, showing Marychurch Foundry in the foreground. The Phase 2 development site lies just to the right of the picture.

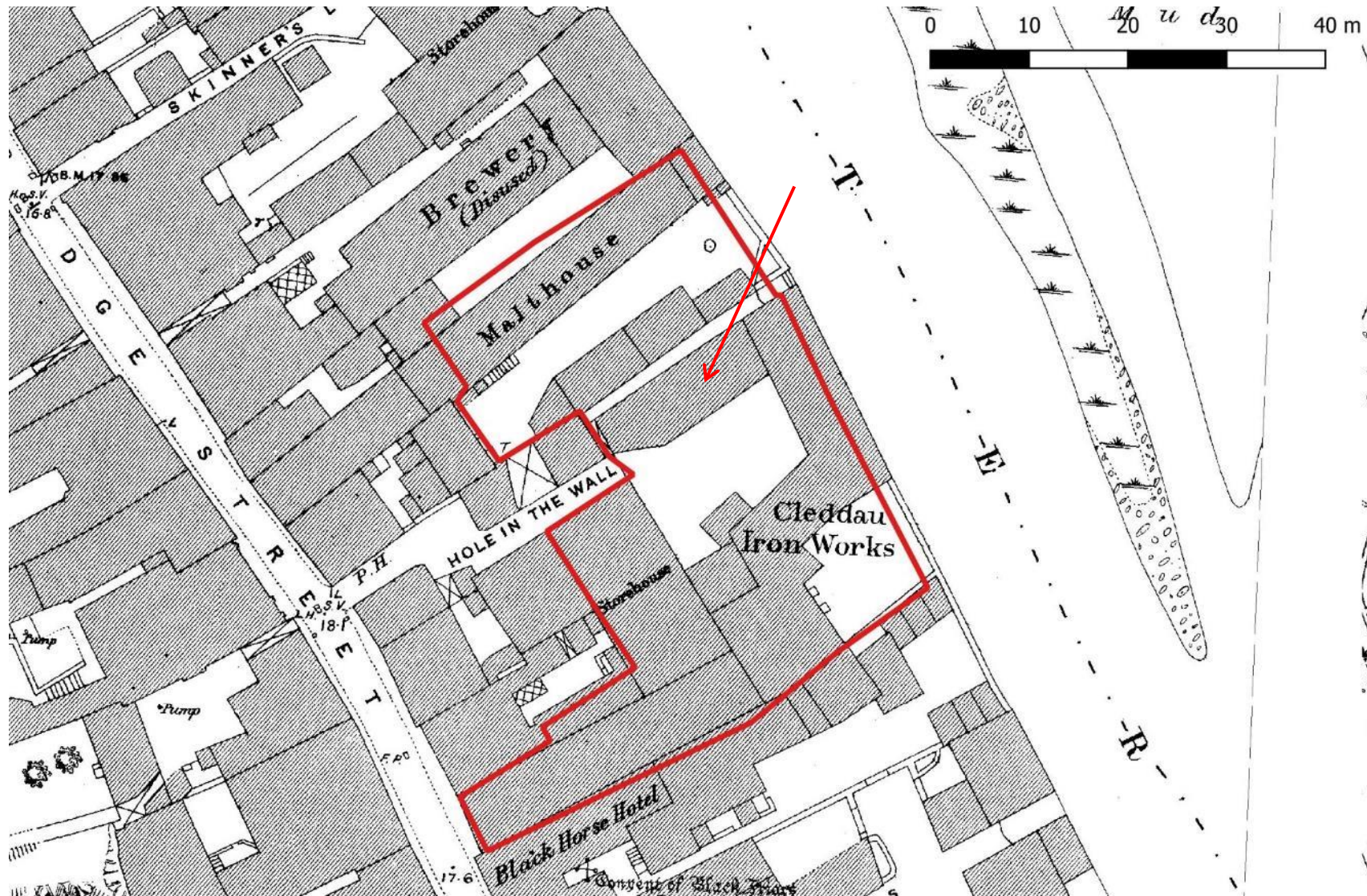


Figure 8: Proposed development area in red (including Phase 1 and 2) overlaid on the 1st edition Ordnance Survey map of 1889. Remaining foundry building marked by arrow.



Photo 1: The Foundry with the castle in the background, viewed from the opposite banks of the river in *circa* 1890. The former foundry building that still stands on the site is highlighted, only the top of the gable wall being visible.



Photo 2: Aerial image of the site from 1955. The remaining building is indicated by the arrow, showing the main department store building fronting Bridge Street to the left, the storehouse to the north, and the former foundry buildings along the riverside. Meridian Airmaps.

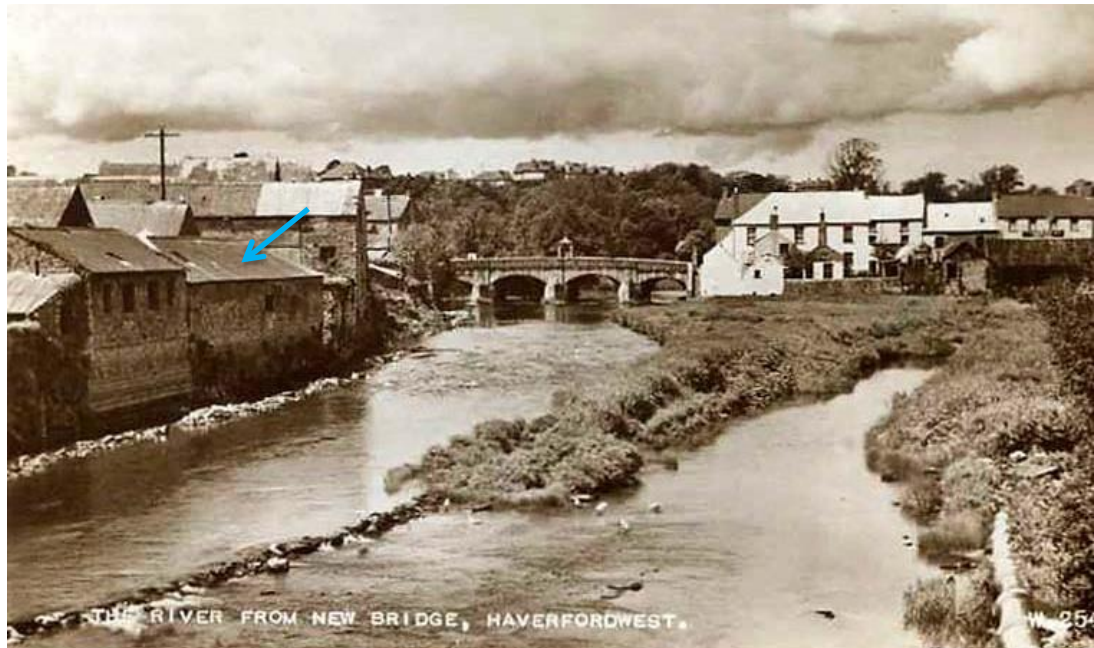


Photo 3: Photograph taken of the Old Bridge in Haverfordwest, taken in the 1950s. The former foundry buildings are shown fronting the riverside on the left (arrow). Image © Old UK Photos.com 2018



Photo 4: View of the site from the opposite banks of the river, with the castle in the background. Taken prior to Phase 1 development works commencing. The modern extension with the 'Ocky White' name on it has since been removed. Remaining building marked. Looking west.



Photo 5: View of the site from the footbridge access across the river, with the castle visible to the rear. Taken prior to Phase 1 development works. The main department store gable is visible to the left, a modern extension lies to the right (since removed), potentially developed upon the site of the former foundry.



Photo 6: View SSE across the Phase 2 development area, with the standing foundry building in the centre and the riverside to the left.



Photo 7: View SSW of the standing foundry building, with attached building to the right, and the gable end of part of the former Ocky White complex to the rear.



Photo 8: View SSE showing detail of the standing foundry building, including general building style and a blocked window. 1m scale.



Photo 9: View NNW of the southern elevation of the standing foundry building.
1m scale.



Photo 10: View west showing the standing foundry building with Haverfordwest Castle to the rear.



Photo 11: View SW alongside the standing foundry building with Haverfordwest Castle visible above the rooftops to the rear.



Photo 12: View ENE down The Hole in the Wall lane, with the standing foundry building to the rear.



Photo 13: View SE from the edge of the Phase 2 development area looking down the river, with the New Bridge visible, and Picton House to the left.



Photo 14: View of the site from New Bridge to the south. Photo taken during Phase 1 development, standing foundry building marked. © Google Earth.

7 ASSESSMENT OF ARCHAEOLOGICAL POTENTIAL AND IMPORTANCE

Table 6: Site potential definitions

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

Table 7: Site importance definitions

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

- 7.1 Research associated with the assessments of this development site, and ongoing archaeological works, have identified three main sites of archaeological interest that may be directly affected by proposed developments associated with the Phase 2 development.
- 7.2 Ongoing archaeological investigations have uncovered the remains of a cemetery site, believed to be medieval in date and associate with St Saviour's Friary, a Benedictine Friary that was located in this general area between 1256 and 1538-9 (PRN 3323). Structural remains have also been identified that may also be associated with this medieval site. The layout of the Friary is not known, it had been assumed that the main church and building complex was located further south on Bridge Street, although there is the potential the grounds may have extended along much of Bridge Street, with investigations suggesting the potential for structural remains to survive. The limits of the cemetery have not yet been positively established, and current evidence may even indicate this was the site of the main Friary church. There remains therefore a **High potential** for medieval archaeological remains to extend across the Phase 2 development area. The discovery of a medieval cemetery is a site of high significance, therefore potential medieval remains in this area are considered to be of **High archaeological importance**.
- 7.3 The development site is also part of the former post-medieval iron foundry. The foundry was variously known as the Marychurch Foundry, Cleddau Foundry and Haverfordwest Foundry, apparently established in the mid-18th century, operating until the early to mid-20th century. The site was largely cleared in the mid-20th century, although current archaeological work demonstrates some below-ground remains survive, largely in the form of some walling and drainage, with extensive demolition deposits. Above-ground one building survives, the focus of the Phase 2 development. It formed the northern edge of the foundry, the current gable end would have been attached to a further building range running along the waterfront. This building was formerly used as a warehouse, but it is not clear what its function within the foundry complex would have been. The inclusion of brick suggests a 19th century date, the structure has undergone alterations and adjustments during its subsequent use. Given that there are some standing structures, the potential for further remains is considered **High**. Records of industrial activity in Haverfordwest are rare, although such sites are more common at a regional and national level, therefore it is considered to be of **Medium/Low** archaeological importance.
- 7.4 Lying to the north of the foundry was the site of an extensive 19th century malthouse and brewery complex, with the malthouse and outbuildings lying within the Phase 2 development boundaries. There are no above ground remains of this complex, the site having been redeveloped, and now largely occupied by a car park. Details of the removal of these buildings and subsequent development are not known, but there is a **Medium potential** for below ground remains to survive. The site is similar to the adjacent foundry, in that it represents post-medieval industrial activity, and is therefore also considered to be of **Medium/Low** archaeological importance.
- 7.5 As laid out in the general archaeological background the site also remains well-placed to have seen activity throughout the Prehistoric period. Similarly, it has long been suspected that Roman archaeological remains may exist within the general area, but recorded evidence of such activity is relatively scarce. The lack of evidence may be a consequence of the lack of intrusive archaeological work within the Bridge Street waterfront area,

therefore the potential for such archaeological deposits in this area remains, but it is considered of **Low** potential. Should such remains exist, then they are likely to be of **Medium/Low** archaeological importance.

- 7.6 One Scheduled Monument lies close to the development area; Haverfordwest Castle (PE 366) lying 60m to the west. Several Listed Buildings, including Grade II, Grade II* and Grade I, also lie in close proximity (see section 4). The site also lies within the Milford Haven Waterway Landscape of Outstanding Historic Interest, more specifically within the Historic Landscape Character Area of Haverfordwest. The site also lies within the Haverfordwest Conservation Area. These designated sites are heritage assets of **High** archaeological importance.

8 IMPACT ASSESSMENT

8.1 Previous Impacts to Development Area

- 8.1.1 Typically, a site located in the commercial centre of a town is likely to have seen relatively intense development during its long occupation through the medieval and post-medieval periods, with each development impacting the potential archaeological remains on the site.
- 8.1.2 Ongoing archaeological work indicates demolition and landscaping debris subsequent to the removal of the foundry to a depth of between 0.3m to 1.2m. Disturbed and well-preserved archaeological layers have been uncovered below this. Made-ground, which includes both mixed demolition and levelling layers of reduced archaeological interest, along with intact archaeological layers, have been recorded to significant depths in this area, up to, and in some cases in excess of 2m below current ground levels, although natural ground deposits are generally apparent from around 1.8m.

8.2 Development Proposals

- 8.2.1 The Phase 1 development are covered in the previous assessment. The Phase 2 development is focused on the redevelopment of the former Foundry warehouse.
- 8.2.2 The Phase 2 development will retain the warehouse structure, introducing new openings and internal refurbishment and rebuild. The structure is of a relatively poor constructional quality, and will likely require extensive consolidation.
- 8.2.3 The open area fronting the river will be resigned, potentially including levelling activity and resurfacing.
- 8.2.4 The following construction activities are all likely to be undertaken to some extent, all of which have the potential to expose, damage or destroy archaeological remains if present at the site. These activities include:
- Redevelopment of existing structures, and the potential for this to impact upon those structural remains;
 - Clearance of existing surfaces and smaller structures;
 - Foundation excavations;
 - Landscaping and levelling works;
 - Services and drainage excavations;
 - Enabling works, such as construction of access roads, parking areas, storage areas if required;



Figure 9: Outline development plan of the Phase 2 development.

8.3 Impact assessment criteria

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

8.4 Physical impacts upon the archaeological resource

- 8.4.1 The potential for Prehistoric and Roman archaeological remains on the site is considered to be Low. Should such remains exist then potential ground-breaking activity associated with the development may impact upon these remains. However, given the extent of post-medieval development upon the site, the depth of potential built-up material suggested from the borehole results, and the likely ephemeral nature of some of these remains, the potential impact upon them is considered to be **Slight Adverse**.
- 8.4.2 The potential for Medieval remains associated with St Saviour's Friary is considered to be high across the proposed development area. Such remains are likely to be buried beneath significant later overburden, but ongoing excavations have shown surviving remains to be well-preserved and of high value. Any ground-disturbing activity in this area therefore has the potential to adversely impact upon these archaeological remains but the extent of that impact will depend on the depth and type of ground disturbance undertaken. There is however a potential for development works to have a **Moderate Adverse impact** on these remains.
- 8.4.3 The potential for post-medieval activity, associated with the Iron Foundry, but also with an adjacent Malthouse and Brewery complex, is considered to be medium to high, particularly as standing remains survive of the foundry. Proposed Phase 2 development is focused on these standing remains, and associated buried remains are likely to be in the upper deposits and therefore more vulnerable to ground disturbing activities. Proposed development will alter the surviving structure, given its current condition this may be relatively extensive, but historic fabric will survive, as will the location, outline and understanding of the building. Proposed development is therefore considered to have a **Moderate Adverse impact** on the Iron Foundry, partly through potentially disturbing below-ground remains, but also through the impact on the only visible remnants of the foundry.
- 8.4.4 Given the lack of upstanding remains relating to the adjacent Malthouse and Brewery complex, and the fact the complex extends significantly to the north of the Phase 2 boundaries, proposed development is considered to have a **Slight Adverse impact** on the Malthouse and Brewery complex.

8.5 Impacts to the Settings of Surrounding Designated Assets

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

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

Scheduled Ancient Monuments

- 8.5.2 There is one Scheduled Ancient Monument within the search area; Haverfordwest Castle (PE 366), the remaining SAMs will not be affected by the proposed development.
- 8.5.3 The potential impacts upon the setting of PE 366 is considered to be the same as was identified by the Phase 1 development in the initial assessment (Poucher 2020), which concluded that there would be a **Neutral** impact upon Haverfordwest Castle (PE 366).

Listed Buildings

- 8.5.4 No listed buildings will be physically affected by the proposed development. Potential impacts were initially suggested for five listed buildings, outlined in section 4.3.2. With the exception of Friars Vault Inn (LB 12036) the potential impact upon these Listed Buildings is likely to be a visual one, with proposed development either affecting the appearance of the waterfront area and being visible in views from or of these buildings. However, given the built-up nature of the surrounding area, the previous presence of modern structures on the site, the retention of historic fabric in the former Foundry building and the fact no view of these Listed Building will be blocked by the proposed development, the impact is considered to be **Neutral**.
- 8.5.5 The potential impact upon the Friars Vault Inn (LB 12036) is connected to the potential for the two sites to share connected archaeological remains underneath them. This however may add to the story surrounding the naming of the Friars Vault, but otherwise will have no impact upon that building, the impact is therefore considered to be **Neutral**.

Historic Landscapes

- 8.5.6 The proposed development lies within the Haverfordwest Historic Landscape Character Area, part of the Milford Haven Waterway Landscape of Outstanding Historic Interest. The proposed development does not alter the extent or the essential urban nature of the character area, and retains many existing traditional elements of the site and its layout. The former foundry building will be retained, although altered with new glazed openings. Within the landscape as a whole the changes to the former foundry building do not alter the character of the area, therefore the development is considered to have a **Neutral** impact on the Character Area as a whole.

Conservation Areas

- 8.5.7 The proposed development lies within the Haverfordwest Conservation Area, specifically within the Commercial Area subdivision. In many ways the impact upon the Conservation Area will be similar to the Historic Landscape outlined above, and will be influenced by the impact on the Listed Buildings within the Conservation Area, both of which are considered to be a **Neutral** impact.

9 CONCLUSIONS

9.1 Archaeological potential and impact assessment

- 9.1.1 This Historic Environment Desk-Based Assessment presents an update to a previous assessment, in order to examine the potential impacts of the Phase 2 development in light of subsequent archaeological findings. The assessment shows that proposed development lies in an area of archaeological and historical significance and potential.
- 9.1.2 A Low potential for Prehistoric and Roman archaeological remains has been identified, of Medium/Low archaeological importance. Impact upon these potential remains are considered to be Slight Adverse.
- 9.1.3 A high potential for further remains of the medieval St Saviour's Friary has been identified, the nature of these remains are potentially of high archaeological importance. Dependent on the nature of ground-disturbing works in the area, development could have a moderate adverse impact.
- 9.1.4 A high potential for post-medieval remains associated with an iron foundry, and medium potential for remains associated with an adjacent malthouse and brewery complex, has been identified, of Medium/Low archaeological importance, with the focus of the development upon standing remains of the foundry. Development is considered to have a moderate adverse impact upon the foundry remains, and a slight adverse impact upon the malthouse and brewery complex remains.
- 9.1.5 No designated heritage assets will be directly impacted by the proposed development, however, the potential indirect impact on several sites have in the locality was examined, including Scheduled Monuments, Listed Buildings, Conservation Areas and Historic Landscapes. All designated sites are of High archaeological importance, but impacts were considered to be neutral.

9.2 Mitigation

- 9.2.1 Due to the impacts upon known and potential archaeological assets outlined above archaeological mitigation measures may be required in order to reduce impacts. Any recommendation for archaeological mitigation rests with the archaeological advisor to the local planning authority.
- 9.2.2 Given the potential for ground-disturbing activity to impact upon archaeological remains that may be of high archaeological importance it may be necessary to ensure that such activity will not impact upon these remains. This may require below-ground works to be avoided, where possible maintaining the same ground levels or building up, and potentially designing foundation solutions to avoid or minimise below-ground disturbance. Where ground disturbance is likely to be a requirement of development, it may be necessary to archaeologically evaluate such areas prior to development, in order to better understand the presence, location, depth, character and importance of any archaeological remains. If no further mitigation measures to avoid impacts on the archaeological resource are possible, it may be necessary to pursue a similar programme of archaeological excavation that is currently associated with the Phase 1 development, in order to fully record and understand the archaeological resource.
- 9.2.3 The proposed development will impact upon the standing remains of the former iron foundry. As this will alter the appearance of the standing

structure it may be appropriate to undertake historic building recording of the structure prior to development works. The structure itself appears relatively simple, and a brief photographic and descriptive record was made during the course of this assessment (section 6.6), although internal access was not possible.

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