

THE GROVE HOTEL, MOLLESTON, NARBERTH, PEMBROKESHIRE: HISTORIC ENVIRONMENT DESK-BASED ASSESSMENT



Prepared by DAT Archaeological Services
For: Acanthus Holden



DYFED ARCHAEOLOGICAL TRUST

REPORT NO. 2022-31
PROJECT NO. 128836

August 2022

Awst 2022

**THE GROVE HOTEL, MOLLESTON, NARBERTH,
PEMBROKESHIRE:
HISTORIC ENVIRONMENT DESK-BASED
ASSESSMENT**

By

Philip Poucher MCIfA and Marion Shiner



The report has been prepared for the specific use of the client. Dyfed Archaeological Trust Limited can accept no responsibility for its use by any other person or persons who may read it or rely on the information it contains.

Ymddiriedolaeth Archaeolegol Dyfed Cyf
Corner House, 6 Stryd Caerfyrddin, Llandeilo, Sir
Gaerfyrddin SA19 6AE
Ffon: Ymholiadau Cyffredinol 01558 823121
Adran Rheoli Treftadaeth 01558 823131
Ebost: info@dyfedarchaeology.org.uk

Dyfed Archaeological Trust Limited
Corner House, 6 Carmarthen Street, Llandeilo,
Carmarthenshire SA19 6AE
Tel: General Enquiries 01558 823121
Heritage Management Section 01558 823131
Email: info@dyfedarchaeology.org.uk

Cwmni cyfyngedig (1198990) ynghyd ag elusen gofrestredig (504616) yw'r Ymddiriedolaeth.
The Trust is both a Limited Company (No. 1198990) and a Registered Charity (No. 504616)
CADEIRYDD CHAIR: Judith Wainwright MA MSc FIC FRSA. CYFARWYDDWR DIRECTOR: K Murphy BA MCIfA

**THE GROVE HOTEL, MOLLESTON, NARBERTH, PEMBROKESHIRE HISTORIC
ENVIRONMENT DESK BASED ASSESSMENT**

Client

Acanthus Holden

Event Record No

128836

Report No

2022-31

Project Code

FS22-010

Report prepared by

Philip Poucher and Marion Shiner

Site-visit undertaken by

Philip Poucher

Illustrated by

Philip Poucher

Report Approved by

Fran Murphy

Rev Number	Description	Undertaken	Approved	Date
1	Draft V1	MS	FM	23/08/2022

**THE GROVE HOTEL, MOLLESTON, NARBERTH, PEMBROKESHIRE:
HISTORIC ENVIRONMENT DESK-BASED ASSESSMENT**

EXECUTIVE SUMMARY	1
1 INTRODUCTION	2
1.1 Project Proposals and Commission	2
1.2 Scope of the Project and Methodology	2
1.3 Abbreviations	4
1.4 Illustrations	4
1.5 Timeline	4
2 POLICES AND GUIDANCE	6
2.1 The Historic Environment (Wales) Act	6
2.2 Planning Policy Wales	6
2.3 Technical Advice Note 24: The Historic Environment	6
2.4 Local Development Plan	7
3 LOCATION, TOPOGRAPHY AND GEOLOGY	8
4 DESIGNATED HISTORIC ASSETS	11
4.1 General	11
4.2 Listed Buildings	11
4.3 Scheduled Monuments	12
4.4 Conservation Areas	12
4.5 Registered Historic Parks & Gardens	13
4.6 Registered Historic Landscapes	13
5 NON-DESIGNATED HISTORIC ASSETS	16
5.1 General	16
5.2 Palaeolithic, Mesolithic & Neolithic	16
5.3 Bronze Age	16
5.4 Iron Age	16
5.5 Roman Period	17
5.6 Early Medieval & Medieval Period	17
5.7 Post-Medieval & Modern Period	18
6 ASSESSMENT OF EVIDENCE	25
6.1 General	25
6.2 Previous Archaeological Work	25
6.3 Historic Mapping	25
6.4 Aerial & Historic Photography	29
6.5 LiDAR	31
6.6 Site Visit	32

7 ASSESSMENT OF ARCHAEOLOGICAL POTENTIAL, IMPORTANCE AND SETTING	41
7.1 Potential & Value	42
7.2 Setting	43
8 IMPACT ASSESSMENT	44
8.1 Development Proposals	44
8.2 Impact Assessment Criteria	48
8.3 Physical impacts upon historic assets	48
8.4 Impacts to the Settings of Surrounding Designated Assets	48
9 CONCLUSIONS	49
9.1 Archaeological Potential and Impact Assessment	49
9.2 Mitigation	49
10 SOURCES	50
FIGURES	
Figure 1	Location of development area 9
Figure 2	Detailed location and development plan 10
Figure 3	Designated historic assets 15
Figure 4	Non-designated historic assets 24
Figure 5	Extract of the OS original surveyors map 1809 26
Figure 6	Extract of the 1842 parish tithe map 27
Figure 7	Extract of the 1888 Ordnance Survey map 28
Figure 8	Extract of the 1908 Ordnance Survey map 29
Figure 9	Plans and elevations of proposed glasshouse and wall 45
Figure 10	Plans and elevations of proposed gardener's workshop 46
Figure 11	Plans and elevations of housekeeping building 47
TABLES	
Table 1	Archaeological and Historical Timeline for Wales 5
Table 2	Designated historic assets within the study area 14
Table 3	All sites recorded on the HER 22
Table 4	Site potential definitions 41
Table 5	Site importance definitions 41
PHOTOS	
Photo 1	RAF aerial photograph 1946 30
Photos 2-16	Site Visit 33

THE GROVE HOTEL, MOLLESTON, NARBERTH, PEMBROKESHIRE HISTORIC ENVIRONMENT DESK-BASED ASSESSMENT

EXECUTIVE SUMMARY

DAT Archaeological Services were commissioned to prepare a Historic Environment Desk-Based Assessment of a proposed development at The Grove Hotel, Molleston, Narberth, Pembrokeshire (SN 09354 12936).

A slight to adverse impact upon potential archaeological remains has been identified, and a negligible to slight adverse impact upon the setting of Grade II listed The Grove (LB Ref. 18978) is also discussed. Proposals to mitigate the impact upon the archaeological resource are also suggested.

CRYNODEB GWEITHREDOL

Comisiynwyd Gwasanaethau Archeolegol YAD i baratoi Asesiad Desg Amgylchedd Hanesyddol o ddatblygiad arfaethedig yn y Gwesty Grove, Molleston, Arberth, Sir Benfro (SN 09354 12936).

Mae effaith fach i andwyol ar weddillion archeolegol posibl wedi'i nodi, a thrafodir hefyd effaith andwyol fach iawn ar osodiad 'Yr Grove' (Cyf. AR. 18978) adeilad rhestredig Gradd II. Awgrymir hefyd gynigion i liniaru'r effaith ar yr adnodd archeolegol.

1. INTRODUCTION

1.1 Project proposals and commission

- 1.1.1 DAT Archaeological Services were commissioned by Acanthus Holden, on behalf of their clients, to prepare an Historic Environment Desk-Based Assessment on proposed development at The Grove Hotel, Molleston, Narberth, Pembrokeshire (SN 09354 12936).
- 1.1.2 The proposed development area includes three outbuildings and a new stone wall within the grounds of the hotel, a former gentry residence with associated outbuildings, grounds and walled garden. The current, Grade II Listed hotel (LB Ref: 18,978) is based around an original house of potential late 17th century date, with a Gothic extension of the 1870s, but some buildings on site may be as early as 15th century in origin. In 2006 the RCAHMS recorded low earthworks in the hotel grounds (NPRN 403,983) which appear to represent possible early garden features of 17th century style. In a planning application consultation (Ref - 21/0617/PA) Dyfed Archaeological Trust – Development Management, in their role as archaeological advisors to the local planning authority (Pembrokeshire County Council) recommended:
- that an **archaeological desk-based assessment** is required, with the resulting report supplied prior to the determination of the planning application, which can then inform possible further mitigation.*
- 1.1.3 The original planning application also included provision for a waste treatment works to the north of the main house, but current plans, on which this assessment is based, does not include this.
- 1.1.4 In order to inform development proposals Acanthus Holden, on behalf of their clients, have requested that a desk-based assessment be carried out to determine the impact of the proposed work on the historic environment and what potential mitigation may be required.
- 1.1.5 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.
- 1.1.6 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.

1.2 Scope of the Project and Methodology

- 1.2.1 The scope of the assessment follows the Standard and guidance for historic environment desk-based assessment as laid down by the Chartered Institute for Archaeologists (CIfA 2014). The standard is stated by CIfA as:

Desk-based assessment will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area. Desk-based assessment will be undertaken using appropriate methods and practices which satisfy the stated aims of the project, and which comply with the Code of Conduct

and other relevant regulations of CIfA. In a development context desk-based assessment will establish the impact of the proposed development on the significance of the historic environment (or will identify the need for further evaluation to do so), and will enable reasoned proposals and decisions to be made whether to mitigate, offset or accept without further intervention that impact.

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

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

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

1.2.4 The report also includes a brief assessment of the impact on the settings of surrounding designated historic assets, including scheduled monuments, listed buildings, historic landscape character areas and undesignated archaeological sites. This utilises the best practice guidance in *Setting of Historic Assets in Wales* (Cadw 2017).

1.2.5 The report presents relevant information from a number of sources including:

- Dyfed Archaeological Trust Historic Environment Record data;
- Map regression exercise using earlier cartographic sources;
- Available and relevant reports on any archaeological work undertaken in the area that affects the site or its setting;
- Archive records held at the County Archive, the National Library of Wales (NLW) and the Royal Commission on the Ancient and Historic Monuments of Wales (RCAHMS);
- Aerial photography, satellite imagery and Lidar data;
- Relevant records held by the developer;
- Identification of any Scheduled Monuments, Listed Buildings, Registered Parks and Gardens, Registered Historic Landscapes, Historic Landscape Character Areas or Conservation Areas within or in the vicinity of the site area (Cadw, DAT, NRW);
- Assessment of the archaeological potential of the area;
- Assessment of the likely impact upon the settings of surrounding features of the historic environment; and
- Assessment of likely impacts on any identified remains within the development site (or potential remains) and likely requirements, if any, for further stages of archaeological work.

- 1.2.6 In consultation with DAT-DM, in their capacity as archaeological advisors to the local planning authority, an initial search area of 500m from the boundary of the development area was used to identify sites recorded on the Historic Environment Record and other sources. If required, this area would be extended to examine the potential impact on the setting of high status, designated, historic assets in the surrounding landscape.

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

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

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).

1.3 Abbreviations

- 1.3.1 All sites recorded on the regional Historic Environment Record (HER) are identified by their Primary Reference 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 Reference Number (NPRN). Altitude is expressed to a height above Ordnance Datum (aOD). References to cartographic and documentary evidence and published sources will be given in brackets throughout the text, with full details listed in the sources section at the rear of the report.

1.4 Illustrations

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

1.5 Timeline

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

Table 1: Archaeological and Historical Timeline for Wales

Period	Approximate date	
Palaeolithic –	c.450,000 – 10,000 BC	Prehistoric
Mesolithic –	c. 10,000 – 4400 BC	
Neolithic –	c.4400 – 2300 BC	
Bronze Age –	c.2300 – 700 BC	
Iron Age –	c.700 BC – AD 43	
Roman (Romano-British) Period –	AD 43 – c. AD 410	Historic
Post-Roman / early medieval Period –	c. AD 410 – AD 1086	
Medieval Period –	1086 – 1536	
Post-Medieval Period ¹ –	1536 – 1750	
Industrial Period –	1750 – 1899	
Modern –	20th century onwards	

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

2. 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 Act amends the Ancient Monuments and Archaeological Areas Act 1979 and also the Planning (Listed Buildings and Conservation Areas) Act 1990. It is supported by a number of planning guidance documents. The Act most specifically provides better safeguards for the protection of scheduled monuments, listed buildings and historic parks and gardens. It also includes further guidance on place names.

2.2 Planning Policy Wales

2.2.1 *Planning Policy Wales* (Ed.11, 2021) sets out the Welsh Government's land use planning policies. Its primary objective is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales, as required by the *Planning (Wales) Act 2015*, the *Well-being of Future Generations (Wales) Act 2015* and other key legislation.

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

2.3 Technical Advice Note 24: The Historic Environment

2.3.1 This technical advice note provides guidance on how the planning system considers the historic environment during development plan preparation and decision making on planning and Listed Building consent applications. It also provides specific guidance on how the following historic environment assets should be considered:

- scheduled monuments
- archaeological remains
- listed buildings
- conservation areas
- historic parks and gardens
- historic landscapes
- historic assets of special local interest
- World Heritage Sites

- 2.3.2 The technical advice note usefully gathers together the selection criteria employed in the designation of scheduled monuments and listed buildings and the registration of historic parks and gardens and historic landscapes.
- 2.3.3. Advice and decisions on planning applications affecting nationally significant historic environment features (or designated historic environment assets) is provided by Cadw acting on behalf of Welsh Government.
- 2.3.4 This report will also make reference to other guidance documents published by Cadw, namely: *Conservation Principles* (March 2011); *Heritage Impact Assessment in Wales* (May 2017); *Managing Historic Character in Wales* (May 2017); and *Setting of Historic Assets in Wales* (May 2017).

2.4 Local Development Plan

- 2.4.1 The Historic Environment is subject to the relevant policies and procedures as laid out in the Pembrokeshire County Council (PCC) *Local Development Plan* (LDP). A revised LDP is currently being prepared, but the date when this will be published for public consultation is not currently available. Until the revised LDP is adopted, the LDP adopted on 28.02.2013 remains in place.
- 2.4.2 The historic environment is referenced throughout the document in numerous policies, emphasising its significance to the county. The main policy references to the Historic Environment are outlined in the general policy GN 38: Protection and Enhancement of the Historic Environment. This states that:

Development that affects sites and landscapes of architectural and/or historical merit or archaeological importance, or their setting, will only be permitted where it can be demonstrated that it would protect or enhance their character and integrity (PCC 2013, 127).

3 LOCATION, TOPOGRAPHY AND GEOLOGY

- 3.1 The proposed development is located within the grounds of The Grove Hotel, Molleston, Narberth, Pembrokeshire (NGR SN 09354 12936 – Figures 1-2). It is c.2.5km south of the town of Narberth and 2.25km north-west of the village of Templeton.
- 3.2 The site includes the larger former gentry residence of the Grove, now converted into a hotel and restaurant. Traditional outbuildings and potential former farm buildings lie immediately to the east of the main house, and further east again lining the entrance drive, all now converted into holiday accommodation. The landscaped grounds extend largely to the east and south of the main house. To the east lies a restored walled garden, to the south the ground rises, with service buildings located to the southwest. To the west the land also rises, the hillslope largely wooded. To the north the land falls away towards enclosed fields of pasture, with a series of pond lying in front of the house. The main house itself sits on a former stream line running down the hill to the north.
- 3.3 The grounds are bounded to the southeast by a local road between Narberth and the A4115, and in all other directions by farmland in mixed agricultural use. The surrounding landscape is an undulating one, cut by small stream valleys that generally drain northwards into an east – west stream valley feeding the Eastern Cleddau to the west. Canaston Woods lies approximately 500m to the northwest.
- 3.4 The underlying geology comprises the Milford Haven Group of argillaceous rocks and sandstone and conglomerate, interbedded. This is a sedimentary bedrock formed between 427.4 and 407.6 million years ago during the Silurian and Devonian periods (BGS 2022).

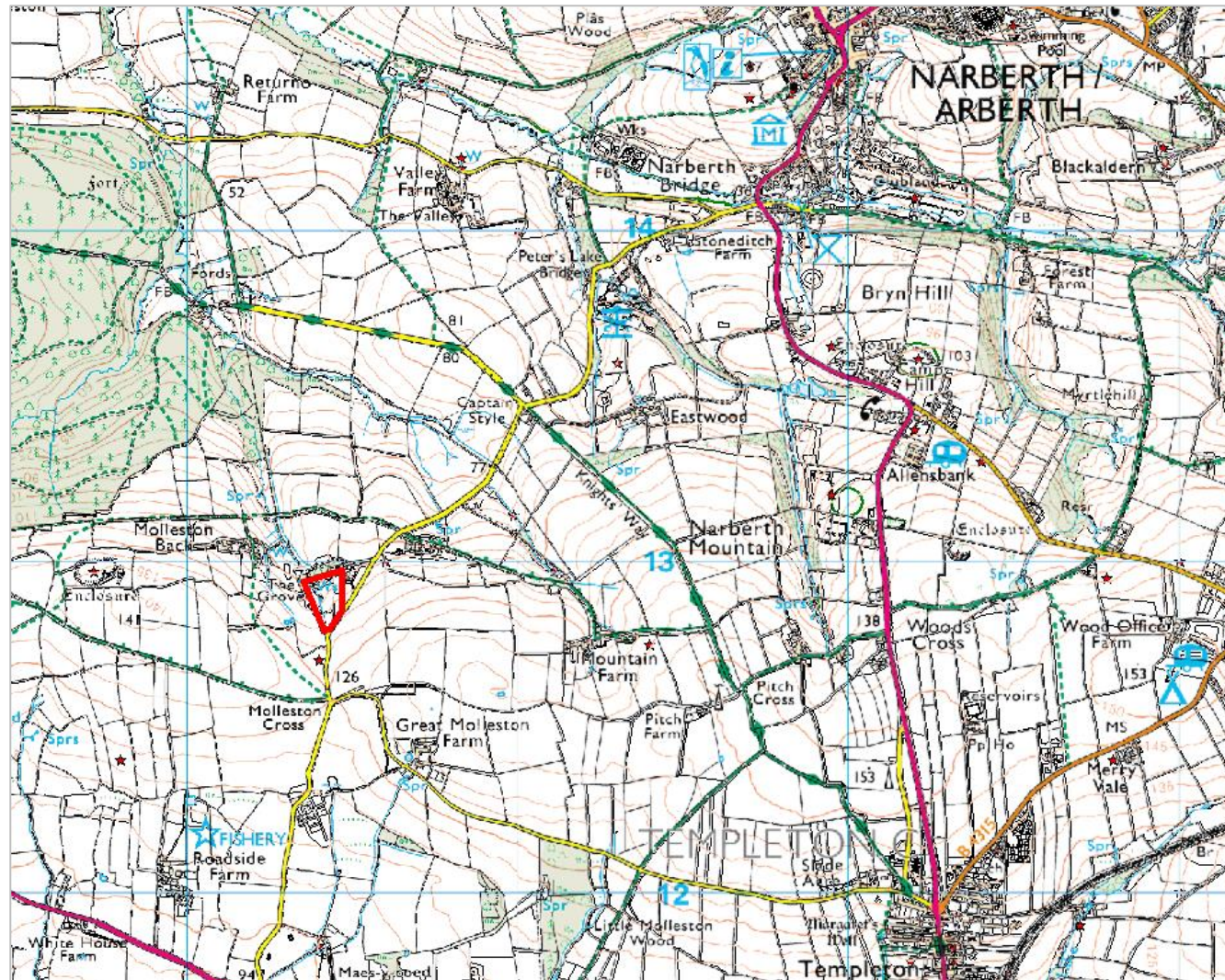


Figure 1: Location of development area, showing the proposed development site.

Reproduced from the Ordnance Survey 1:25,000 scale map with the permission of The Controller of Her Majesty's Stationery Office, © Crown Copyright Dyfed Archaeological Trust Ltd., Corner House, 6 Carmarthen Street, Llandeilo, Carmarthenshire SA19 6AE. Licence No 100020930

The Grove Hotel, Mollestone, Narberth, Pems:
Historic Environment Desk-Based Assessment

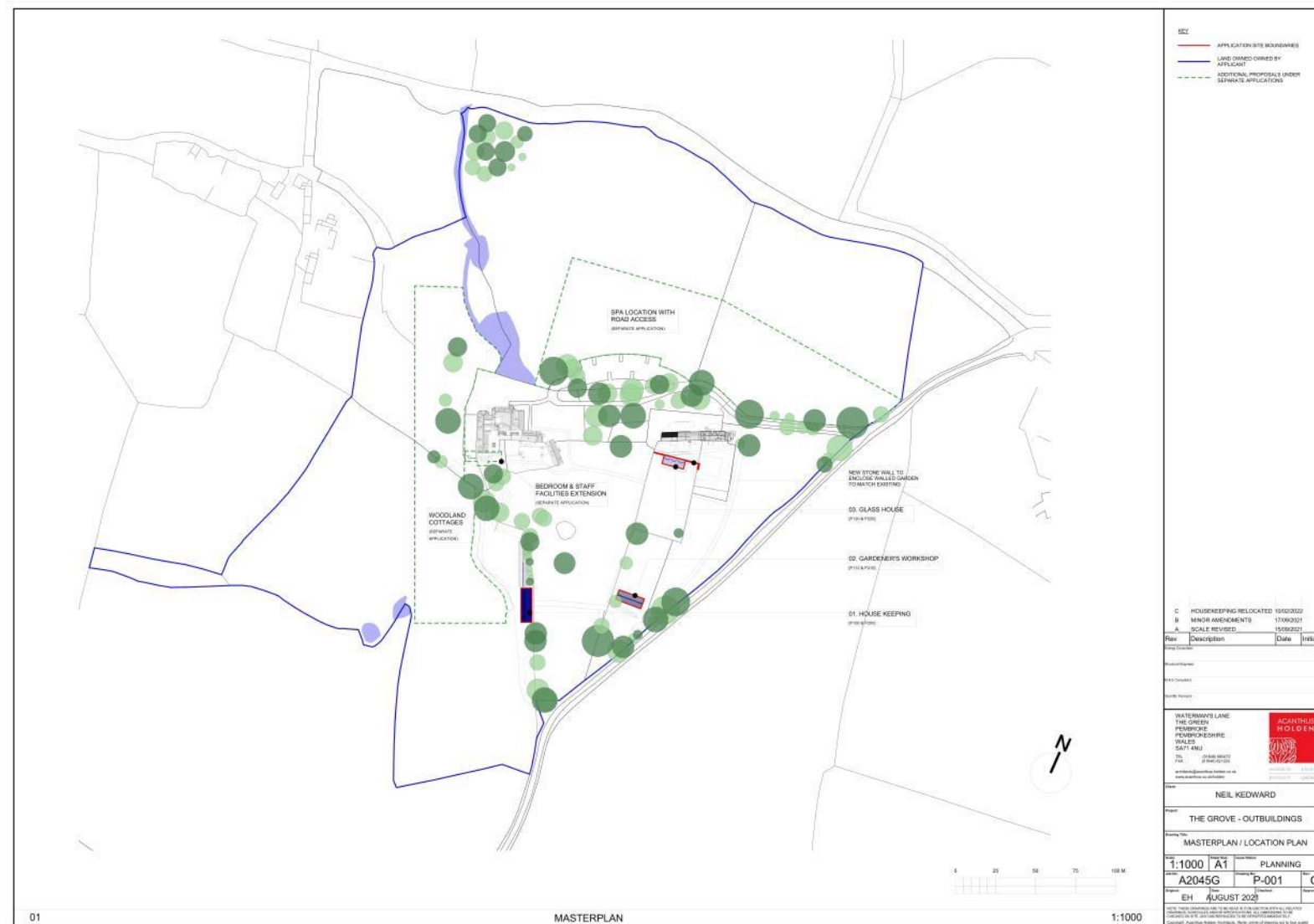


Figure 2: Detailed plan of the development area. Plan provided by the client, not reproduced to original scale.

4 DESIGNATED HISTORIC 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 within the 500m radius search area. Designated assets beyond this search area were also considered for potential wider-ranging impacts, but ultimately it was considered that impacts would be limited to within the initial search area given the scale of development and nature of the surrounding topography. These designated assets are described first, as they largely comprise assets with some form of statutory protection.

4.2 Listed Buildings

- 4.2.1 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.
- 4.2.2 The Grove Hotel itself is the only listed building within the proposed development area (Grade II listed, LB Ref. 18978). The exterior of the building is described thus:

A house of two architectural periods, the earlier being a five-window block facing E, originally of two storeys. The ground and first storey windows are all exposed-frame sash windows of twelve panes, and of the same height. The ground storey windows are of 2:1 proportion, but those of the first storey are narrower. Apart from these features the E elevation is as restored during the C19 enlargement of the house. There is a top storey with double casement windows, aligned with the earlier windows beneath. Rendered with string courses at sill levels and a decorative eaves cornice. Slate roof with decorative crest tiles and rendered end-chimneys.

A rear extension with a large chimney at the gabled end belongs to the original house, the extension evidently having been heightened together with the main block at the time of the C19 enlargement.

Facing N is the main C19 addition, designed by Seddon, a two-storey block, rendered, with a steeply pitched slated roof. Canted link to the old block at left, octagonal end at right. 3 bays, with narrower central bay decorative projecting bargeboards and collars to the N-facing gables. Chimneys on the N and W elevations with diagonally-set paired stacks in red brick. The design is gothic, with meticulous consideration of detail; it seeks to break the hard line between wall and roof: irregular fenestration gathered into three through-eaves dormer gables, with short sections of projecting eaves between. The left gable is clasped by an axial chimney. The windows are sashes, with small panes in the top sashes and larger panes in the lower sashes. The upper sills sit on a string course. In the ground storey windows the lower sashes are single panes of plate glass. In the upper storey a pair of unequal windows in the left bay is balanced by a mullioned double-width window in the right; in the lower storey the porch and a small window at left is balanced by a pair of windows at right. Decorative segmental arches over the windows, including large additional arches to the upper windows. Main entrance at left a white-painted partly glazed door within an open timber porch. The rafters of the main roof, front gables and porch are conspicuously splayed or curved near the foot.

A brief description of the interior notes the:

Spacious entrance hall with good joinery at point where the Seddon extension adjoins the old part. In the old part is a panelled room at the N end.

- 4.2.3 Two Listed Buildings are located beyond the 500m search area. Great Molleston Farmhouse, c.660m to the south-east, is Grade II Listed (Ref: 18977). It is registered as a large gentry farmhouse of the enclosure period [late eighteenth century], of some architectural refinement. Approximately 1000m to the south of the development site, Molleston Baptist Chapel is also a Grade II listed building (Ref: 18979). The present chapel dates from the nineteenth century but an earlier, mid-eighteenth century structure was the first Baptist meeting place in the county.

4.3 Scheduled Monuments

- 4.3.1 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
- 4.3.2 There are no Scheduled Monuments within the proposed development area.
- 4.3.3 There is one Scheduled Monument (SM) located just beyond the 500m radius study area: **PE274 Molleston Camp**. This site lies 543m to the west of the proposed development area. The site is recorded on the Dyfed Historic Environment Record as PRN 3619. The following is the SM description of the remains and areas around them within which related evidence may be expected to survive:

The monument comprises the remains of an earthwork/stone-built enclosure. The date or precise nature of the enclosure is unknown, but it is likely to be later prehistoric. Molleston Camp is defended by a single bank rising 6ft above both exterior and interior. On the north, where the ground falls away, there is a scarp only. The entrance would have been on the east where a small lump represents an additional bank.

The monument is of national importance for its potential to enhance our knowledge of later prehistoric defensive organisation and settlement. The site forms an important element within the wider later prehistoric context and within the surrounding landscape. The site is well preserved and retains considerable archaeological potential. There is a strong probability of the presence of evidence relating to chronology, building techniques and functional detail.

- 4.3.4 Beyond the 500m search area an **Iron Age hillslope enclosure in Canaston Wood (PE413)** lies 1.1km to the north. This site is not likely to be affected by the proposed development.

4.4 Conservation Areas

- 4.4.1 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 and/or architectural value.
- 4.4.2 The proposed development area does not lie within a Conservation Area. The nearest is the Narberth Conservation Area, 2km to the north-east.

4.5 Registered Historic Parks and Gardens

- 4.5.1 Parks and gardens of special historic interest in Wales are included on a Register of Historic Parks and Gardens, designed to provide comprehensive information to assist decision makers to help protect and preserve essential features of these parks and gardens, and enable their significance and character to be protected through the planning system.
- 4.5.2 There are no historic parks and gardens within the proposed development area.
- 4.5.3 Approximately 1000m to the south, the approach to Molleston Baptist Chapel, is Grade II listed (PGW(Dy)66(PEM)). This area is registered for its historic interest as the survival of a formal, ornamental approach, likely contemporary with the building of the original, mid-eighteenth-century chapel, and is described thus:

The entrance, set back from the road, has two simple iron gates flanked by square stone piers about 1.8m high. Outside these are curving stone walls about 1.4m high, with triangular coping ... The straight drive is flanked by an avenue of mature trees, mostly oak but also some pine, beech, yew and a few younger cypresses. The drive has a grass verge on each side flanked by substantial hedge banks. Replacement plantings lie in the shade of the mature trees. At the inner, north end of the drive are further iron gates, here flanked by modern concrete piers.

- 4.5.4 The setting of the approach describes it being "in an isolated position in an area of gently rolling agricultural land" (Cadw Listed Parklands description).

4.6 Registered Historic Landscapes

- 4.6.1 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.
- 4.6.2 The proposed development area does not lie within a Registered Historic Landscape.

Table 2: Designated historic assets in the vicinity of the development area

Site / Building Name	Cadw Ref.	NGR	Designation
Molleston Camp	PE274	208739 212966	Scheduled Monument
Iron Age hillslope enclosure in Canaston Wood	PE413	208863 214093	Scheduled Monument
Grove	18978	209350 212950	Grade II Listed building
Great Molleston Farmhouse	18977	209702 212387	Grade II Listed building
Molleston Baptist Chapel	18979	209413 211860	Grade II Listed building
Molleston Baptist Chapel	PGW(Dy)66(PE M)	209445 211835	Grade II Listed chapel grounds

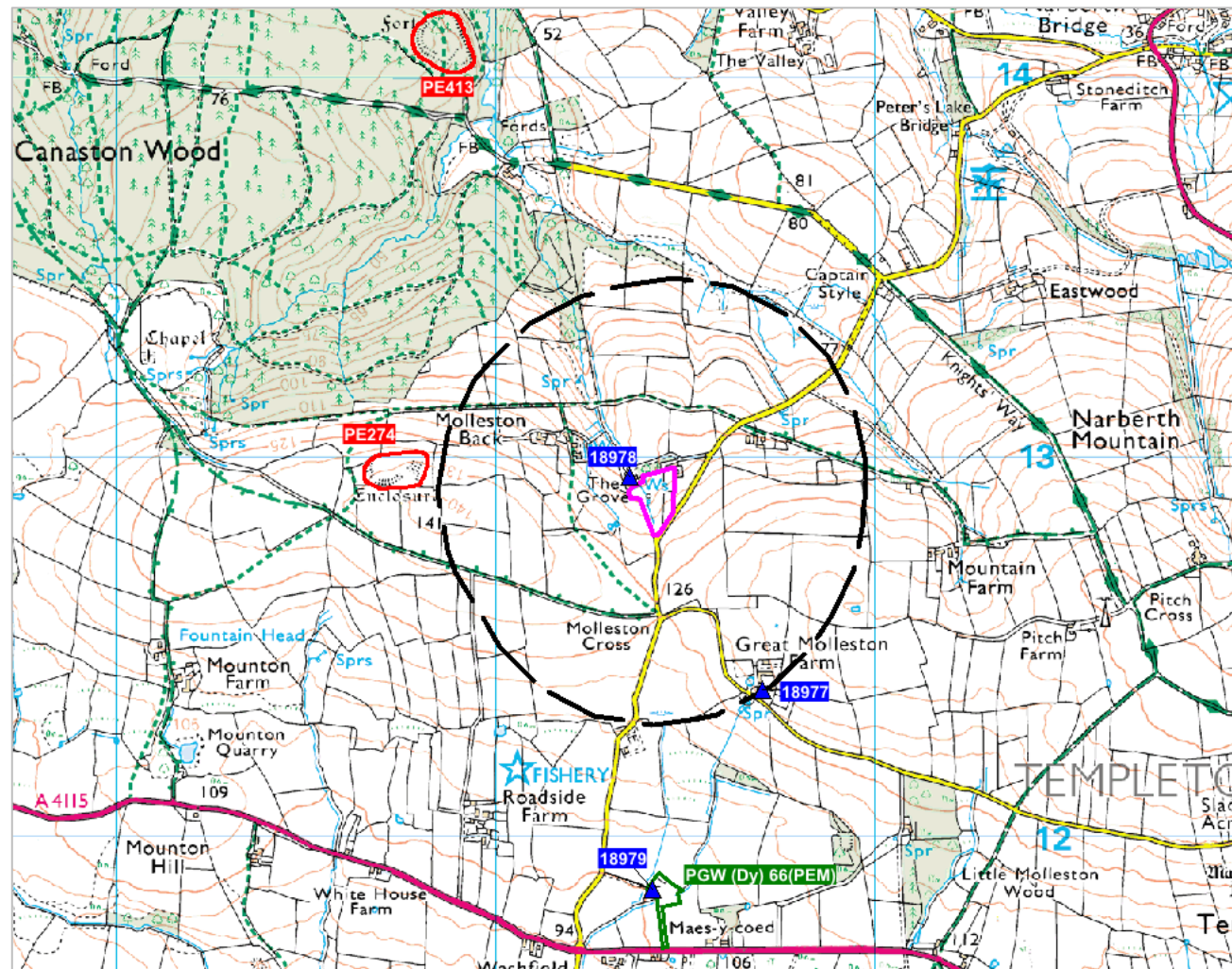


Figure 3: Map showing the proposed development site (pink polygon) and 500m radius study area (dotted line). Also showing designated assets mentioned in the report, including scheduled monuments (red polygon), listed buildings (blue triangles) and registered parkland (green polygon).

Reproduced from the Ordnance Survey 1:25,000 scale map with the permission of The Controller of Her Majesty's Stationery Office, © Crown Copyright Dyfed Archaeological Trust Ltd., Corner House, 6 Carmarthen Street, Llandeilo, Carmarthenshire SA19 6AE. Licence No 100020930

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

5.1 General

- 5.1.1 A search of the regional Historic Environment Record (HER) and other databases was made within the 500m search area around the proposed development.
- 5.1.2 The HER records eight historic assets within the search area. A small number of assets are also recorded on the NMR database, held and maintained by RCAHMS, but no additional sites to those recorded on the HER are present within the search area, although the NMR data does contain additional detail.
- 5.1.3 The following information is laid out chronologically to provide a brief archaeological and historical background for the development area and its environs for each period, along with the relevant HER entries pertaining to that period. This has been supplemented by archival research to provide a more detailed history of The Grove itself.

5.2 Palaeolithic, Mesolithic & Neolithic

- 5.2.1 No sites dating from these periods are recorded within the 500m radius study area. Evidence of activity during the Palaeolithic and Mesolithic periods in the wider landscape is also lacking. A findspot for a stone axe-hammer (PRN 12182) from just south of Narberth and a possible chambered tomb (PRN 7993) now destroyed, from RAF Templeton attest to activity in the area during the Neolithic.

5.3 Bronze Age

- 5.3.1 There are no sites of Bronze Age date within the development site or the search area. However, just outside the search area to the east three burnt mounds are recorded (PRNs 3759-3761), with another two examples further east again (PRNs 3757 & 3758). These sites are often sizeable mounds of heat-affected, often fire-cracked, stones. Dated examples are usually of Bronze Age origin. The exact circumstances that led to their creation is not known, but activities associated with cooking, sweat lodges and childbirth have all been suggested. The small stream valley on which The Grove was originally sited is a similar environment in which these burnt mounds have been discovered, although no evidence of any such remains have currently been recorded on the site.
- 5.3.2 A little to the north of Narberth, a standing stone (PRN 47438) and a pair of round barrows (funerary monuments; PRN 47437) are further evidence for Bronze Age activity in the area.

5.4 Iron Age

- 5.4.1 There is no record of Iron Age activity within the development site or search area. However, Iron Age settlement in the wider landscape is attested by the defended enclosures at Molleston Camp (PE274) and in Canaston Woods. Two kilometres to the west of the development site, a further defended enclosure occupies a locally prominent hill just south of Narberth (PRN 3785). The presence of these sites suggests a settled

landscape during the Iron Age, although at present no evidence of such activity has been recorded within the grounds of The Grove.

5.5 Roman Period

- 5.5.1 The only evidence for activity in the area during the Roman period comes from nineteenth and twentieth century discoveries of Roman coins at Newhouse Farm, 2km to the west. Postumus, Gallienus, Salonina, Victorinus, Claudius Gothicus, Tetricus (Senior), Tetricus (Junior), Quintillus, Florianus, Probus and Carausius were all represented on the various coins, which dates them to the late third-century AD. The line of a Roman road heading west from Moridunum (Carmarthen) passes 5km to the north of the development site.

5.6 Early medieval & Medieval Period

- 5.6.1 No early medieval or Medieval sites are recorded within the study area or 500m search area. However, the HER contains records of several early medieval sites within the wider landscape, and settlement at The Grove may have its origins in the late medieval period (see section 5.7.3).
- 5.6.2 Among the records of early medieval activity is a record of Castell Arberth/Palace of Narberth (PRN 11823) a possible Llys (high status early medieval settlement) associated with the tale of *Pwll Pendefig Dyfed* (Pwll Prince of Dyfed), the first branch of the Mabinogion. This tale mentions *Gorsedd Arberth*, which translates as 'The Throne of Narberth'. The exact location of the Llys, is not known, but a plausible suggestion is that it lies below the thirteenth-century ruins of Narberth Castle (PRN 3748), 2km north-east of the development site.
- 5.6.3 Approximately 1.3km west of the development site is Mounton Parish Church (PRN 46840). There is a reasonably strong likelihood that the present church occupies an early medieval ecclesiastical site; the rectangular churchyard lies within a very large, sub-circular field containing a number of springs, and the present church, known as Monkton Church during the fifteenth century, contains twelfth- to thirteenth-century fabric.
- 5.6.4 1km to the north-east of the development site is St Owen's well (PRN 3756) this is also the location of an undated earthwork enclosure (PRN 46842), and Lhuyd (c. 1698) recorded a sixth century Latin inscribed stone at the site (PRN 3755; now lost). The inscription, which is in the genitive, has been interpreted as *Mogi(?) filius [.s.]acati* (of Mogius(?) son (of) [.s.]acatus) (Edwards 2007, 388). Such stones are thought to be burial markers, and it is possible that this is the site of an early medieval cemetery.
- 5.6.5 The later medieval period (post-Norman Conquest) in the vicinity is represented by evidence for both high and low status settlement, religious activity, and agriculture/subsistence practices. In addition to Narberth Castle, a ringwork known as Sentence Castle (PRN 3750) in Templeton, 2km to the south-east of the development site, is evidence for high-status settlement, while a number of burgrave plots and small farmsteads represent lower-status settlement in the area. Agricultural activity, represented by areas of ridge and furrow, is evidence for medieval ploughing practices, while a number of churches and holy wells represent aspects of religious life.

5.7 Post-medieval & Modern periods

- 5.7.1 The bulk of the sites recorded on the HER in the vicinity of the development relate to the post-medieval and modern periods. Except for the post-medieval Grove Hotel itself, none are present within the development plot. Within the 500m search area are several more post-medieval sites, all of which are farmsteads.
- 5.7.2 Within the wider landscape most of the records relating to these periods are also farmsteads, but post-medieval industrial practices that are likely associated with agriculture are represented by lime kilns and small quarries. A woollen mill (PRN 7990) is located alongside the Narberth Brook, c.1.5km north of the development site and a flour mill (PRN 126066) is situated alongside a minor road leading south-west from the town, c.1.3km north-east of the site.

History of The Grove

- 5.7.3 There is settlement and activity recorded at The Grove throughout the post-medieval period (PRNs 3619, 59612 & 119578 – all referring to the same site). The earliest visible structure on the site is believed to be a Ty Hir, or long house, potentially of 15th or 16th century date. This building still stands to the southeast of The Grove, aligned northwest – southeast, now converted into holiday accommodation and known as 'The Longhouse'. When noted by the RCAHMW in 2005 it had the appearance of a barn, built of blocks of old red sandstone and limestone. This was then apparently superseded by the tannery building, potentially of 17th century date, although clearly both buildings have been used contemporaneously during their history, and potentially both as general outbuildings and barns at various points. The tannery building also still stands, adjoining the southeast corner of The Grove, aligned roughly east – west. This too has been converted into holiday accommodation, now known as 'Poyers Cottage'.
- 5.7.4 Major Francis Jones, in his 'Historic Houses of Pembrokeshire and their families' (1996) states that The Grove was purchased from Richard Hitching by Henry Poyer, a rich tanner from Canaston. Archive records suggest the site may already have been used as a tannery prior Poyer's purchase however. Probate Records from 1646 mention a Richard Browne of The Grove, described as a tanner and yeoman (NLW – St David's Probate Records). As a yeoman Richard Browne is likely to have been the owner of The Grove and its lands, but not considered to be one of the gentry, and it is possible therefore that he may have been living within the longhouse. The subsequent owner, Thomas Childe (NLW - St David's Probate Records, 1660) is described as a Gentleman, a step up from yeoman but the lowest rank of the landed gentry, although no profession is given. No further details have been uncovered relating to Thomas Childe or Richard Hitching, who may have been the subsequent owner, but given both the previous and subsequent tanning links, it is possible tanning activity continued at this site throughout the 17th century, focussed on the two buildings that still stand within the grounds ('The longhouse' and 'Poyers Cottage').
- 5.7.5 It is unclear precisely when Henry Poyer purchased The Grove, but he was living there with his wife Jane, and children, in 1670. Archival records indicate he also owned land within Templeton, the potential for land holdings beyond The Grove seemingly backing up Francis Jones's assertion that he was a rich tanner. There is a later reference in Lewis's Topographical Dictionary in 1843 to The Grove being the inheritance of

Colonel John Poyer, an active commander in the Civil War of the 1640s. John Poyer was born in nearby Narberth, and had become a successful merchant and subsequent mayor of Pembroke. He played a leading role in defending Pembroke Castle for the Parliamentary cause and led an attack on Carew Castle, before subsequently becoming part of a Royalist uprising towards the end of the war. He was subsequently sentenced to death, and executed in Covent Garden in 1649. Other than this reference by Lewis there is no clear direct link between Colonel John Poyer and The Grove, but given the name and place of birth it is likely Henry Poyer was of the same Poyer family, who appear to be successful local merchants and manufacturers. The listed building description noted The Grove was assessed for four hearths in 1670, although in his assessment of the 1670 hearth tax Hughes (1999) notes Henry Poyer paid tax for a single hearth in Narberth parish (although paid twice, suggesting either two properties, or two Henry Poyers). The Hearth Tax was brought in by Charles II to replenish his finances following the Civil War, and was paid on the number of hearths, or fireplaces, within the house. If The Grove did indeed pay tax on four hearth, this would make it one of the larger houses in the parish, one hearth appeared to be the typical number, with the largest houses assessed at 6 hearths, and only seven paid tax on four hearths or more (Hughes 1999).

- 5.7.6 The Grove was inherited by Daniel Poyer, son of Henry, in 1677/8. Daniel is also referenced as a tanner in multiple documents during this period (PA - D-LEW/6/732, D-LEW/6/745, D-LEW/6/749), but is also a local landowner, leasing out land in Templeton, including fields and limestone quarries, and land in Narberth. In 1686 he married Priscilla Allen of Gellysweeke (NLW File 1374), and from the 1690s until his death in 1703 he is referenced in various documents as a Gentleman (PA - D-LEW/6/718, NLW - St David's Probate Records), rather than a tanner. It is thought that it was Daniel who built the main house, as a fine two-storey house, with a walled garden in the grounds, during this period in the 1680s or 1690s. This may also relate to a quit claim against a previous (deceased) owner, Richard Browne, in 1685 (PA - D-LEW/6/735), to allow Daniel the right to build a bigger property on the site. An aerial survey of the site in 2006 by the RCAHMS revealed a series of earthworks to the east and south of the walled garden that may represent evidence of a late 17th century garden (NPRN 403984) that could also date to this period of development, given its similarities to similar garden features associated with Landshipping House (NPRN 95608) which have been dated roughly to the 1690s. The garden features at The Grove consist of a series of linear earthworks, arranged in squared blocks, with neighbouring groups set at right-angles, potentially representing formal planting schemes and raised beds. These lie to the east of the walled garden in the grounds, and there is also the suggestion that this may have extended beyond the current road into the adjacent field to the east, although these remains have been denuded by subsequent ploughing. This would however suggest the original grounds occupied a square block of land, later bisected by the current road and turned into its current triangular block. A broad central track flanked by a ditch on its west side, running north - south through the grounds (on the west side of the walled garden) is also visible continuing the north-south alignment of the road south of the grounds. This likely represents a drive or walk, and is visible on some of the later 19th century mapping of the grounds, but may also show the original line of the main road through the area. The current road line may be part of the late 18th to early 19th century turnpike roads, given that there is a former toll house at Grove Gate farm to the east (PRN 24755). In pasture immediately north of the mansion the low earthworks of

a square sunken feature was also identified by the RCAHMW, very denuded, but potentially part of the same late 18th century grounds.

- 5.7.7 After Daniel's death in 1703 the property passed to his eldest son John, the eldest of five children (three boys, two girls). There is an incidental reference in 1711 to a Thomas Lloyd of The Grove, Narberth (NLW – St David's Probate Records), alongside a previous reference to Thomas Lloyd of The Grove, who died in 1689. The later Thomas Lloyd of Grove appears to have been a relatively prominent person in the locality, in 1700 he was the High Sheriff of Pembrokeshire, again in 1709, and in 1725 his daughter Elizabeth married Sir William Owen of Landshipping and Orielton (Francis Jones 1996). Thomas Lloyd is also referred to as Esquire, generally considered the next step up from gentleman in the local gentry. It is not clear what either Thomas Lloyd's relationship to The Grove was, as otherwise it appears to remain in the Poyer family, but potentially it may suggest there were two properties on the estate. John Poyer of The Grove, a Gentleman, appears in numerous records from 1713 throughout the 1720s, 1730s and into the 1740s (PA - D-LEW/3/310, D-LEW/7/777, D-LEW/6/772, D-LEW/6/774, D-LEW/3/280, D-LEW/1/1, D-EE/34/68). By 1745 the property had passed to Daniel Poyer, Gentleman, presumably a son of John, but he died in 1756 (PA - D-LEW/7/797, D-LEW/7/801, D-LEW/5/504, D-LEW/1/88) leaving the estate to his brother John and wife Margaret. From 1766 John Poyer is given the title Esquire in archive records (PA - D-LEW/3/317), showing a progression up through the gentry ranks, and he is also referred to as Captain John Poyer. John died in 1784, leaving the estate to his two daughters Anne and Louisa (PA - D-GRE/53, D-LEW/1/88, D-RKL/1512, D-LEW/1/88). Anne had married William Callen of Merrixtion, and after the death of her sister in 1792 she became the sole heir. Anne and William (who died in 1794) do not appear to have lived at The Grove, as they are typically referred to as 'of Merrixtion' until Anne's death in 1807. Anne's mother Margaret however does appear to have stayed at The Grove after the death of John, subsequently marrying the surgeon Thomas Mansel (Hughes 2014) and remaining at the house. The Lloyd name also resurfaces during this period with Miss Hannah Lloyd of The Grove, Narberth, being one of the beneficiaries of the Anne's will, described as a friend of Anne (PA - D-VJ/2/1). Again however it is still unclear if the Lloyds had a second residence at The Grove, or if Hannah Lloyd was merely renting the property. No further references to the Lloyds of The Grove have come to light during this assessment.
- 5.7.8 During the early 19th century The Grove appears to have been unoccupied, possibly since the death of Margaret (date unknown), as Fenton, writing in 1811 describes the house as '... the respectable old house of Grove, embosomed in trees, seat of the ancient family of Poyer... and the place has not been inhabited as a family mansion for several years.' However, the estate had passed from Anne to her eldest son John Callen, who appears to have moved into The Grove shortly after Fenton's observations, in around 1811/12 (PA - D-LEW/1/60, D-LJ/247).
- 5.7.9 John Callen lived at The Grove until his death in 1823. With no direct heir the estate passed to his brother, Charles Callen of Merrixtion. Charles himself died just two years later in 1825, and his widow Elizabeth, or Eliza (nee Davies) and sons Richard, Daniel and Charles, and daughters Eliza and Katherine(?) Poyer Callen moved into The Grove (PA - D-LEW/7/889). By the end of the 1820s it would appear Daniel Poyer Callen had become head of the household at The Grove, and in 1830 he married Caroline Bell Webb Bowen of Camrose (PA - D-LEW/8/999). Daniel, Richard and their mother Eliza remained at The Grove, but by the 1830s Charles Poyer Callen had

moved to Pembroke. By 1837 Daniel had also moved out The Grove to the nearby Great Molleston farm (PA - D-LEW/7/960), possibly after the death of his wife in 1837, leaving The Grove to his mother Eliza (there is no further mention of his brother Richard). When Eliza died in 1839 (PA - D-LEW/2/196, NLW - St David's Probate Records) The Grove passed to Charles Poyer Callen, with Daniel remaining at Great Molleston until his death in 1849. Charles however may not have moved back to The Grove, as the tithe apportionments of 1840 have him as the owner, but the occupier of the site is a John Drinkwater.

5.7.10 On the death of Charles Poyer Callen in 1854 without a direct male heir the property went back to the son of his brother Daniel, John Charles Hugh Poyer Callen. John moved back into The Grove at some point within the next 10 years, and no further reference to John Drinkwater has been uncovered. John Charles Hugh Poyer Callen became a Captain in the 71st Regiment of Highland Light Infantry (a regiment that saw action in the Crimean War and the Indian Rebellion of the 1850s) and also served as a Magistrate. By the time of his death in 1866 he was living at The Grove with Agnes Elizabeth Gordon (also seemingly having the surname Poyer or Hunter) and his son Charles Poyer (PA - D-LEW/2/211). Charles however was illegitimate, as John and his mother were seemingly unmarried, therefore the estate passed to John's nephew (via his sister Eliza), John Lennox Griffith Poyer Lewis.

5.7.11 John Lennox Griffith Poyer Lewis had already inherited his father's estate of Henllan, in 1857 he had married his cousin Katherine, and later also appears to have inherited his uncle's estate of Molleston. It appears John inherited The Grove in a poor state financially, with a large mortgage owing on the house, and the dependent farms all in various states of dilapidation (Pembrokeshire Herald 1902). He appears to have invested heavily in the estate and in 1874 he commissioned the notable architect John Pollard Seddon to make alterations to the house. Seddon had been the architect of the Llandaff diocese, and therefore well known to Bishop Lewis of Llandaff, brother to John. His work largely comprised church buildings, although he also designed the University College building in Aberystwyth, as well as furniture and stained glass, some of which is considered to be among the finest Pre-Raphaelite ecclesiastical works of the time. The work at The Grove extended the original L-shaped house to provide a large hallway, new staircase, lounge, master bedroom and a library on the 1st floor landing (Listed Building description), and also included adding a third floor to the original late 17th/18th century part of the house. Seddon was known as a Gothic Revival architect, and his design is in a neo-gothic style which inspired the early arts and crafts movement.

5.7.12 When John Lennox Griffith Poyer Lewis died in 1886 it was his brother, Bishop Richard Lewis, who inherited the estates. The bishop did not live at The Grove however, which instead became the residence of the agent of the Henllan estate, R H Buckby JP and his family. The role of agent of the Henllan Estate had passed to G.T.Smith by 1902 at least, although the Buckby family appear to have remained at The Grove and were active members of the local area, appearing regularly in local newspapers until at least 1908, charring meetings and prize-giving events, and being elected to the county council. Bishop Lewis had died in 1905, buried at Llanddewi Velfrey along with his wife and other generations of Henllan Lewis's. The estate had presumably passed to his only son, Arthur Griffiths Poyer Lewis, a barrister. Arthur died in 1909, his son was Wilfred Hubert Poyer Lewis, who served with the Glamorgan Yeomanry during the First World War, later becoming a judge. He held the estate until his death in 1950, although it is

likely neither he nor his father resided at The Grove. Subsequent occupiers of the house during the 20th century have not been extensively researched. By the 20th century 'The Grove' was becoming a popular name for many houses in the district and therefore subsequent archival references to the house cannot be tied to this property with any confidence.

5.7.13 The Grove was put up for sale in 2005, at which point the house and outbuildings had been left empty for many years. At this time it was visited by members of the Pembrokeshire Historic Garden Society who describe the site. The main drive ran along its current route as far as a row of converted farm buildings. The first two buildings of these had been heightened to two-storeys, and along with the remaining three buildings they had been used as holiday cottages. An iron gateway stood adjacent to these houses with the drive looping slightly northward through some mature trees before returning to head to the house. A long rectangular area lay in front of the late 17th/18th century house, allowing views of the house, with broad steps down onto the driveway. The north face of the house showed the later remodelling, with three gables and a porch, leading to a grand hall and a two-flight staircase. At the time the site was surrounding by long grass, brambles and sycamores preventing access to the rest of the grounds, although raised structures were visible to the south of the house suggestive of a kitchen garden (PHGS 2005).

5.7.14 Since 2005 the house had undergone a series of renovations and extension to convert the house and grounds for use as a hotel. The long house and former tannery were converted into holiday accommodation, including some heightening, new openings and roofs, but retaining some of the original fabric, window openings and internal features. The main house was restored and converted into a hotel, the area to the south turned into a restaurant area. More recently a large extension has been added to the west side of the building to extend the number of bedrooms on offer. Within the grounds new ponds have been added to the north of the main house, the walled garden has been substantially rebuilt as many of the walls were in a ruinous state, although original gateways have been retained or rebuilt in their original style. Some outbuildings have been added on rising ground to the south of the main house (www.grovenarberth.co.uk).

Table 3: All sites recorded on the HER within a 500m radius of the development site

PRN	Site Name	Period	NGR
3619	The Grove, Mansion	Post-medieval	SN09351295
3636	Molleston Cross, cropmark	Unknown	SN6293022236
6461	Great Molleston Farmhouse	Post-medieval	SN6293022236
24755	Grove Gate, Farmstead & Toll House	Post-medieval	SN62932223
59612	The Grove – duplicate of PRN 3619		
112039	Molleston Back, rectangular enclosure	Post-medieval?	SN63032255
119573	Grove Gate – duplicate of PRN 24755	Post-medieval	SN6279522478

The Grove, Molleston, Narberth, Pembs:
Historic Environment Desk-Based Assessment

119575	Great Molleston Farm, Farmstead	Post-medieval	SN0971712407
119577	Molleston Back, Farmstead	Post-medieval	SN0919313030
119578	The Grove, Farmstead	Post-medieval	SN0937112943

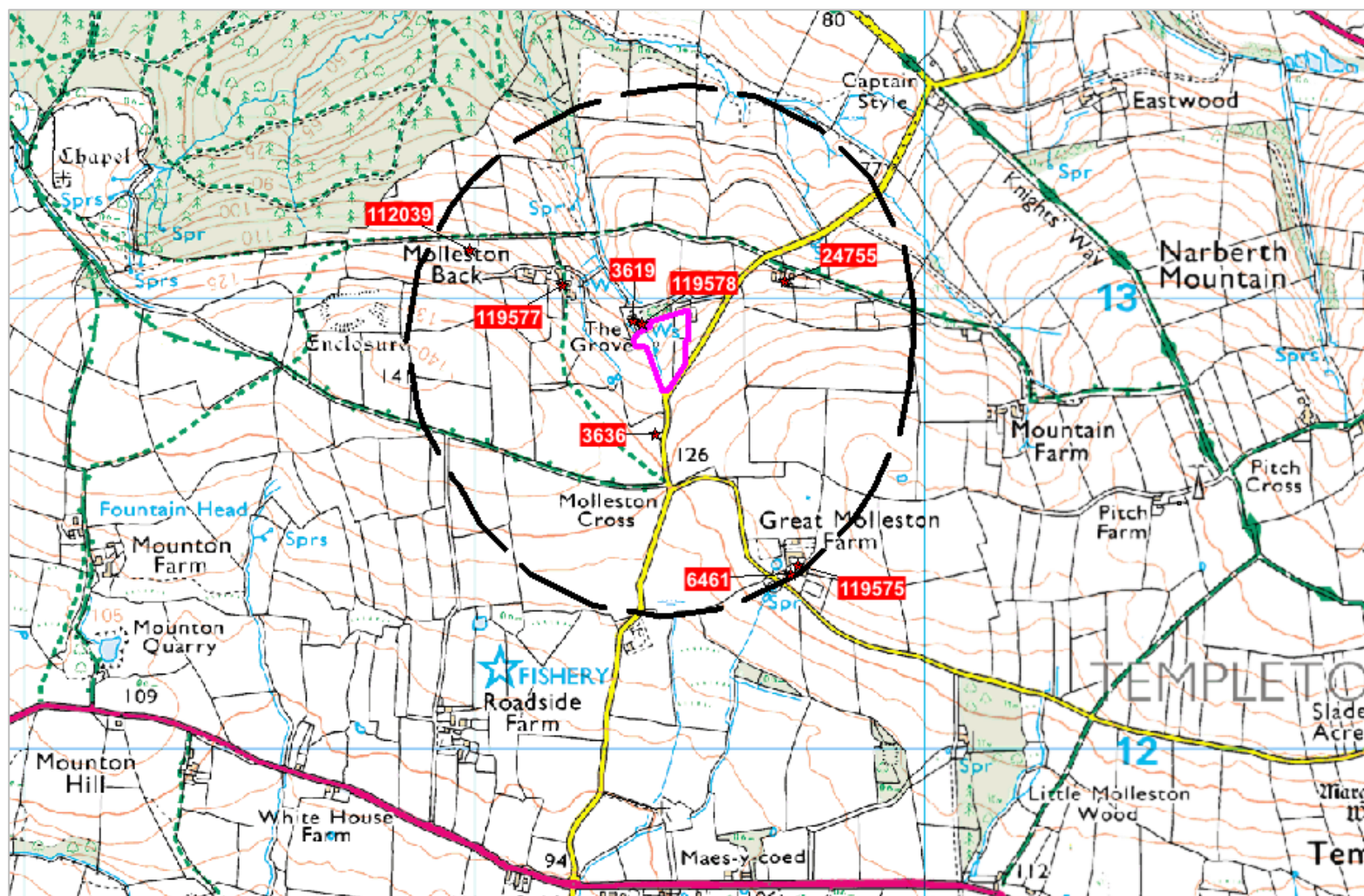


Figure 4: Map showing the proposed development site and the 500m radius study area (dotted line). Also showing historic assets recorded on the regional HER, labelled by PRN.

Reproduced from the Ordnance Survey 1:25,000 scale map with the permission of The Controller of Her Majesty's Stationery Office, © Crown Copyright
Dyfed Archaeological Trust Ltd., Corner House, 6 Carmarthen Street, Llandeilo, Carmarthenshire SA19 6AE. Licence No 100020930

6 ASSESSMENT OF EVIDENCE

6.1 General

- 6.1.1 Sections 4 and 5 have described 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.

6.2 Previous Archaeological Work

- 6.2.1 There are no records within the regional HER of intrusive archaeological investigations (excavations, evaluations or watching briefs) undertaken within the study area.
- 6.2.2 It is possible archaeological investigations have been undertaken during the course of development works at the hotel since 2005, as photographic surveys of the former longhouse, tannery and main house, and a watching brief during groundworks in 2010, have been recommended by the archaeological advisors to the local planning authority. However, no record of any such work appears to have been deposited with the regional HER, and therefore has not been included as part of this assessment.
- 6.2.3 Outside the grounds of The Grove the discovery, in 2012, of two early medieval artefacts of Frankish origin, apparently in a field north of Molleston Back defended enclosure, resulted in a geophysical survey of both the enclosure and the reported findspot (Enright & Redknap 2018). No positive indication for an early medieval context for the two artefacts was revealed, but several undated enclosures were recorded and any of these could be early medieval in origin.

6.3 Historic Mapping

Ordnance Survey original surveyors drawing (T.Budgen) – Tenby 1809

- 6.3.1 These early 19th century Ordnance Survey maps provide some of the earliest informative mapped evidence of the area. A number of buildings, and the place name 'Grove', are shown in the development location (Figure 5). Although generally the scale of this mapping does not record building layouts in detail, the map does appear to depict an arrangement of buildings that roughly correspond to the main house, and adjacent tannery and longhouse. The road layout is as current, but there is a suggestion that the road may formerly have continued north – south straight through the grounds of The Grove. To the west further buildings and enclosures are shown, these would appear to correspond to the Molleston Back farmstead adjacent.

Narberth Parish tithe map 1842

- 6.3.2 The 1842 parish tithe map (Figure 6) shows a somewhat irregular area of land surrounding the main house, approached by a drive from the east. This area is numbered as 390, the accompanying tithe schedule lists no. 390 as 'The Grove' (land use 'House, Garden &c'). The main house is depicted as an inverted T-shaped structure, possibly representing the main late 17th/18th century house along with the tannery. A detached building

lies to the north, it is not clear if this is an inaccurate depiction of the longhouse, or depicts a building now gone. To the east the row of cottages along the south side of the drive are shown, although there is no indication as to their use. Opposite this row of buildings lies a further building that no longer appears extant, again the function of which is unclear. It is tempting to suggest a link between this now removed building and the references to the Lloyd family (see section 5.7.7), as a possible second dwelling on the site, but there is no indication within the tithe apportionments of this being so.

- 6.3.3 South of the row of cottages lies field enclosure 393, described in the apportionments as 'Garden' (also pasture). This would appear to correspond to the walled garden. A similar enclosure to the south 392 is described as 'West Meadow' (land use pasture), with the triangular area between this and the main road as 394, unnamed pasture.
- 6.3.4 At this date, the landowner of all these areas was Callen Charles Poyer, and the occupier was John Drinkwater.



Figure 5: Extract of the original surveyors' map.

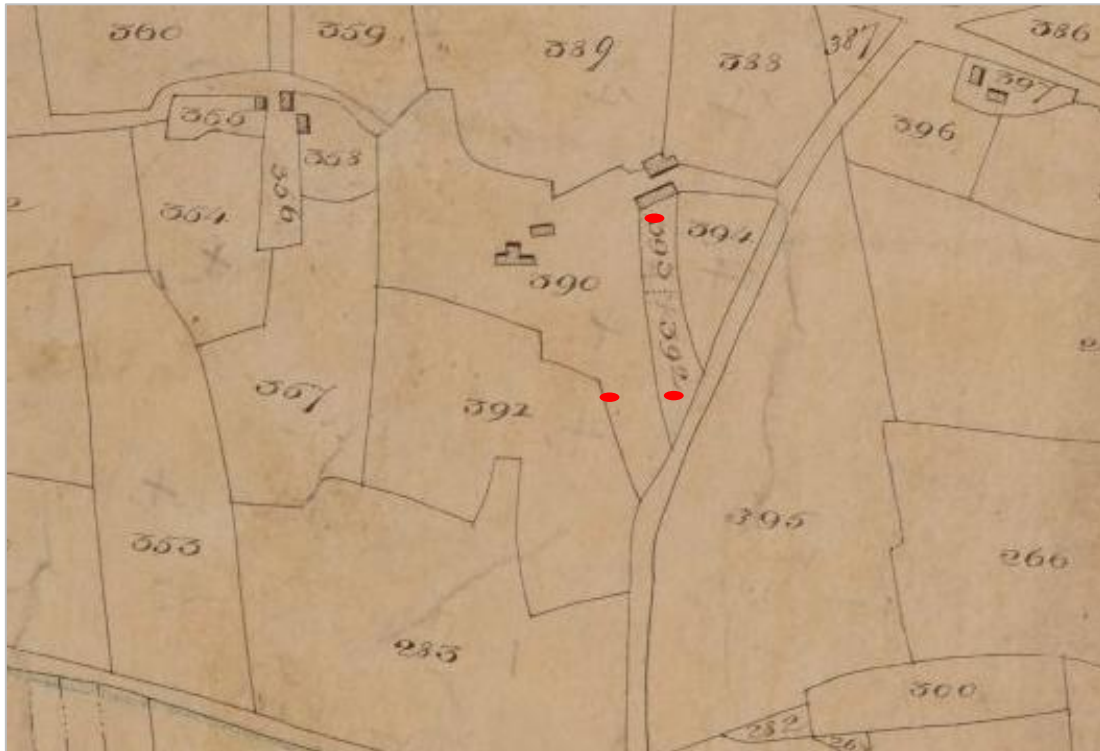


Figure 6: Extract of the 1842 Narberth parish tithe map. Approximate location of development sites in red.

Ordnance Survey 1:2,500 map 1888.

- 6.3.5 The more detailed Ordnance Survey map of 1888 depicts buildings at The Grove surrounded by gardens, trees and fields (Figure 7). Paths lead in two directions from the main building complex to connect with the road to Narberth. The northernmost path, which runs east from the house, passes to the north of the long, approximately east-west aligned building shown on the tithe map and is probably the main carriage drive for the house. The second path runs south-east from two outbuildings for a short distance, before turning south to meet the road, and is probably a service entrance, but running along what may have been an earlier road-line.
- 6.3.6 The proposed development site is depicted as undeveloped land and was probably parkland at this date. To the south of the main house, the land recorded as field no. 390 on the tithe map includes a small square enclosure immediately south of the house, possibly a kitchen garden, the remaining area interspersed with trees, and crossed by two streams. The westernmost stream may originally have served the tannery and runs from a spring and pond on higher ground to the southwest, with a well also labelled adjacent to the main house. To the east the walled garden area is marked, subdivided into eight beds by pathways, the only map to depict the layout of the gardens. The walled garden appears to run up to the back wall of the east-west aligned carriageway-side properties. The function of these buildings is unclear, they are subdivided into five similar sized units, with a small, subdivided building on the east end. The structure shown to the north on the tithe map is no longer present. The triangular field to the east has been subdivided by the creation of a small, square enclosure to the north adjoining the walled garden, and a small, triangular, wooded field to the south that may be an orchard, although it is not labelled as such.

6.3.7 To the north a channelled watercourse lines the boundary between the main house grounds and the field to the north, which then continues down the west side of the field. A trackway climbs the partly wooded hillside to the west to access Molleston Back farmstead.

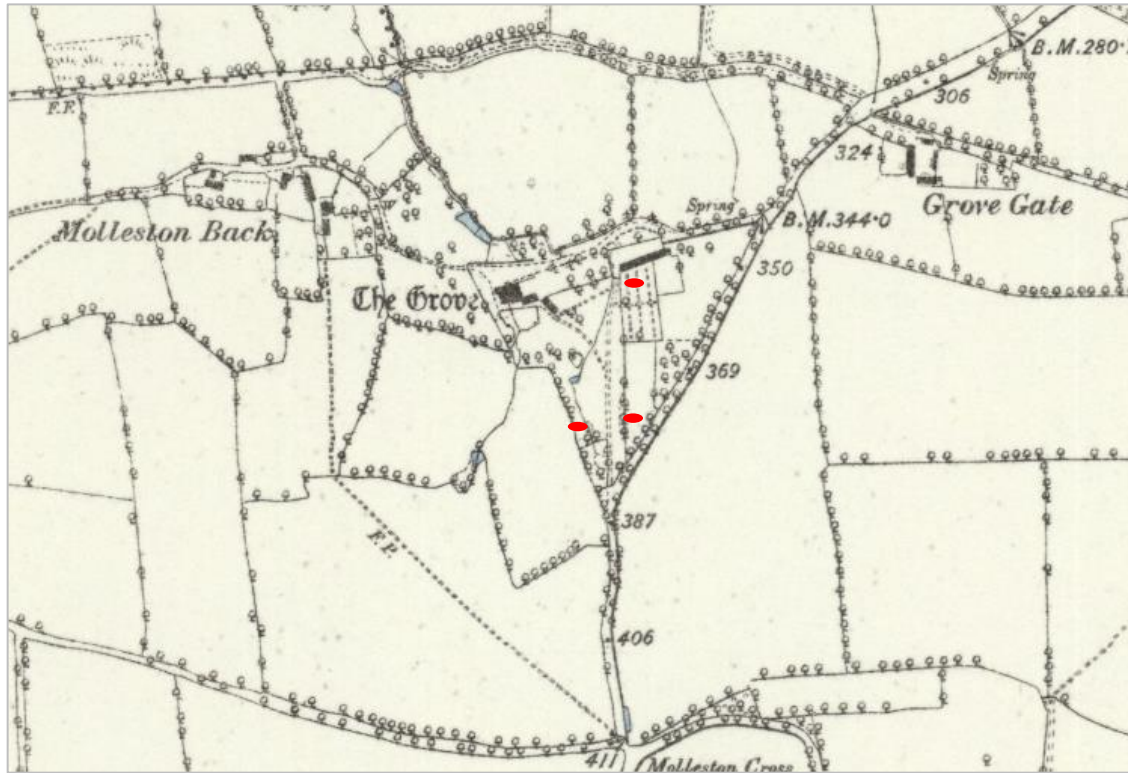


Figure 7: Extract from the 1:10,000 first edition Ordnance Survey map (1888).
Approximate location of development sites in red.

Ordnance Survey 1:10,000 map 1908.

6.3.8 The second edition OS map of 1908 shows less detail within the proposed development area than the 1888 map (Figure 8). No trees or paths are depicted, except for the possible orchard and likely carriage drive already discussed, although one of the watercourses that crossed the grounds has been diverted westward, towards the main house. A small greenhouse has also been added to the east of the walled garden.

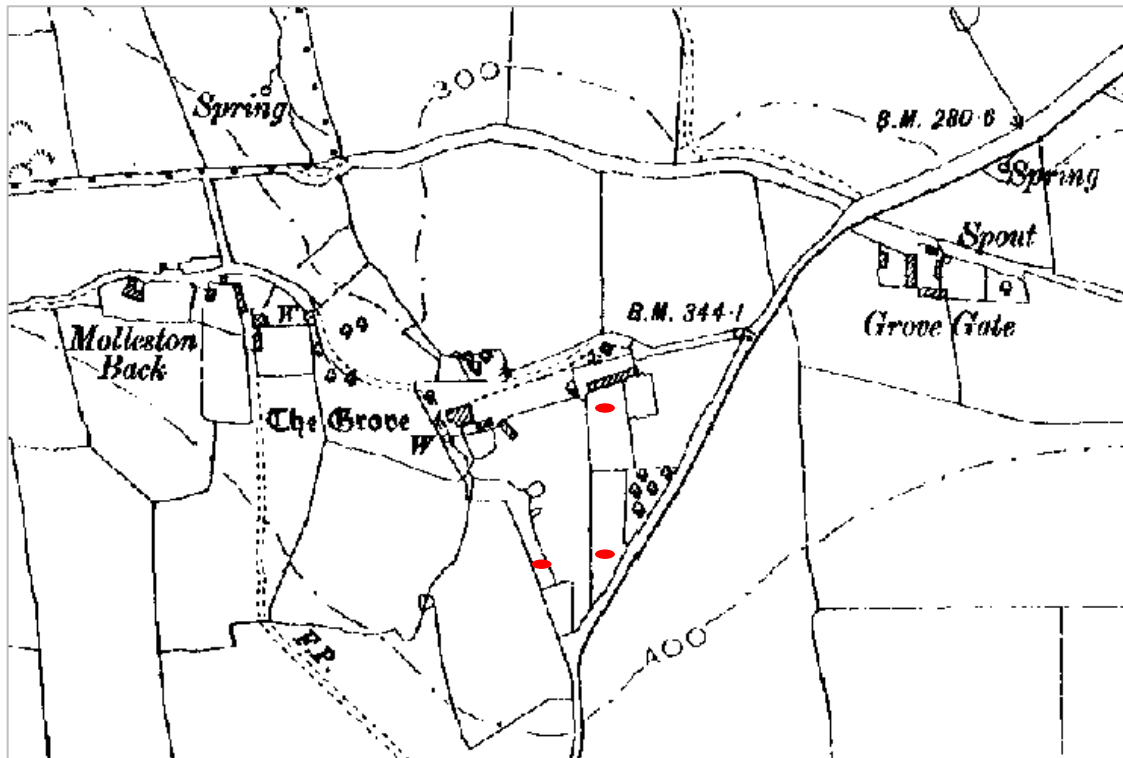


Figure 8: Extract from the 1:10,000 second edition (1908) Ordnance Survey map. Approximate location of development sites in red.

6.4 Aerial & Historic Photography

6.4.1 A search was made of available historic aerial photographs and modern aerial photographs. RAF images from 1942 and 1946 are available for the site. In the 1942 image the main house, tannery, longhouse and range of buildings fronting the walled garden are visible. As the mapping suggested, the walled garden extends up to the rear wall of these buildings, a change in roofing suggests the eastern end, which is now two-storey, was already different from the rest of the range. No features are shown within the walled garden, other than a possible structure or feature in the northeast corner. The attached enclosure to the east now houses a central building. To the south the orchard boundary, and eastern boundary of the southern enclosure have gone, along the line of the boundary is still visible in the pasture. The western boundary continues the line and appearance of the western boundary of the walled garden, and may also have been walled. To the west of the walled garden the linear earthwork of the former north-south trackway is visible, no development lies to the west of this and south of the main house and outbuilding complex. The RAF images of 1946 add further detail (Photo 1). The walled garden appears ploughed, in use as an agricultural field. Two buildings lie in the enclosure to the east. The land to the east and south appears to be pasture, as does much of the grounds between the walled garden and the main house. The enclosure immediately south of the house, noted on historic mapping, does appear to be an enclosed kitchen garden.



Photo 1: RAF aerial image from 1946. Approximate locations of proposed development shown in red.

- 6.4.2 A Meridian aerial photograph taken during 1955 also shows the area in some detail but it would appear little has changed in the intervening period.
- 6.4.3 The next available images come from 2006, and includes satellite images along with aerial photography taken by the RCAHMW (T.Driver, see NPRN 403984). These capture the site after a period of abandonment, and shortly after the sale of The Grove. In general the grounds appear as rough pasture and overgrown. The walled garden appears in a particularly dilapidated state, the interior overgrown and the walls shrouded in vegetation and mature trees. The boundary extending to the south is visible only as a line of mature trees. The enclosure on the east side of the walled garden contains a steel-framed Dutch barn and attached lean-to. The row of buildings along the northern edge of the walled garden appear in relatively good repair and occupied. The buildings are fronted by a levelled area of hardstanding, which also extends to the rear, adding a small rear yard between the buildings and the walled garden. The RCAHMW photos also clearly show the earthwork remains of the possible late 17th century garden to the east of the walled garden, as discussed in section 5.7.6.
- 6.4.4 The subsequent RCAHMW photos of 2009 capture the site in the midst of redevelopment works, turning the site into the current hotel and grounds. The main house, adjoining tannery and longhouse have all been renovated

and converted by this point. Further construction work is underway to the south of the longhouse, with the addition of a new building. A new access track has also been laid from the south side of the long house, connecting to the range of buildings fronting the walled garden to the east. The walled garden itself has been cleared of scrub, revealing the tumbled nature of much of the surrounding walling, although the west gateway survives. A large pile of stone lies near the walled garden, presumably recovered from the tumbled walls. The northern end of the walled garden, behind the row of buildings, has been newly rebuilt, with a central staircase added to allow access into the walled garden area. The Dutch barn has been removed, and the area to the east (where the early garden features were noted on the previous aerial images) appears to have been stripped of turf or ploughed. Surrounding the main house clearance and construction work appears to have been undertaken to the south in the area of the former kitchen garden, with a new restaurant added adjoining the former tannery, fronted by a terraced area and a stone retaining wall, with new staircases added along the southern side to access the grounds. To the west of the house the ground has been terraced and a fenced storage area added. To the north of the house external seating areas have been added, with a bridge across an adjacent watercourse, which has the appearance of a possible ha-ha. A watercourse runs from higher ground to the south, curving around the west side of the house to run down the hill and feed a pond on lower ground the north.

- 6.4.5 The next satellite imagery of 2017 shows further development within the grounds. A sizeable extension has been added along the west side of the house, and the restaurant area and external seating to the south has also been extended. To the south new road access has been added, with a car parking area, and a row of new buildings. Within the walled garden formal planting beds have been laid out and the walls rebuilt. The extended boundary to the south has been partly removed. To the east a new building has been added to the site of the former Dutch barn, and further planting beds are laid out in the area to the east, with a large polytunnel added to the south. The main drive from the east has been altered slightly, to take a more northerly route with the addition of guest car parking. Within the last two years a new pond has been added to the north of the house.

6.5 LiDAR

- 6.5.1 LiDAR data at 2mDTM/DSM is available for the site area. No clear features of archaeological interest are noted.

6.6 Site Visit (Photos 2-16)

- 6.6.1 A site visit was undertaken on the 27th July 2022. The weather conditions were bright and dry with good visibility. The hotel was in use but access to all sites of proposed development was possible.
- 6.6.2 The site comprises the main house, which is as described previously (Photos 2 – 6). The original late 17th/early 18th century house lies on the east side, facing east, overlooking a square lawn area. The later Seddon-designed extension faces to the north, with its distinctive Gothic appearance with three bay dormer gables, a deeper roof line and decorative segmental arches over the upper windows. A modern two-storey extension has been added to the west of this, mirroring the octagonal end of the original building, slate roofing and dormer sash windows. A single-storey extension further fronts this to the west, terraced into the hillside. On the south side the original 18th century rear wing has been extended west and tied into the western extension, which now forms an L-shape plan to the main house. This is fronted by a single-storey flat-roofed restaurant area with terraced outdoor patio. This area is terraced into the rising ground to the south. A channelled stream runs to the south and towards the western end of the main building, bridged over immediately south of the west wing. Adjoining the restaurant area is the former tannery, converted into part of the hotel, with the addition of dormer windows in the roofline. To the east stands the former longhouse, also converted, heightened at the southern end, with dormer windows also included.
- 6.6.3 To the east new footpaths cross the grounds to access the walled garden and row of cottages (Photos 7 – 11). This row of buildings has been converted into holiday cottages, the eastern end heightened to two stories with a modern appearance, all done prior to the current acquisition of The Grove. The walled garden stands to the south. The walls having been extensively repaired, but building up from remaining sections utilising recovered masonry. The original west gateway is retained, comprising an unusually wide opening with low arched stone voussoirs on squared pillars with squared head above. This is mirrored on the east side by a rebuilt gateway. Internally the area is laid out with planting beds, subdivided by modern gravel paths. The northern end of the garden is defined by a hedgerow, with a ground-level retaining wall behind for the rear gardens of the cottages to the north. No features of structures of archaeological interest were noted in the area of proposed new glasshouse (Photo 10), and the new stone wall would appear to roughly follow the line of the existing modern stone wall in this area. To the south the land rises. East of the walled garden lie further garden features and a polytunnel, no earthworks of earlier garden feature are visible. The terraced platform of the former central drive is visible running up the sloping ground alongside the walled garden to the west (Photos 12 & 13). The boundary to the south of the walled garden is defined by a hedgerow and mature trees. The site of the proposed gardeners workshop lies in an area surrounded by dense scrub on this rising ground (Photo 14), which otherwise blocks it from view from the remainder of the grounds. No features of archaeological interest were visible at this site.
- 6.6.4 A modern access track runs along the southern boundary to the grounds, with a trackway cutting across from the site of the proposed gardeners workshop to the house keeping building (Photos 15 & 16). This building was currently under construction at the time of the visit, close to completion. The house keeping building continues a line of modern buildings in the southwest area of the grounds, screened from view by

The Grove, Molleston, Narberth, Pembs:
Historic Environment Desk-Based Assessment

mature trees. An area of terraced car parking lies in front of these buildings. A trackway continues down the western boundary of the site to access the main hotel building.

- 6.6.5 To the north of the main hotel lies an outdoor seating area, with a bridge crossing a possible former ha-ha. A series of ponds lie on falling ground along the western edge of the field.



Photo 2: View west from the entrance drive showing the original house frontage at The Grove.



Photo 3: View southeast showing the Seddon-designed extension with its three bays on the left, and the modern additional wing to the right.

The Grove, Molleston, Narberth, Pembs:
Historic Environment Desk-Based Assessment



Photo 4: View northwest showing the rear of The Grove. The converted former tannery lies in the foreground on the right, the original late 17th century house is visible behind, with its rear wing represented by the first dormer window. Beyond this to the left lies a modern extension, fronted by the restaurant area.



Photo 5: View south of the converted former tannery building, with added dormer.



Photo 6: View west of the converted former longhouse, with heightened southern end, added dormer and doorways.



Photo 7: View east of the restored walled garden.



Photo 8: View east of the original entrance to the walled garden, with the restored entrance visible to the rear. 1m scale.



Photo 9: View southeast of the northwest corner of the restored walled garden, showing the end of the standing wall, fronted by the low modern retaining wall to the rear of the row of cottages. 1m scale.



Photo 10: View north from within the walled garden, looking over the site of the proposed glasshouse with the row of cottages beyond.



Photo 11: View southeast of the converted cottages fronting the walled garden.

The Grove, Molleston, Narberth, Pembrokeshire:
Historic Environment Desk-Based Assessment



Photo 12: View south along the former drive/road adjacent to the walled garden (on the left).



Photo 13: As above, looking north. The ditch alongside the road is just visible as the falling ground along the trees to the left. The site of the proposed gardeners workshop lies in the scrub on the right.



Photo 14: View north of the site of the proposed gardeners workshop (the site of the caravan), with general storage area in front including masonry, presumably from the original walled garden. 1m scale.



Photo 15: View west of the largely completed house keeping building.



Photo 16: View northwest of the row of modern buildings and car parking forming part of the service area for the hotel. The housekeeping building is under construction at the northern end.

7 ASSESSMENT OF ARCHAEOLOGICAL POTENTIAL, IMPORTANCE AND SETTING

Table 4: Site potential definitions

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

Table 5: Site importance definitions

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

7.1 Potential & Value

- 7.1.1 Research suggests a general potential for Bronze Age, Iron Age and early medieval activity in the wider area, although no specific features of these dates have been identified in close proximity to the proposed development sites, therefore this potential is considered to be low. As the nature of any such archaeological remains is at present unknown, the archaeological importance of these sites is uncertain.
- 7.1.2 There are four previously recorded archaeological sites recorded within close proximity to the proposed development area (PRNs 3619, 59612 & 119578, and NPRN 403984), although all effectively relate to the same site, the post-medieval house and grounds of The Grove. The site as a whole appears to have been occupied since the 15th century, potentially with two main dwellings on the site. The early history of the site was one of tanning activity, presumably focussed around the site of the former tannery building that now adjoins the main hotel, but activity that could have extended over a wider area, including tanning pits, water supplies, animal stalls, slaughtering pens and other facilities. The site was extensively remodelled in the late 17th century with the addition of a grand new house, which still stands, and possibly also a formal garden that extended east to the current boundary road and into the farmland beyond. This may also have included the walled garden. The main aspect of the house was to the east, which is therefore likely to have been the focus of lawns and gardens associated with it. There is also the suggestion that in addition to the current drive from the east, a drive may have run north-south adjacent to the walled garden, which may also have been the original road through the area. At some point a smaller kitchen garden, possibly also walled, was added to the south of the main house. The remaining grounds are likely to have been laid out in a parkland style, with tree planting, pathways and other potential parkland features. In the 1870s the site saw another period of investment, with the house enlarged, changing the main aspect of the house to the north, with potential further remodelling of the surrounding parkland. Historic mapping evidence indicates the loss of some surrounding buildings, although it is interesting that the early longhouse and tannery survived all subsequent redevelopments.
- 7.1.3 With over 500 years of varied settlement activity on the site there is therefore a high potential for post-medieval archaeological remains across the site as a whole, and such remains could be of a Medium to Low archaeological importance. The individual areas of proposed development however are likely to have a reduced potential due to their specific locations and subsequent development of the site. The glass house and new wall do sit within the walled garden, part of an area of possible late 17th century formal gardens, and within the main vista from the house, all of which heightens the archaeological potential of this site. The new wall however lies in part of the garden that has previously been remodelled in the later 20th century and early 21st century to accommodate the rear gardens of the cottages in front, which is likely to have impacted upon archaeological remains in this area. Similarly, the interior of the walled garden was ploughed during the 20th century, and has been re-laid since, reducing the potential for original garden features to survive. The proposed gardener's workshop lies in an area more on the fringes of the gardens/parkland, within a former enclosure that means the area is unlikely to have been part of the main vista of the parkland, therefore the potential of this site is reduced. No specific features of archaeological

interest have been identified at this site. The housekeeping building is currently under construction, but similarly lies on the fringes of the gardens/parkland in an area that has also likely seen modern redevelopment, although it does also lie in close proximity to one of the original water courses into the site, which is likely to have been an important feature for the functioning of the site throughout its history. Due to the location and previous development, the archaeological potential of the proposed development areas is considered to be low.

7.2 Setting

- 7.2.1 *Setting of Historic Assets in Wales* (Cadw 2017) offers guidance on defining and analysing the setting of designated heritage assets to allow the impact of development to be appropriately assessed. The setting of such assets includes ‘the surroundings in which it is understood, experienced and appreciated, embracing present and past relationships to the surrounding landscape. Its extent is not fixed and may change as the asset and its surroundings evolve’ (Cadw 2017). As such it often extends beyond the physical boundaries of the monument itself. This may include physical elements in its surroundings, such as boundaries and other monuments, relationships with other historic assets and natural features, or associated agricultural, industrial or other surroundings. Less tangible elements are also included, such as function, sensory perceptions, historical, artistic, literary and scenic associations.
- 7.2.2 A detailed analysis of setting is not included as part of this assessment, however, as discussed above, the proposed development sites all lie within the parks and grounds directly associated with The Grove, a Grade II listed house (LB ref. 18978). These sites therefore clearly lie within both the historical and current setting of the house. Although renovation works have been carried out throughout the grounds, the layout and appearance of these grounds both clearly associate it with the house, and also allow the historical use of the site to be studied and understood.
- 7.2.3 Given the topographical situation of the site, and the small number of surrounding designated historic assets, the proposed development will not affect the setting of any other designated asset.

8 IMPACT ASSESSMENT

8.1 Development details (Figures 2, 9, 10 & 11)

- 8.1.1 The development proposals include a new glasshouse and adjacent wall within the walled garden, a new gardener's workshop to the south, and a new housekeeping building to the west. The locations of these sites are illustrated in Figure 2. The proposed glasshouse (Figure 9) will be approximately 13.5m by 5.5m, 3.5m tall, with an aluminium frame on dwarf stone walls and a pitched roof. This will sit centrally on the current northern edge of the walled garden. The north wall of the glasshouse will sit against a new stone wall, which will be built to match the existing garden wall. The proposed gardener's workshop (Figure 10) will be approximately 16.5m by 6m, and just less than 4m tall, with a pitched roof and timber clad walls. The housekeeping building (Figure 11) will be approximately 21m by 6m, with a stepped profile, around 5m to 6m high. It will have a pitched slat roof and timber clad walls, with a covered central through drive.
- 8.1.2 Generally, any of the following activities typically associated with a construction activity could have a physical 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;
 - Foundation excavations;
 - Service installation;
 - Any other ground disturbing works
- 8.1.3 Development in this area also has the potential to generate other impacts upon historic assets, by altering elements of the setting as discussed in section 7.2.

The Grove, Molleston, Narberth, Pembrokeshire:
Historic Environment Desk-Based Assessment

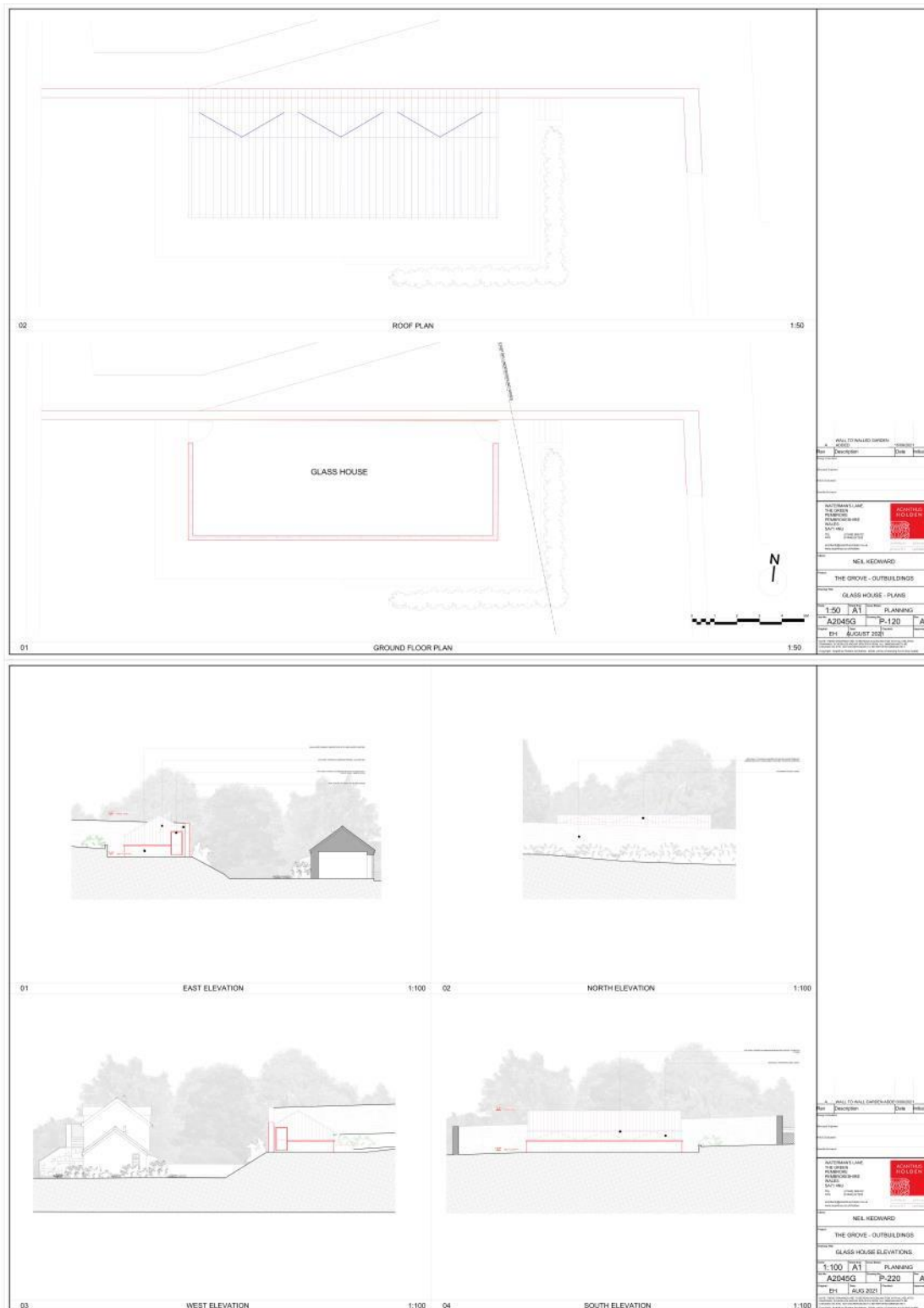


Figure 9: Plans and elevations of the proposed glasshouse. Plans provided by the client as part of the planning application (21/0617/PA), not reproduced to scale.

The Grove, Molleston, Narberth, Pembrokeshire:
Historic Environment Desk-Based Assessment

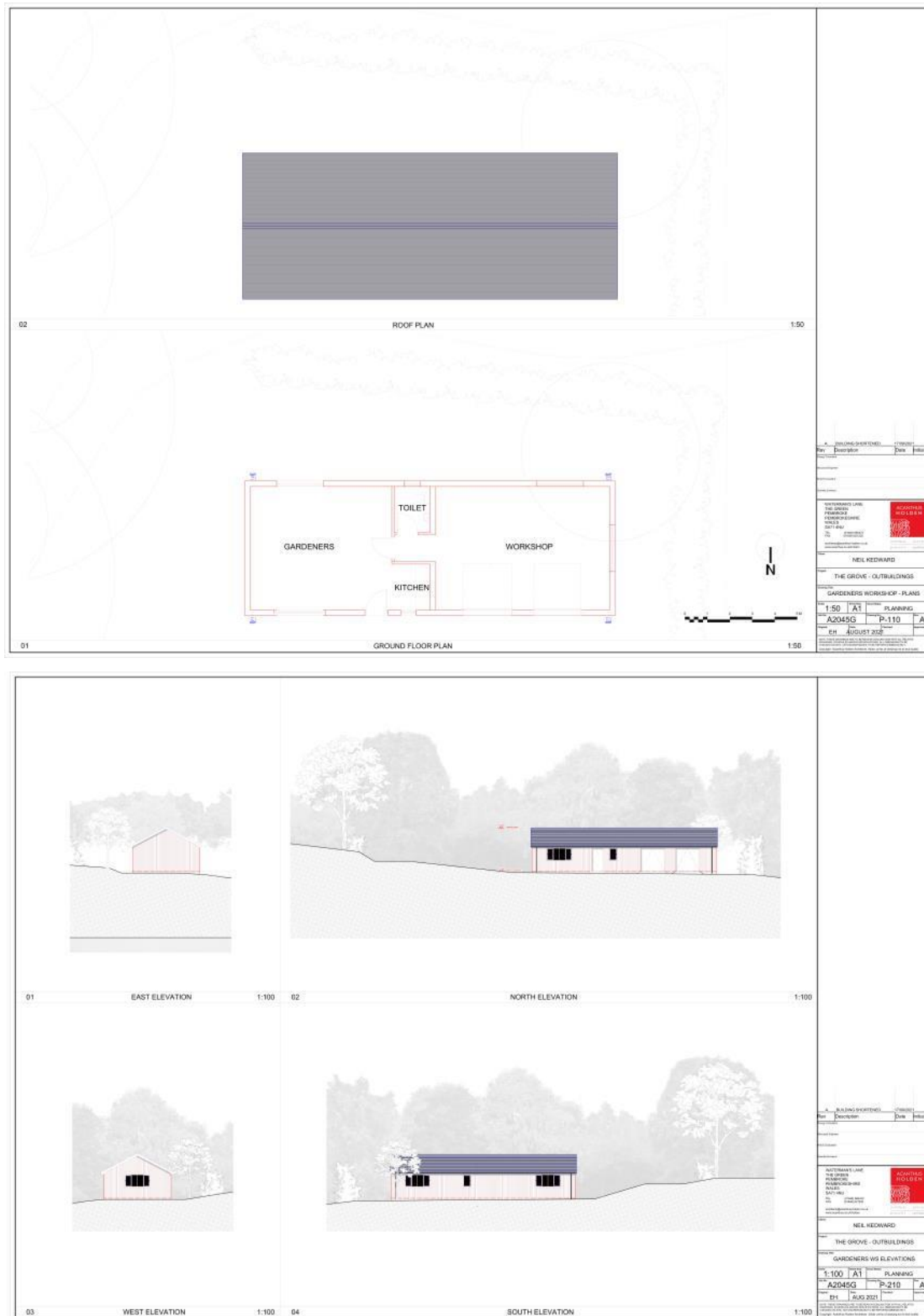


Figure 10: Plans and elevations of the proposed gardeners workshop. Plans provided by the client as part of the planning application (21/0617/PA), not reproduced to scale.

The Grove, Molleston, Narberth, Pembs: Historic Environment Desk-Based Assessment

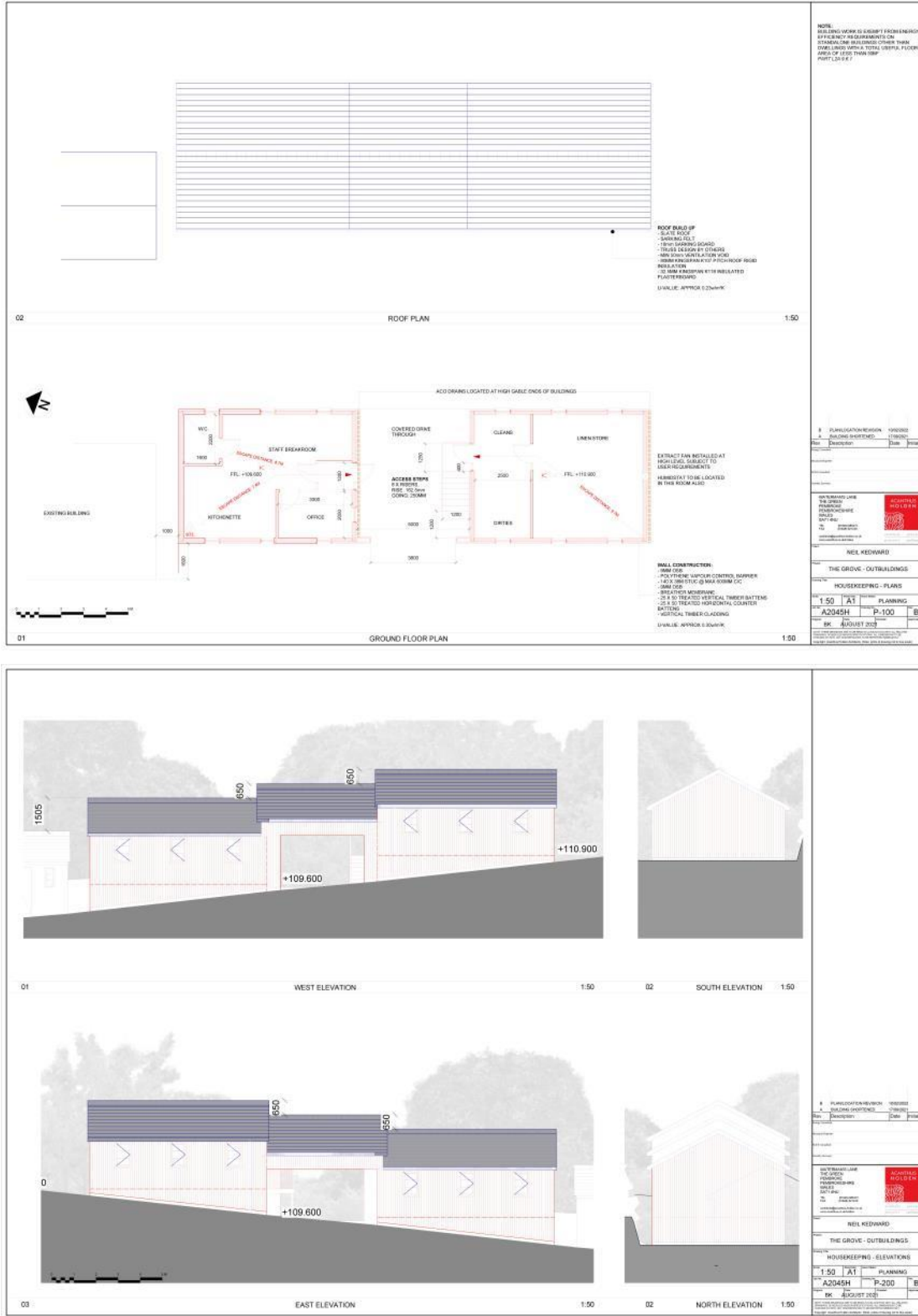


Figure 11: Plans and elevations of the housekeepers building. Plans provided by the client as part of the planning application (21/0617/PA), not reproduced to scale

8.2 Impact assessment criteria

- 8.2.1 The criteria for the assessment of impacts, both direct and indirect, 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 however, the guidance offered in the Setting of Historic Assets in Wales (Cadw 2017) has been utilised.
- 8.2.2 The TAG criteria divides the impacts into seven categories, ranging from Large Adverse (negative), Moderate Adverse (negative), Slight Adverse (negative), to Neutral, and then on to Slight Beneficial (positive), Moderate Beneficial (positive) and Large Beneficial (positive).

8.3 Physical impacts upon the historic assets

- 8.3.1 The high potential for post-medieval archaeological remains throughout the area has been highlighted, but with a reduced potential for archaeological remains within the specific areas of proposed development. Development works are likely to have a detrimental impact upon any buried archaeological remains, but given the reduced potential of these sites it is considered to have a **Slight Adverse impact**.
- 8.3.2 Similarly a low potential for various prehistoric and medieval archaeological activity is highlighted. Given the likely levels of potential proposed development of this area is currently considered to be a **Slight Adverse impact** on any such remains.

8.4 Impacts to the Settings of Surrounding Designated Features

- 8.4.1 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.

- 8.4.2 As stated in Section 7.2 the proposed development lies within the grounds of The Grove, part of the setting of the Grade II listed building LB Ref. 18978. The specific features of this setting have not been analysed in detail as part of this assessment. In general however the proposed developments are unlikely to feature prominently, if at all, in views from the main house. The proposed glasshouse is in keeping with walled garden features, and the new stone wall will tie in with the already rebuilt sections of the walled garden, albeit on a potential different alignment to the original garden outline. The gardener's workshop lies on the fringes of the associated gardens/parkland, and is unlikely to be a new visual component to the grounds. Similarly the housekeeping building also lies on the fringes of the gardens/parkland, in an area already clearly identifiable as part of the service buildings for the house, although this does increase the sense of modern development in this area. Overall these developments are considered to have a **Negligible to Slight Adverse impact** on the setting of The Grove LB Ref. 18978.

9 CONCLUSIONS

9.1 Archaeological potential and impact assessment

- 9.1.1 The proposed development sites lie in an area that has seen continuous activity potentially from the late medieval period onward. A high potential for archaeological remains of Medium to Low archaeological importance associated with 16th/17th century tanning activity, and 17th to 20th century gentry residence and parkland activity is discussed, with the proposed glasshouse and new stone wall also located within an area of potential late 17th century formal gardens and walled garden. However, the location within the grounds of the proposed gardener's workshop and housekeeping building, and previous development on the site of the proposed glasshouse and new stone wall, serves to reduce the likelihood of surviving archaeological remains on each individual site to a low potential.
- 9.1.2 Alongside this, a more general potential for Bronze Age, Iron Age and early medieval activity is highlighted, considered to be a low potential of uncertain archaeological importance.
- 9.1.3 Proposed development works are likely to impact upon buried archaeological remains should they exist. Given the potential stated above this is considered to have a Slight Adverse impact.
- 9.1.4 The potential impacts of proposed development upon the setting of the Grade II listed Grove (LB Ref. 18978) are highlighted, lying as they do within the parkland and grounds directly associated with the house. However the potential impact upon this setting is considered Negligible to Slight Adverse.
- 9.1.5 No other significant impact has been identified.

9.2 Mitigation

- 9.2.1 An archaeological potential has been identified within the proposed development area which may require further archaeological mitigation. Any recommendation for archaeological mitigation rests with the archaeological advisor to the local planning authority.
- 9.2.2 Although a high potential for post-medieval archaeological remains have been identified within the grounds of The Grove, the archaeological potential for the individual sites is considered to be less due to their location and subsequent development. As such there is unlikely to be archaeological remains present to prohibit their development or require positioning and/or design alterations. However, an archaeological watching brief during ground-disturbing works associated with the proposed development should assist in identifying and recording archaeological remains should they be present. Development plans would need to accommodate, particularly in terms of time and resources, the potential requirement for further archaeological works should significant remains come to light during the archaeological watching brief.

10 SOURCES

Database

Dyfed Archaeological Trust Historic Environment Record

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

Published

Anon. 1918. 'Sheriffs appointed by His Majesty in Council for the year 1918' *The London Gazette* (5/3/18)

Budgen, T. 1811., *Ordnance Survey original surveyors map – Tenby*

Cadw. 1998. *Register of Landscapes of Outstanding Historic Interest in Wales*. Cardiff: Cadw

CIfA. 2014. *Standard and guidance for historic environment desk-based assessment*, [online] available at http://www.archaeologists.net/sites/default/files/CIfAS%26GDBA_3.pdf Accessed 05.07.2022

Enright, C. & Redknap, M. 2018. *Molleston Back geophysical & topographical survey 2018*, DAT Report 2018/12 [online] available at https://walesher1974.org/her/app/php/herumd.php?level=2&group=DAT&doid=301488089&linktable=her_source1_link accessed 12.07.2022

Fenton, R. 1811. *A Historical Tour Through Pembrokeshire*.

Hughes, B H J., 1999. *Pembrokeshire Hearth Tax 1670*. Self published

Hughes, B H J., 2014. *Pembrokeshire Parish, Places & People Narberth Hundred*. Self published

Jones, F. 1996 *Historic Houses of Pembrokeshire and their families*. Brawdy

Nicholas, T. 1872 *Annals and Antiquities of the Counties and County Families of Wales, Vol.1*. London, Longmans.

Ordnance Survey 1889 1:2500 *County Map of Pembrokeshire*

Ordnance Survey 1906 1:2500 *County Map of Pembrokeshire*

PCC. 2013. *Local Development Plan: planning Pembrokeshire's future*, Haverfordwest, Pembrokeshire County Council, [online] available at <https://www.pembrokeshire.gov.uk/adopted-local-development-plan> Accessed 13.07.2022

Pigot & Co 1844 *Directory of South Wales*. London

Welsh Government. 2017. *Planning Policy Wales: Technical Advice Note 24: The Historic Environment*. Cardiff: Cadw, [online] available at <http://gov.wales/docs/desh/policy/170531tan-24-the-historic-environment-en.pdf> Accessed 05.07.2022

Welsh Government. 2017a. *Setting of Historic Assets in Wales*. Cardiff: Cadw, [online] available at <http://cadw.gov.wales/docs/cadw/publications/historicenvironment/20170531Setting%20of%20Historic%20Assets%20in%20Wales%2026918%20EN.pdf> Accessed 05.07.2022

Unpublished

Meridian. 1955, Vertical aerial photographs in the Dyfed HER, SN01SE, nos. 24498 & 24499

Pembrokeshire Historic Garden Society (PHGS) 2005 *Grove, Narberth, contents sale viewing notes*.

Schlee, D., Pritchard, H & Page, M. 2016. *Turnpike and Pre-Turnpike Roads: Medieval and Early Post-Medieval Sites Scheduling Enhancement Project*. Dyfed Archaeological Trust Report No.2016/61

Websites

BGS. 2022. *Geology of Britain Viewer*, available at https://geologyviewer.bgs.ac.uk/?_ga=2.92628061.198019860.1657025306-1432895420.1657025306 Accessed 01.08.2022

Cof Cymru – National Historic Assets of Wales <https://cadw.gov.wales/advice-support/cof-cymru> Accessed 02.08.2022.

Dictionary of Welsh Biography <https://biography.wales/> Accessed 02.08.2022

Genealogy survey of the peerage of Britain, available at <http://www.thepeerage.com/> Accessed 02.08.2022

Google Earth Maps satellite imagery.

Natural Resources Wales LiDAR Composite Dataset, available at <http://lle.gov.wales/Catalogue/Item/LidarCompositeDataset/?lang=en> Accessed 01.08.2022

Portable Antiquities Scheme. Available at: <https://finds.org.uk/> Accessed 01.08.2022

Poyer, D. 1703. Will - https://commons.wikimedia.org/wiki/File:Will_of_Daniel_Poyer_1703.jpg#/media/File:Will_of_Daniel_Poyer_1703.jpg

Welsh Tithe Maps, available at <https://places.library.wales/> Accessed 01.08.2022

Archives

Newspapers

The Pembrokeshire Herald and General Advertiser 19/04/1902 'Coming-of-Age Festivities at Henllan'

The Pembrokeshire Herald and General Advertiser 14/05/1909 'Late Mr.Arthur Lewis'

The Carmarthen Journal and South Wales Weekly Advertiser 6/05/1892 (ref. RH Buckby of The Grove)

Western Mail 2/03/1895 (ref. RH Buckby of The Grove)

The Welshman 21/08/08 (ref. RH Buckby of The Grove)

The Welshman 3/09/09 (ref. Miss Buckby of The Grove)

Pembrokeshire Archives (PA)

D-LEW/3/225 – 1670 Grant by Henry Poier of Narberth parish, tanner

The Grove, Molleston, Narberth, Pembs:
Historic Environment Desk-Based Assessment

- D-LEW/6/699 – 1672 Henry Poier of Grove, tanner. Misc. deeds
- D-LEW/1/71 – 1672. Post-Nuptial Settlement of Henry Poier and Jane
- D-LEW/6/732 – 1680 Daniel Poyer, Grove, tanner. Witness to a lease
- D-LEW/6/735 – 1685 Richard Browne of Grove. Assignment and quit claim
- D-LEW/1/73 – 1686, Daniel Poyer of Grove, bond
- D-LEW/6/745 – 1688 Daniell Poyer of the Grove, tanner. Lease of fields
- D-LEW/6/749 – 1688 Daniell Poyer of Grove, tanner. Lease
- D-LEW/6/739 -1693 Daniell Poyer of Grove, tanner. Rent.
- D-LEW/6/718 – 1694 Miscellaneous Deeds: Daniel Poyer of Grove, gentleman
- D-LEW/3/310 – 1713, John Poyer, Grove, gentleman. Conveyance
- D-LEW/7/777 – 1724. John Poyer, Grove, gentleman. Lease
- D-LEW/6/772 – 1725 John Poyer of Grove, gentleman. Lease
- D-LEW/6/774 – 1727. John Poyer of Grove, gentleman. Grant of land
- D-LEW/3/280 – 1733, John Poyer, Grove, gentleman. Lease.
- D-LEW/1/1 – 1733-4, John Payer of Grove, lease
- D-EE/34/68 – 1736 John Poyer of Grove, gentleman. Money for a marriage.
- D-LEW/7/797 – 1745-6. Daniel Poyer, Grove, gentleman. Mortgage
- D-LEW/7/801 – 1748. Danile Poyer of Grove, gentleman. Mortgage
- D-LEW/5/504 – 1749. Daniel Poyer of Grove, gentleman. Bond (Poyer Papers)
- D-LEW/7/863 – 1764. John Poyer of Grove, father of Captain Poyer. Dispute.
- D-LEW/3/317 – 1766. Mortgage. John Poyer of Grove, esquire (heir at law and devisee of his brother Daniel Poyer late of Grove, gentleman, deceased)
- HDX/562/62 – 1775 John Poyer of Grove, esquire.
- D-LEW/1/42 – 1779 John Poyer, Gove, lease.
- PQ-7/14/22 – 1781 John Poyer of Grove, esquire. Bastardy bond witness
- D-GRE/53 – 1789. The wives of parties were sisters and cohiers of John Poyer of Grove, Narberth (deceased 1784)
- D-RKL/1512 – 1789 'William Callen of Merrixtion, gent,, and Anne, his wife ,and William Oliver of Bristol, gent., and Louisa, his wife (Anne and Louisa being sisters and co-heirs of the late John Poyer of Grove, Narberth, esq.' Mention in lease and release.
- D-LEW/1/88 – 1794. Daniel Poyer died having made his will on 14 January 1756, left all his realty to his brother John. John Poyer died on 29 January 1784, leaving his two sisters Anne Callen and Louisa, his heirs. Louisa died on 10 June 1792, and now Anne is sole heiress.
- D-ALLEN/5/268 – 1807 Hannah Lloyd of Grove, Narberth, a spinster, benefits from a will
- D-VJ/2/1 – 1807. Copy of will of Anne Callen of Merrixtion, widow. Beneficiaries included Miss Hannah Lloyd of Grove (friend)
- D-LEW/1/60 – 1811 John Callen, give, lease.
- D-LJ/247 – 1812. John Callan of Grove, esquire. Mortgage.

The Grove, Molleston, Narberth, Pembs:
Historic Environment Desk-Based Assessment

D-EE/39/14 – 1815 John Callan of Grove, esquire. Mortgage

D-EE/39/17 – 1818 John Callen of Grove, lease

HDX/1822/17 – 1818 John Callen of Grove. Mortgage

D-LEW/8/984 – 1822. John Callen of Grove, esquire. Lease etc.

D-LEW/7/889 – 1825. Lease. Elizabeth wife of lessor (Charles Callen of Merrixtton), and Richard Poyer Callen son of lessor.

D-LEW/8/997 – 1825. Elizabeth Callen of Grove, widow. Lease etc

D-EE/32/2 – 1826 Eliza Callen of Grove, widow, mortgage application

D-LEW/7/890 – 1829. Surrender of lease. Daniel Callen of Grove, esquire

D-LEW/8/999 – 1830. Pre-nup of Daniel Poyer Callen and Caroline Bell Webb Bowen - £3000.

D-LEW/8/1000 – 1831 Daniel Poyer Callen and Richard Poyer Callen esquires, both of Grove. Deed.

D-LEW/7/957 – 1837. deeds etc. Daniel Poyer Callen, late of Grove but now of Molleston, esquire.

HDX/1822/18 – 1838 Eliza Callen of Grove, widow. Surrender of mortgage.

D-LEW/7/960 – 1839 Daniel Poyer Callen, late of Grove now of Molleston, esquire. Deeds etc.

D-LEW/8/1008 – 1839. Assignment of Grove. Eliza Callen of Grove, widow, and Daniel Poyer Callen late of the same place but now of Molleston, esquire

D-LEW/2/196 – 1839. Copy Will (will dated 18 Mar 1839), of Elizabeth Callen of Grove, widow.

D-LEW/3/264 – 1857. Agreement. J C H P Callen of the Grove, Lieutenant in H.M. 71st Regiment of Highlanders Light Infantry.

D-LEW/5/584 – 1857. John Charles Hugh Poyer Callen of Grove, esq. Lt in HM 71st Regiment of Highland Light Infantry

D-LEW/2/211. 1866. Will (dated 28 Apr 1866) of John Charles Hugh Poyer Callen of Grove, esquire.

D-LEW/9/1108 – Estate matters. c.1800 & 1868, 1847 & 1868.

D-LEW/8/1058 – 1869. Resettlement by J L G P Lewis, esquire, and Katherine his wife, of the Grove and Molleston estates

D-LLC/760 – 1884. Transfers of mortgages of Grove estate.

D-LEW/8/1067 – 1886. Mortgage. The Lord Bishop of Llandaff

D-LEW/5/623 – 1904-10. Papers, etc re Arthur Griffith Poyer Lewis, esquire.

D-LEW/5/626 – 1905-23. Rentals of Henllan, Grove, and Molleston Estates for years 1905, 1906, 1908 - 1913, 1915 – 1923.

D-LEW/5/627 – 1909-18. Lewis of Henllan papers: File containing cottage agreements, tithe rent charges in Grove estate

National Library of Wales (NLW)

St David's Probate Records – 1646. Richard Browne, The Grove, Tanner/Yeoman. 1660, Thomas Childe Gent., Grove, Narberth. 1678. Henry Poyer, Grove. 1689. Thomas Lloyd, Grove, Narberth. 1703. Daniell Poyer, Gent. Grove. 1711 Thomas

The Grove, Molleston, Narberth, Pembs:
Historic Environment Desk-Based Assessment

Lloyd Esq, Grove. 1787. John Poyer The Elder/Esq, Grove. Also of Anne Poyer of Grove, and David Poyer. 1840. Eliza Callen, widow, Grove.

File 1374 - 1686. Settlement after the marriage of the said Daniel Poyer and Priscilla his wife of messuages and lands

File 7999-8015. 1788. Letters concerning the estate of Captain John Poyer of Grove.

File 4296 - 1789, lease of some lands. Thomas Mansel [--] and Margaret his wife, formerly wife of John Poyer of Grove, parish of Narberth, William Callen [--] and Ann his wife, one of the sisters of the said John Poyer

File 4502-27. 1790. Papers relating to John Poyer, Grove, deceased.

File 6884 - 1835. Daniel Poyer Callen of Grove, and John Poyer Hugh Callen of Grove, an infant. Bill of complaint

The Grove, Molleston, Narberth, Pembs:
Historic Environment Desk-Based Assessment