

HAVERFORDWEST RIVERSIDE DEVELOPMENT, PEMBROKESHIRE: HISTORIC ENVIRONMENT DESK-BASED ASSESSMENT



Prepared by DAT Archaeological Services
For: Pembrokeshire County Council



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**HAVERFORDWEST RIVERSIDE
DEVELOPMENT, PEMBROKESHIRE:
HISTORIC ENVIRONMENT DESK-BASED
ASSESSMENT**

By

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**HAVERFORDWEST RIVERSIDE DEVELOPMENT, PEMBROKESHIRE:
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	EXECUTIVE SUMMARY/CRYNODEB GWEITHREDOL	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	5
3	LOCATION, TOPOGRAPHY AND GEOLOGY	5
4	DESIGNATED HERITAGE ASSETS	9
	4.1 General	9
	4.2 Scheduled Monuments	9
	4.3 Listed Buildings	9
	4.4 Conservation Areas	10
	4.5 Registered Historic Landscapes	11
5	NON-DESIGNATED HERITAGE ASSETS	13
	5.1 General	13
	5.2 Palaeolithic and Mesolithic	13
	5.3 Neolithic and Bronze Age	13
	5.4 Iron Age	14
	5.5 Roman Period	14
	5.6 Medieval Period	14
	5.7 Post-Medieval & Modern Period	16
6	ASSESSMENT OF EVIDENCE	21
	6.1 General	21
	6.2 Previous Archaeological Work	21
	6.3 Illustrations and Archives	22
	6.4 Historic Mapping	22
	6.5 Aerial & Historic Photography	23
	6.6 Site Visit	24
7	ASSESSMENT OF ARCHAEOLOGICAL POTENTIAL AND IMPORTANCE	35
8	IMPACT ASSESSMENT	38
	8.1 Previous Impacts to Development Area	38
	8.2 Development Proposals	38
	8.3 Impact Assessment Criteria	41

8.4	Physical impacts upon the archaeological resource	41
8.5	Impacts to the Settings of Surrounding Designated Assets	42
9	CONCLUSIONS	44
9.1	Archaeological Potential and Impact Assessment	44
9.2	Mitigation	45
10	SOURCES	47

FIGURES

Figure 1:	Location of development area	7
Figure 2:	Location of development area within Haverfordwest	8
Figure 3:	Designated heritage assets within 100m	12
Figure 4:	Sites recorded on the HER within 100m	20
Figure 5:	Engraving of Haverfordwest, 1740	25
Figure 6:	Later engraving, 1748	26
Figure 7:	Painting of Haverfordwest Castle, 1872	27
Figure 8:	Ordnance Survey map extract 1889	28
Figure 9:	Proposed development area	39
Figure 10:	Concept designs	40

TABLES

Table 1:	Archaeological and Historical Timeline for Wales	4
Table 2:	Designated Heritage Assets within the study area	11
Table 3:	Iron Age sites on the HER	14
Table 4:	Medieval sites on the HER	14
Table 5:	Post Medieval and Modern sites on the HER	16
Table 6:	Site potential definitions	35
Table 7:	Site importance definitions	35
Table 8:	Impact assessment criteria	41
Table 9:	Assessment of impacts	44

PHOTOGRAPHS

Photo 1:	Photograph of the iron foundry, c.1890	29
Photo 2:	Aerial image of the site from 1955	29
Photo 3:	Old Bridge and development area 1950s	30
Photos 4 - 11:	Site visit photographs	30

HAVERFORDWEST RIVERSIDE DEVELOPMENT, PEMBROKESHIRE: HISTORIC ENVIRONMENT DESK-BASED ASSESSMENT

EXECUTIVE SUMMARY

DAT Archaeological Services were commissioned to prepare an Historic Environment Desk-Based Assessment of the proposed Haverfordwest Riverside Development, Pembrokeshire (SM 95478 15763).

A possible impact on archaeological remains along the west bank of the river was highlighted, with mitigation measures suggested. Impacts to the setting of surrounding designated assets was considered to be neutral.

CRYNODEB GWEITHREDOL

Comisiynwyd Gwasanaethau Archaeolegol YAD i baratoi Asesiad Desg Amgylchedd Hanesyddol o Ddatblygiad Glan yr Afon Hwlfordd arfaethedig, Sir Benfro (SM 95478 15763).

Amlygwyd effaith bosibl ar weddillion archeolegol ar hyd glan gorllewinol yr afon, ac awgrymwyd mesurau lliniaru. Ystyriwyd bod yr effeithiau ar leoliad yr asedau dynodedig o amgylch yn niwtral.

1. INTRODUCTION

1.1 Project Proposals and Commission

- 1.1.1 DAT Archaeological Services were commissioned by Pembrokeshire County Council to prepare an Historic Environment Desk-Based Assessment for the proposed riverside development in Haverfordwest, Pembrokeshire (centred on SM 95478 15763).
- 1.1.2 The proposed development includes relocating the current footbridge crossing of the Cleddau river in the heart of Haverfordwest, linking to a wider development on the Western Quayside. The Western Quayside development has commenced, focussed on the renovation and redevelopment of the former Ocky Whites department store on Bridge Street, with a second stage of development works along the riverside planned.
- 1.1.3 A desk-based assessment was initially prepared in April 2020 (Poucher 2020), as the Western Quayside scheme was in pre-planning development. Planning permission was subsequently granted for the Phase 1 development associated with that scheme, with a variety of Conditions attached, including archaeological mitigation. During the course of groundworks associated with the Phase 1 development significant archaeological features were uncovered, which required full archaeological excavation during the development works. In light of these findings an update of the desk-based assessment was produced in order to fully inform the Phase 2 development works on the site. The current phase of work overlaps in some aspects of that scheme, but includes distinctly new areas of development across the river that have not been assessed as part of the previous assessments.
- 1.1.4 This current desk-based assessment uses the previous assessments as a base but includes updated information and specific assessments of areas that are not impacted upon by the previous development.
- 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 archaeological assessment has been both a desk-based study of the site area, but also includes preliminary information from ongoing archaeological excavations. The assessment aims to identify any known archaeological or historical sites within the site and its environs, identify potential setting impacts on designated archaeological assets in the vicinity, identify historic landscape areas that may be affected and assess the potential for further archaeological remains to be present within the development area.

1.2 Scope of the Project and Methodology

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

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

establish the impact of the proposed development on the significance of the historic environment (or will identify the need for further evaluation to do so), and will enable reasoned proposals and decisions to be made whether to mitigate, offset or accept without further intervention that impact.

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

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

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

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

1.2.5 The report presents relevant information from a number of sources 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, including ongoing archaeological investigations;
- Archive records held at the County Archive, the National Library of Wales (NLW) and the Royal Commission on the Ancient and Historic Monuments of Wales (RCAHMW);
- 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 Due to the town centre location of the development and the proliferation of recorded elements of the historic environment within Haverfordwest a relatively narrow search area of 100m from the boundary of the development area has been used to examine designated and non-designated heritage assets. This area will be increased for designated assets should it become apparent during the course of the study that assets outside this area may be impacted upon. This search area has been discussed and agreed with Dyfed Archaeological Trust – Development Management (DAT-DM), in their capacity as advisors to the local planning authority, prior to the commencement of the original study associated with the Western Quayside development (Poucher 2020).

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).

A historic asset is:

An identifiable component of the historic environment. It may consist or be a combination of an archaeological site, a historic building or area, historic park and garden or a parcel of historic landscape. Nationally important historic assets will normally be designated (ibid).

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

1.3 Abbreviations

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

1.4 Illustrations

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

1.5 Timeline

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

Table 1: Archaeological and Historical Timeline for Wales

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

2. POLICIES AND GUIDANCE

- 2.1 National and regional policies and guidance related to the historic environment are outlined in detail in the existing desk-based assessment (Poucher 2020).
- 2.2 In brief, the national policies and guidance of relevance to this assessment include The Historic Environment (Wales) Act (2016), Planning Policy Wales (Ed.11, 2021 - Chapter 6, 'Distinctive and Natural Places') and Technical Advice Note 24: The Historic Environment (2017). The latter also makes reference to guidance documents Conservation Principles (March 2011); Heritage Impact Assessment in Wales (May 2017); Managing Historic Character in Wales (May 2017); and Setting of Historic Assets in Wales (May 2017), all produced by the Welsh Government/Cadw.
- 2.3 Regional policies of relevance include the Pembrokeshire County Council (PCC) Local Development Plan (LDP) (adopted February 2013). The main policy references to the Historic Environment are outlined in policy GN.38: Protection and Enhancement of the Historic Environment. Supplementary Planning Guidance has also been drawn up to assist applicants seeking planning permission and provide guidance in undertaking archaeological work in Pembrokeshire. The Supplementary Planning Guidance is available

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

from the Pembrokeshire County Council Website at:
<https://www.pembrokeshire.gov.uk/adopted-local-development-plan/ldp-supplementary-planning-guidance>.

3 LOCATION, TOPOGRAPHY AND GEOLOGY

- 3.1 The development area is located within the centre of Haverfordwest, a town itself located relatively centrally within Pembrokeshire, southwest Wales (centred on SM 9545 1574).
- 3.2 The current footbridge spans the river Cleddau, which runs through the centre of Haverfordwest. On the west bank of the river lies an area of traditional commercial activity along Bridge Street. The street is lined with commercial premises, with rear yard areas extending to the riverside, many of which have now been further infilled with development. The western riverside to the south of the footbridge comprises a mixture of former warehouse and commercial structures running to the riverside. The western riverside to the north of the footbridge includes a modern library and market building, separated from Bridge Street properties by a rear lane accessed from Swan Square to the north. The eastern riverside is lined by the modern Riverside Shopping Centre, backed by a bus station and multi-storey carpark.
- 3.3 To the west the ground is level for around 90m, before rising sharply, topped by the prominent remains of Haverfordwest Castle. To the east the ground is level for around 120m up to Cartlett Road, with the ground then rising more gradually. The Western Cleddau is tidal up to Haverfordwest, and flows southward where it joins the Eastern Cleddau, before turning westward into the deep and wide Milford Haven Estuary and out into the Bristol Channel.
- 3.4 The underlying geology of the area comprises mudstone, with the site lying along a series of east-west aligned bands of differing mudstones, from the Slade and Redhill Formation, Portfield Formation and Portfield and Haverford Mudstone Formation. More generally these formations form part of the Llandovery and Ashgill Rocks. Along the lower-lying banks of the Cleddau, and underneath the development area, the rocks are overlaid with alluvial deposits of clay, sand, silts and gravels (BGS 2020).

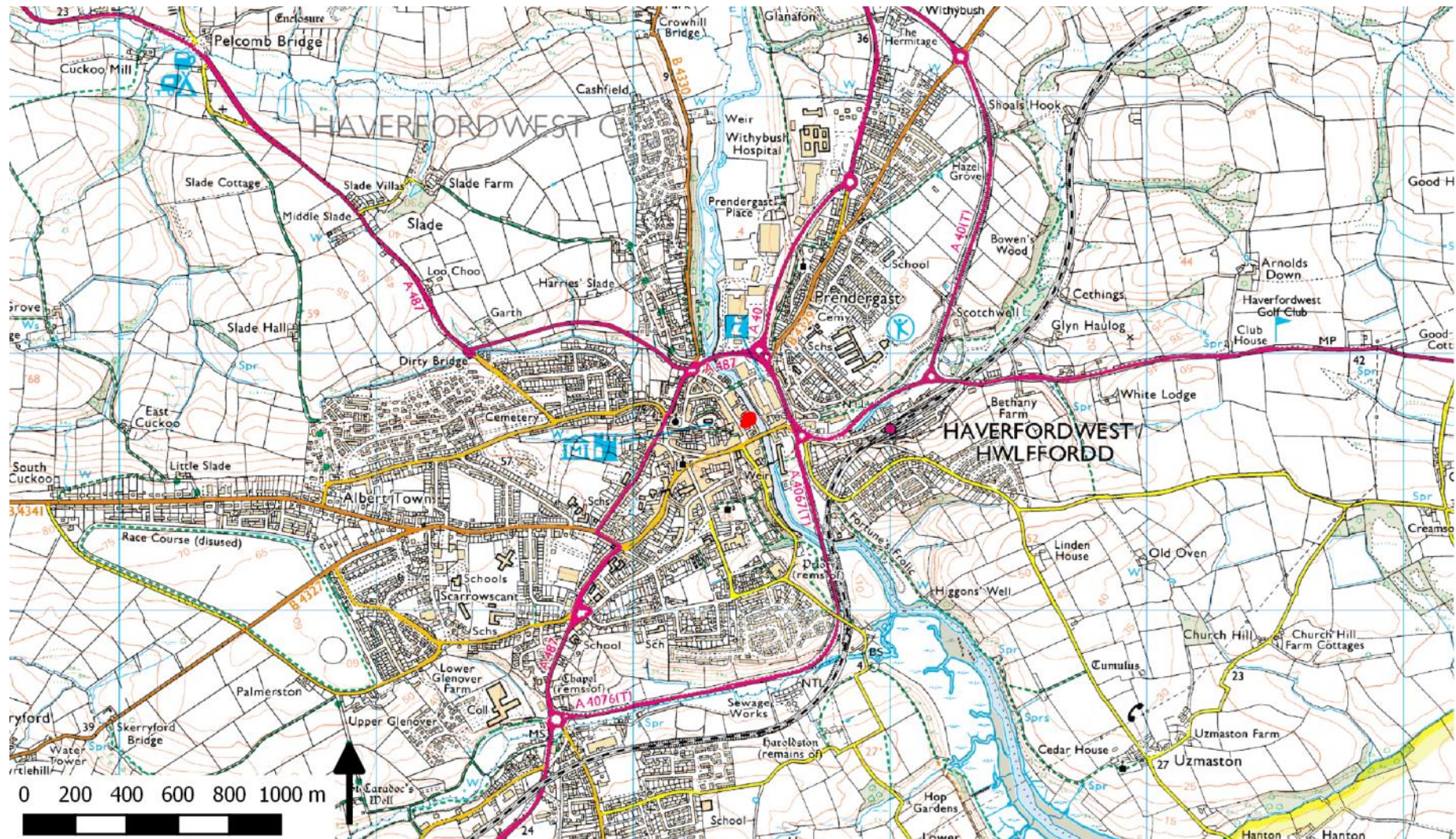


Figure 1: Location of development area.

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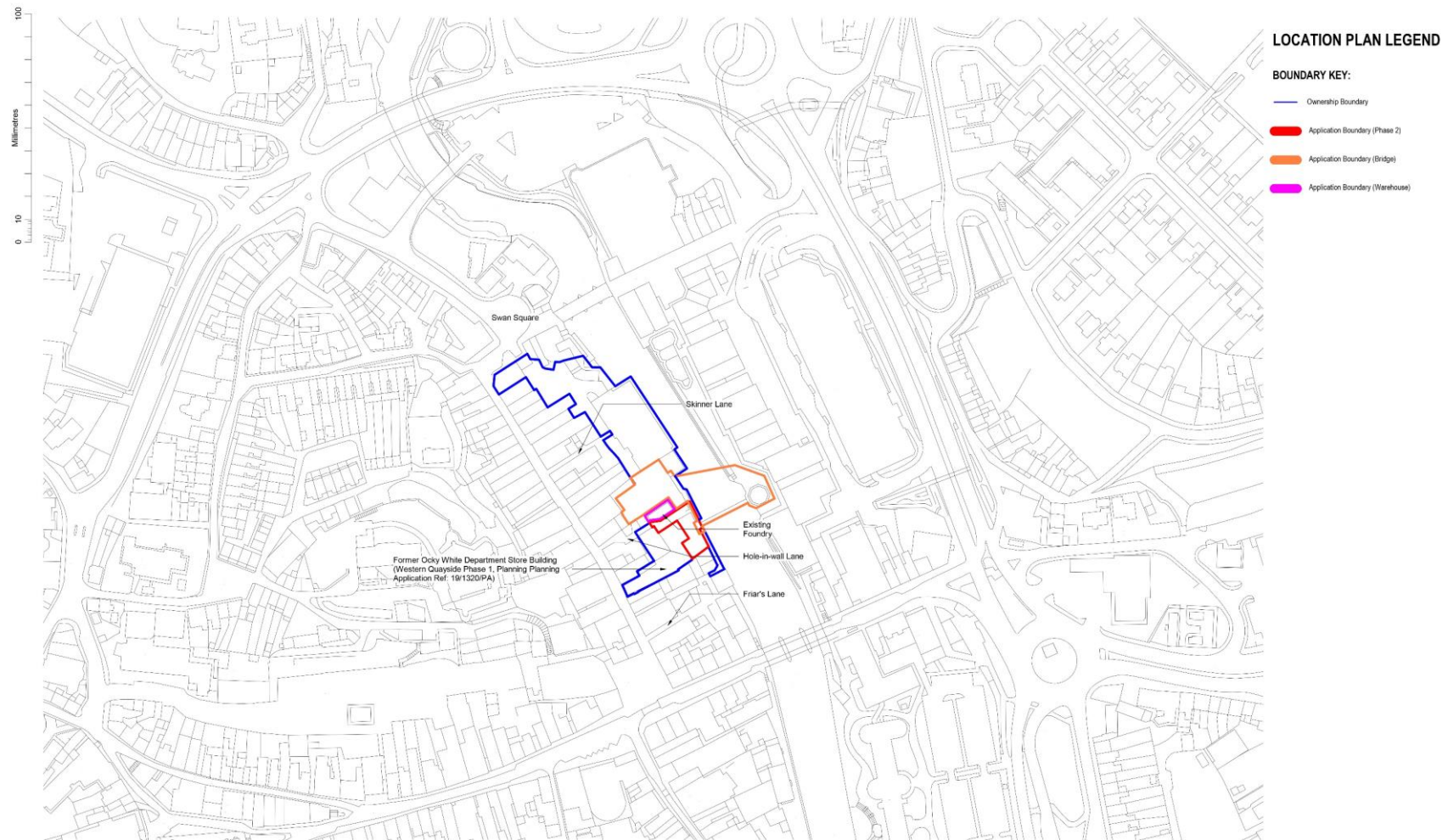


Figure 2: Location of development area within Haverfordwest, showing the Western Quayside development areas in red and blue, and the current assessed development area in orange. Nb. The proposed development area was subsequently refined to exclude much of the area on the west bank, but this has been included as part of the original assessment area. Plan provided by client, the original plan was produced by Atkins, titled 'Location Plan – Phase 2', drawing no. 5190893-ATK-XX-00-DR-A-1150, dated 22/10/2020. Not reproduced to scale, and adapted to highlight the survey area.

4 DESIGNATED HERITAGE ASSETS (Table 2 and Figure 3)

4.1 General

- 4.1.1 A search of data held on several databases was made of historic assets, including both designated and non-designated assets, focussing initially on a search area of 100m from the development boundary. This initial focus was expanded to identify any further sites of relevance, but ultimately all potential impacts were identified within that 100m, as described below.
- 4.1.2 The designated assets are described first, as they largely comprise assets with statutory protection, such as Scheduled Monument, Listed Buildings and Conservation Areas, along with other high value assets such as registered historic landscapes. A full list and descriptions of the designated assets identified in the area are included in the initial assessment (Poucher 2020), the following is a brief summary of the designated sites of relevance to the current development.

4.2 Scheduled Monuments

- 4.2.1 Scheduled Monuments are historic and archaeological sites considered to be of national importance. These sites are given legal protection, and consideration of the impact of development upon these sites and their settings are considerations of the planning process.
- 4.2.2 There is one Scheduled Monument of note associated with this site. Haverfordwest Castle (PE366) is a medieval castle occupying a prominent location 80m to the west of the site.
- 4.2.3 The castle has been a prominent and important feature of Haverfordwest since the 12th century. The eastern range of the inner ward comprises a high masonry wall stop on top of a rocky outcrop overlooking Bridge Street and the river beyond. The east range comprised high status accommodation for the occupiers of the castle, and the fine architectural detailing within the wall was likely in part designed as a prominent visual statement when viewed from the east.
- 4.2.4 No further Scheduled Monuments were identified that shared any connections to the proposed development site, or that might be impacted upon by the development.

4.3 Listed Buildings

- 4.3.1 Listed Buildings are buildings and structures of national importance given legal protection by being placed on a 'List' of Buildings of Special Architectural or Historic Interest. Buildings on the List are given one of three grades which denote their level of importance (Grade I, II* & II), Grade I being the highest. A listed building may not be demolished, extended, or altered without special permission from the local planning authority.
- 4.3.2 Due to its location in the centre of an historic town there are a large number of Listed Buildings within the locality of the site, a total of 27 within 100m of the proposed development site alone. The majority of listed buildings, both within the search area and in the wider Haverfordwest area, share no physical, historical, visual or other identified relationship to the proposed development and have therefore been discounted from further assessments. Buildings of relevance to the current development have been identified, these include:
- Haverfordwest Castle (12031, Grade I listed);

- New Bridge and lamp standards (12020, Grade II* listed);
- The Old Bridge (12021, Grade II* listed);
- No.12 Victoria Place (12244, Grade II listed);
- Warehouse at rear of No.12 Victoria Place (12245, Grade II listed);
- Picton House (12201, Grade II listed)

4.3.3 These sites will not be directly affected by the proposed development. The potential impact lies in the possible visual impact upon the setting these sites.

4.4 Conservation Areas

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

4.4.2 The Appraisal picks out a number of key elements within Haverfordwest that may require special consideration in development plans. Some of these key elements that may be of potential relevance to development along the riverside include:

- A long history inherently connected with the establishment of the castle;
- River Cleddau;
- Historic medieval street patterns, layout and burgage plots that remain evident in the modern town;
- Historic market town;
- Architecturally distinctive landmark buildings;
- Significant views into, out of and within the Conservation Area;
- A diverse mix of building styles and types with the majority comprising 18th and 19th century buildings;
- Many fine examples of well proportioned and elegant Georgian buildings and terraces, and
- Two Scheduled Ancient Monuments and a large number of Listed Buildings.

4.4.3 The proposed development site lies within the 'Commercial Area' in the description of the Conservation Area. The prominence, history and quality of buildings on High Street and Castle Square are highlight. Bridge Street is described as a more enclosed street, with fewer Listed Buildings and more modern elements. The Riverside Quay shopping development on the opposite banks of the river is more modern construction creating a largely urban and concrete environment. The backs of the buildings along Bridge Street together with the Riverside Market are described as a negative area offering the opportunity for redevelopment and enhancement. The river is seen as a major asset, and the redevelopment of sites along the waterfront needs to address the river and secure riverside landscaping. There is also a need for coordination of the whole of the river as it passes through the town.

4.4.4 The Appraisal puts forward a general proposal to redevelop negative sites with well-designed contemporary development that either preserves or enhances the individual character areas, taking into account important

features and characters of the area (p43). It also states that the Council will seek to ensure the redevelopment of the rear of Bridge Street 'fully exploits its location and natural asset, the Western Cleddau, and harmonises with other activities and proposals for the riverside' (p45).

4.5 Registered Historic Landscapes

- 4.5.1 Registered Historic Landscapes are landscapes of historic interest included on the Register of Landscapes of Historic Interest in Wales (Cadw 1998). The landscape boundaries and associated details have been created as non-statutory advice to assist decision makers and landscape managers to help ensure that the historic character of the landscape is sustained, and that where change is contemplated, it is well-informed.
- 4.5.2 The development site lies within the northern edge of the Milford Haven Waterway Landscape of Outstanding Historic Interest (HLW (D) 3), listed within the Register of Landscape of Outstanding Historic Interest, published by Cadw, CCW and ICOMOS UK (1998).
- 4.5.3 This landscape is subdivided into a series of Historic Landscape Character Areas (HLCAs). The proposed development site lies within HLCA 309 Haverfordwest, which is largely drawn around the urban limits of Haverfordwest. The proposed development site is not specifically mentioned as a characteristic element of this area, however the Dominican Friary which once lay near this site is included as an important element of the history of this area.

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

Site / Building Name	Cadw Ref.	NGR	Designation
Haverfordwest Castle	PE 366	SM 9531 1576	Scheduled Monument
Haverfordwest Castle	12031	SM 9534 1573	Listed Building Grade I
New Bridge And Four Lamp Standards	12020	SM 9552 1569	Listed Building Grade II*
The Old Bridge	12021	SM 9539 1576	Listed Building Grade II*
Picton House	12201	SM 9554 1571	Listed Building Grade II
No.12 Victoria Place	12244	SM 9549 1569	Listed Building Grade II
Warehouse At Rear Of No. 12 Victoria Place	12245	SM 9549 1571	Listed Building Grade II
Milford Haven Waterway	HLW (D) 3	-	Landscape of Outstanding Historic Interest
Haverfordwest	-	-	Conservation Area

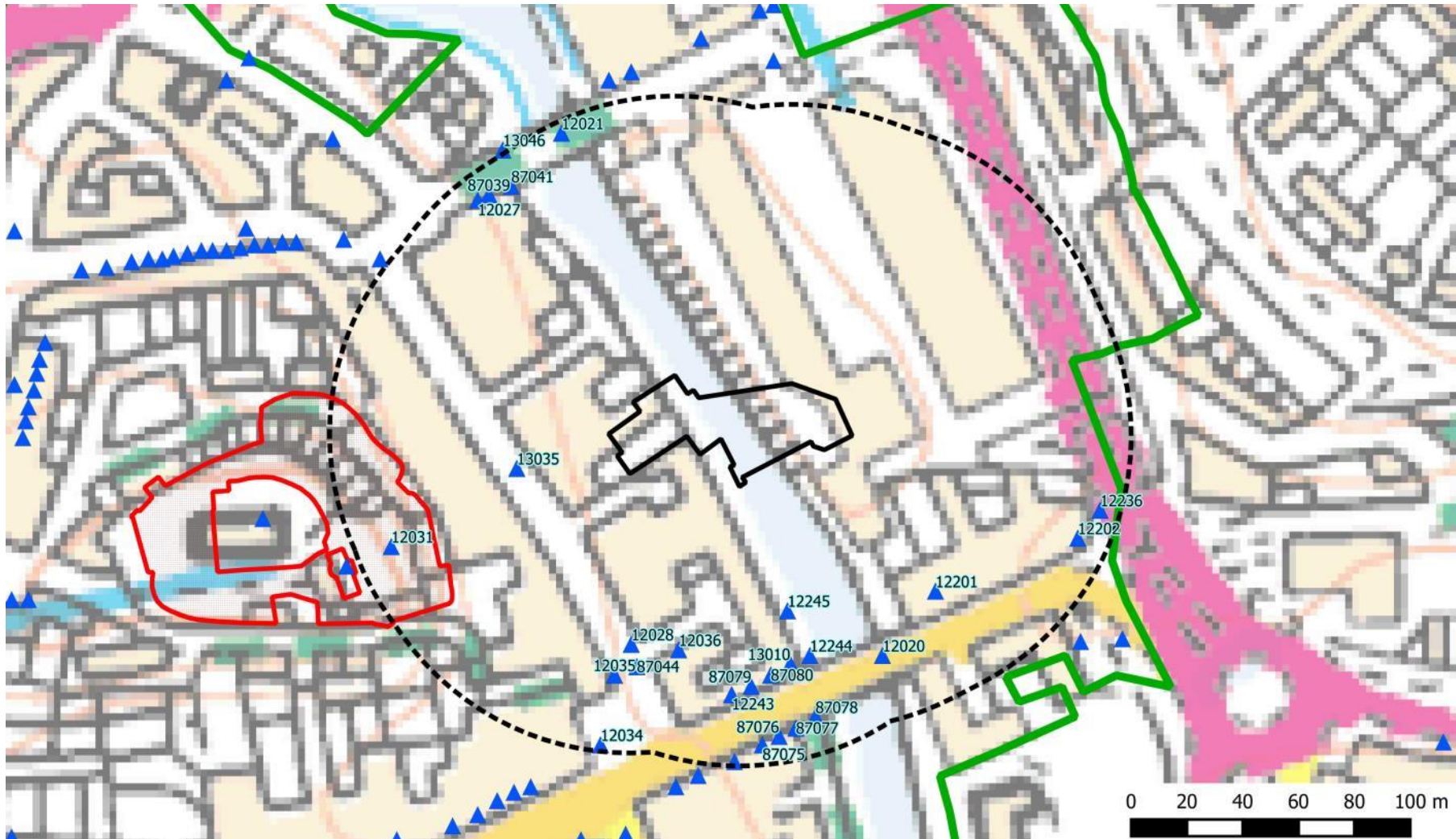


Figure 3: Designated heritage assets within 100m (dotted line) of the development area. Scheduled Monuments are shown in red, listed buildings in blue and the outer edge of the Conservation Area in green, as listed in Table 2.

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

5.1 General

- 5.1.1 A search of data held by the Dyfed Archaeological Trust Historic Environment Record (DAT HER) was made within a 100m radius area around the development area. A search of the same area was made of the National Monuments Record held by the Royal Commission on the Ancient and Historic Monuments of Wales and the Portable Antiquities Scheme. The locations of these entries are shown in Figure 4.
- 5.1.2 The Dyfed Historic Environment Record (HER) records fifty-nine heritage assets within this search area, although none (as recorded at present) lie within the boundary of the proposed development area. Nine of these sites are also duplicate records. Thirty sites are recorded in the National Monuments Record (NMR), many of which record the same sites as the HER. There were no records recorded by the Portable Antiquities Scheme within the same search area.
- 5.1.3 This baseline data has been supplemented by the additional research carried out in the previous desk-based assessments (Poucher 2020 & Poucher 2022), along with further examination of primary and secondary sources and information emerging from ongoing archaeological work associated with the Phase 1 development on this site. This data has highlighted additional archaeological sites that may extend into the proposed development area.
- 5.1.4 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 from that period. More detailed descriptions for each period are provided in the previous assessment (Poucher 2022).

5.2 Palaeolithic and Mesolithic

- 5.2.1 Scattered evidence of activity during the Palaeolithic is known throughout southwest Wales, but such evidence is rare in the locality and potential is negligible.
- 5.2.2 Mesolithic activity is recorded in much closer proximity to Haverfordwest, largely in the form of flint artefacts, with some temporary settlement activity uncovered to the north of Haverfordwest. There is a potential for Mesolithic activity exploiting riverside areas, but the often fragile nature of evidence from these periods is unlikely to survive in great detail on a site of urban development such as this.

5.3 Neolithic and Bronze Age

- 5.3.1 Although there is the potential for riverside activity during the Neolithic there is no recorded activity from this period within or around Haverfordwest.
- 5.3.2 An increase in known archaeological remains suggest population densities in the area were increasing during the Bronze Age, but no Bronze Age sites are recorded within the search area and there is currently no specific indication that Bronze Age remains may exist within the development area.

5.4 Iron Age

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

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

- 5.4.1 Throughout the Iron Age there is increasing evidence of settlement activity in the general area, although largely in the form of defensive sites. Although no specific evidence of Iron Age activity has come to light within the search area, it is suspected that the promontory upon which Haverfordwest Castle was built would have provided an ideal location for an Iron Age defended enclosure (PRN 7615). The site would have provided an easily defensible location, with good views and close to a crossable point of the river, with easy access to the river, its smaller tributaries and the numerous additional resources they would have provided.
- 5.4.2 Although conjectural, the presence of a nearby site of potential settlement during the Iron Age raises the possibility of associated activity along the riverbank, but general potential for this period within the development area remains low.

5.5 Roman Period

- 5.5.1 There are no recorded Roman sites within the search area, however, it has long been conjectured that a Roman road passed through the area, with a potential fort established close to the river crossing. Some find spots of Roman material have been recorded around the town, including some finds from Bridge Street (PRN 11802) but these coins do not provide conclusive evidence of Roman settlement in the area, the site is likely too close to Wiston Roman fort for there to be a substantial fort here, and projected road line from Wiston may indicate the main river crossing lay further north. Topographical features would suggest the proposed development site is an unlikely location for an early river crossing.

5.6 Medieval Period

Table 4: Medieval sites within a 100m radius area

PRN	Site Name	Period	NGR
3320	Haverfordwest Castle – masonry castle	Medieval	SM9534315728
3323	Black Friars - friary	Medieval	SM95431571
7615	Haverfordwest Castle – ringwork	Medieval	SM 9534 1573
8644	The Almshouse	Medieval	SM95371585
12514	Bridge Street – bridge	Medieval	SM95531569

121842	Swan Square – vaulted cellars	Medieval	SM95351584
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- 5.6.1 There is remarkably little known evidence of early medieval activity within and around Haverfordwest, and no such sites are recorded within the search area. However, with the collapse of the Roman administration and its trade networks, trade and contact in the area may well have shifted to the Irish Sea area, and the Cleddau and Milford Haven Waterway were well-sited to take advantage of this. Many of the known early medieval sites are recorded in coastal areas in southern Pembrokeshire, and Haverfordwest was well-placed to attract settlement.
- 5.6.2 The known development of Haverfordwest begins in the early 12th century when Tancred the Fleming established a castle (PRN 3320), sited on a dominant promontory at the lowest bridging point of the river (PRN 12514). The subsequent development of Haverfordwest during the medieval period is outlined and discussed in more detail within the previous assessment (Poucher 2022), as current archaeological work has altered the previous understanding. In brief, it had been assumed that medieval development along Bridge Street was relatively minimal as burgage plots are not recorded until the 15th century, with recorded settlement growing up first to the north and west of the castle, and then expanding to the south. Recent excavations have however shown that this was not the case. Potential 12th or early 13th century activity has been recorded, in the form of pits and postholes, within the adjacent Western Quayside development site. The nature of this activity is unclear at present, but it may relate to burgage plots, with settlement along Bridge Street establishing itself during the 12th century. By the mid-13th century a Benedictine Friary (PRN 3323) was established in this location. The layout of the Friary is unclear, no plans or pictures of the site survive, but ongoing research is suggesting a relatively rich, prosperous and therefore potentially extensive site. The recent excavations have recorded structural remains that may indicate the initial Friary church and focus of the complex could have been sited at least partly within the footprint of the former Ocky White's Store. The church building then appears to have moved but further buildings may have been established and an extensive cemetery was established on the site. In excess of 300 burials have been recovered during the course of the excavations, including high status crypt and priest burials, along with mixed population in terms of age and sex. The Friary was occupied until the Dissolution in 1538-9, the cemetery may have continued beyond this point.
- 5.6.3 The limits of the cemetery could not be defined within the excavated area, although there appeared to be a general thinning out of burials towards the riverside. What is not clear however is how the Friary, or indeed earlier town activity, interacted with the river at this point. Medieval activity in the area raises the possibility of quays and other riverside structures in the immediate area, given that the location of main medieval quay has not been confirmed within Haverfordwest, but that river-based mercantile activity would have formed a key element of settlement here. Conversely, the presence of the medieval cemetery may have limited such riverside activity at this precise location.

5.7 Post Medieval & Modern Period

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

PRN	Site Name	Period	NGR
4528	Old Bridge – 18 th century bridge	Post Medieval	SM95401588
6504	Castle Hotel – 18 th century dwelling	Post Medieval	SM9541815657
7254	Nos.4 6 8 And 12 Victoria Place – House	Post Medieval	SM95471568
8640	New Bridge – bridge of 1835-7	Post Medieval	SM9551915689
8784	Nos.33 And 35 Bridge Street - dwelling	Post Medieval	SM95381579
8785	No.35 Bridge Street (Outbuilding) - stable	Post Medieval	SM95401580
10015	No.2 Bridge Street; Osborn And Perkins – dwelling & shop	Post Medieval	SM95391578
10016	Nos.2 And 3 Castle Square – Dwelling	Post Medieval	SM9542315682
20660	No.1 Bridge Street; Piccolo Restaurant – shop	Post Medieval	SM95461570
20661	No.15 Bridge Street – shop	Post Medieval	SM95421575
20663	No.3 Bridge Street; Oliver's Shoe Shop	Post Medieval	SM95451570
20664	No.4 Bridge Street; Western Telegraph - shop	Post Medieval	SM95431570
20665	No.20 Bridge Street – early to mid 19 th cent. House & shop	Post Medieval	SM95391575
20670	No.5 Castle Square – shop	Post Medieval	SM9544615691
20703	Nos.1-4 Old Bridge – dwelling	Post Medieval	SM954158
20712	No.2 Picton House; Picton Place – dwelling	Post Medieval	SM9553815712
20713	No.18 Picton Place – 19 th century house	Post Medieval	SM95581573
20724	The County Hotel	Post Medieval	SM95581573
58420	Nos.43, 45 & 47 Bridge Street (Fishguard Arms Inn	Post Medieval	SM9537415852
58421	Duplicate of PRN 10015		
58575	Duplicate of PRN 20724		
58581	Nos. 4, 6 And 8 Victoria Place – shop	Post Medieval	SM9546515675
58582	Listed Building In Haverfordwest Community – shop	Post Medieval	SM9549315689

Haverfordwest Riverside Development, Pembrokeshire:
Historic Environment Desk-Based Assessment

58583	Warehouse At Rear Of No. 12 Victoria Place	Post Medieval	SM9548515705
59162	Listed Building In Haverfordwest Community - shop	Post Medieval	SM9548615686
59176	Duplicate of PRN 20665		
60646	Duplicate of PRN 58420		
60648	The Fishguard Arms Inn	Post Medieval	SM9538615857
60651	Nos. 2 And 3 Castle Square – shop	Post Medieval	SM9543115685
60681	Lloyds Bank	Post Medieval	SM9546615651
60682	Nos. 1, 3, 5, 7, 9, 11, 13, 15 And 17 Victoria Place – shop	Post Medieval	SM9547615657
60683	Nos. 1, 3, 5, 7, 9, 11, 13, 15 And 17 Victoria Place – shop	Post Medieval	SM9548215660
60684	Nos. 1, 3, 5, 7, 9, 11, 13, 15 And 17 Victoria Place – shop	Post Medieval	SM9548815663
60685	Nos. 1, 3, 5, 7, 9, 11, 13, 15 And 17 Victoria Place – shop	Post Medieval	SM9549515667
60686	Duplicate of PRN 58581		
60687	Nos. 4, 6 And 8 Victoria Place – offices	Post Medieval	SM9547915682
121823	No.28 Bridge Street – 19 th century house	Post Medieval	SM9537215786
121830	Duplicate of PRN 20661		
121831	18 th /19 th century ramp/wall	Post Medieval	SM95491588
121833	No.3 Bridge Street – 19 th century house	Post Medieval	SM9543815881
121834	No.1 Bridge Street – 19 th century building	Post Medieval	SM9543015877
121839	18 th century wall	Post Medieval	SM9540815754
121840	Duplicate of PRNs 20663 & 121833		
121844	No.2 Victoria Place – 19 th century building	Post Medieval	SM9545615670
121851	Duplicate of PRNs 20660 & 121834		
127343	Duplicate of PRN 8785		
127345	24a Bridge Street – house	Post Medieval	SM9538015771
24852	Old Bridge – Telephone Box	Modern	SM9540415876

Haverfordwest Riverside Development, Pembrokeshire:
Historic Environment Desk-Based Assessment

107821	2 nd Battalion Home Guard Pembrokeshire – Drill Hall	Modern	SM95571584
110383	Victoria Place – house and WWI depot	Modern	SM95481566
110403	3 rd Pembs Battalion Home Guard – Wartime HQ, 3 Picton Place	Modern	SM9556515690
127949	Ocky White – Department Store	Modern	SM95451574

- 5.7.1 Following the Dissolution in 1538 St Saviours Friary on Bridge Street was bought by Thomas Barlow. In 1553 Thomas Barlow passed the lands to his brother Roger, head of the Slebech Estate. The lands appear to have remained with the Barlow family, until passing through marriage to the Greville family in the mid to late 18th century and remaining in their hands until the mid-19th century. Current archaeological investigations suggest the site may have continued in use as a cemetery beyond the Dissolution, possibly into the early 17th century.
- 5.7.2 By the 18th century a note of 1739 (Willis 1739) describes the Friary site as having “very little or no remains ye whole site converted into limekilns”. It also records that “The person who rented it of ye Barlows dug it up and he was reduced from wealthy circumstances to a low mean condition and flung into gaol. Twas by report a large building”. It is possible that this may coincide with a series of demolition deposits that were recorded during the recent excavations sealing the cemetery soils. This description also coincides with a series of engravings of Haverfordwest created by Samuel and Nathaniel Buck in the mid-18th century, which include two views of the area from the east, one dated to 1740, the other to 1748 (Figures 5 & 6). The accuracy of engravings likely varies, and the precise location of the proposed development site is unclear. Both images do clearly show a well-developed riverside along the entirety of Bridge Street with a jumble of substantial buildings that would appear to represent warehouses, commercial premises, possible semi-industrial premises, and no doubt domestic dwellings as well, and substantial riverside walls. The Old Bridge to the north is visible, built in 1726 (PRN 4528), but the New Bridge to the south was not built until 1835 (PRN 8640). The east side of the river is only depicted on the later engraving of 1748, which depicted an undeveloped marshy tidal area, largely underwater in the engraving.
- 5.7.3 By the end of the 18th century the growth of ports further down the Milford Haven Waterway, and the silting of the river closer to Haverfordwest, signalled the end of the town as a port, however it remained the County town and regional market centre. The town also became fashionable with the local gentry, who built homes along High Street and Hill Street, and started a period of building for which Haverfordwest is now known for. Several 18th century buildings are recorded in the search area, including buildings on Castle Square (PRN 10016 & 60651) at the entrance to Bridge Street, and a hotel (PRN 6504) on High Street.
- 5.7.4 Extensive 19th century commercial and residential developments are recorded in the HER along Bridge Street (PRNs 8784, 10015, 20660, 20661, 20663, 20664, 20665, 20670, 58583, 121823, 121833, 121834 & 127345), on either side of the newly established New Bridge in Victoria Place (PRNs 7254, 58581, 58582, 60681, 60682, 60683, 60684, 60685, 60687 & 121844) and Picton Place (PRNs 20712, 20713 & 20724), and around the

entry to the Old Bridge (PRNs 20703, 58420 & 60648). This development is limited (within the search area) to the west side of the river and around the bridge heads to the north and south, with the east side of the river largely undeveloped.

- 5.7.5 It is during this period, whilst fashionable gentry houses were being built elsewhere, that an iron foundry appears to have been established on the west banks of the river at this site. The foundry history is detailed in the previous assessment (Poucher 2022) but it was reputedly founded in the mid-18th century and operated into the early 20th century, and possibly on into the mid-20th century. Plans and paintings show 19th century foundry structures and yards extending to the riverside, with a riverside wall along which boats could tie up. The main furnace appears to have been located within the Phase 1 development area, although little direct evidence of it came to light during current archaeological investigations. This layout is shown in plan on the detailed Ordnance Survey map of Haverfordwest in 1889 (Figure 8). One former foundry building remains standing, incorporated into the Phase 2 development plans. This formed the northern side of the foundry yard. The Hole in the Wall Lane ran around the north side of this, with access to the river at the end. North of this stood a Malthouse and associated buildings, an area now cleared, used as a car park and currently used as the site compound for the Phase 1 development works. A photograph of *circa* 1890 depicts the full site, as viewed from across the river (Photo 1).
- 5.7.6 An explosion in 1902 may have signalled the end of the foundry, although the site is still labelled as a foundry on both the subsequent Ordnance Survey maps of 1907 and 1937.
- 5.7.7 At some point in the early 20th century Octavius ('Ocky') White obtained the premises on Bridge Street for his drapery business and department store, it appears to have been operating as such from at least 1926. Initially focused on the Bridge Street property and rear warehouse (within the Phase 1 development area), Ocky White's purchased the remains of the Old Foundry site along the riverside in the mid-1950s, and the area was redeveloped, with the Bridge Street property extending back closer towards the waterfront. The department store closed in 2013, and until recently has housed a charity shop.
- 5.7.8 The area to the north of the Foundry was a brewery and malthouse. Little readily available recorded history has come to light, but it is mentioned as an "extensive Malthouse, and Stables, together with a commodious Dwellinghouse attached, situate [sic] in Bridge-street...in the occupation of Mr. Francis Lemons" (Pembrokeshire Herald 1855). By 1867 the site appears to have been run by Alfred Beynon (PA – HDX/729/8), but by the late 1880s the site marked on Ordnance Survey maps as 'disused' (Figure 8). The subsequent history of the site is undocumented.
- 5.7.9 The east side of the river appears relatively undeveloped during much of this period. A stone wall is recorded (PRN 121831) to the northeast, of potential 18th or 19th century date, appearing to form the remnants of a former slipway into a tidal marshy area, further indication of the marshy undeveloped nature of the eastern banks of the river until the modern period.



Figure 4: Location of sites recorded on the HER (red), labelled by PRN, with Listed Buildings shown in blue. Overlaid on an outline plan provided by the client (see Figure 2), but not reproduced to the original scale.

6 ASSESSMENT OF EVIDENCE

6.1 General

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

6.2 Previous Archaeological Work

- 6.2.1 Prior to the current development there have been very few intrusive archaeological investigations in the Bridge Street area. Excavations were carried at the eastern end of Old Bridge to the north in 1989 (Murphy 1989), which found no evidence of development pre-dating the 18th century establishment of the bridge itself. A watching brief was undertaken on development works during the building of the Riverside Quay Shopping Centre on the east side of the river in 2005/6, but a report on the results of this work has not been lodged within the HER.
- 6.2.2 Further south a watching brief was undertaken on work in Quay Street in 1994 (Murphy 1994). This found evidence of development from the 16th century onwards, but suggested a medieval quayside may have been located further north, closer to the present development site.
- 6.2.3 A desk-based assessment has been undertaken in association with development proposals around the Haverfordwest Bus Station on the east side of the river (Jenkins 2021). This assessment examined the development and history of the area on the east side of the river, suggesting that urban development first spread along Old Bridge to the north, then along Picton Place to the south. To the east a 'Jubilee Garden' was established in the early 19th century, underneath the present multi-storey car park, with industrial activity developing along its edge by the later 19th century, but the area around the proposed development area on the east side of the river was not developed until the mid-20th century.
- 6.2.4 The Western Quayside Phase 1 development has uncovered a variety of archaeological deposits surviving below the current ground surface on the west side of the river. These works are ongoing, and a full report on the findings will be produced in due course. Initial findings indicate natural subsoils were encountered at depths of between 1.5m and 1.9m below pre-existing ground levels, and comprised gravels, shales and clays. Pits, postholes, hearths and other deposits were recorded overlying this, currently presumed to be medieval in date and relating to the early settlement of Bridge Street in the 12th to early 13th century. Stone walls, some substantial, and crypt burials overlay this. These likely relate to the establishment of St Saviour's Friary in the mid-13th century, and may indicate the location of the main Friary church and prominent burials. The church building then appears to have moved and the site became a densely packed cemetery, with in excess of 300 individual burials recorded during the course of the excavations. This cemetery was likely in use throughout the medieval period, and may have continued into the 17th century, although a full date range from the excavated evidence is still awaited. Cemetery deposits were sealed by layers of demolition material, potentially relating to early 18th century demolition activity noted in documentary records (see 5.7.2). The demolition deposits were overlain by rubbish pits, a drainage system and some building remains, all assumed to be post-medieval in date,

but pre-dating the 19th century. Overlying this a series of brick-lined drains, a cistern and features relating to a former 19th century iron foundry were recorded. Foundry waste deposits across the site varied in depth from 0.2m to 1m deep. These in turn were sealed by deposits ranging from 0.2m to 0.4m thick, assumed to relate to the establishment of the early 20th century Ocky White's store.

- 6.2.5 The archaeological excavations were preceded by a series of test-pits undertaken under watching brief conditions. The were excavated largely within the footprint of the existing building, but one (Test Pit 10) was excavated into the external patio area between the building footprint and the riverside (results forthcoming). This test pit reached a depth of c.0.9m, revealing loose foundry waste to the depth of the pit, lying below the 0.17m thick reinforced-concrete ground surface.
- 6.2.6 These archaeological excavations indicate that made-ground deposits, seemingly of mixed medieval and post-medieval material of potential archaeological interest, extend for some depth, up to, and sometimes in excess of 2m in places. This also corresponds to nearby borehole data from 1974, which recorded 3.2m of made-ground at the end of the Hole in the Wall Lane. This made-ground comprised "Fill, ash, and rock ballast" to a depth of 2m, at which point the water level was first encountered, with "Fill (?) gravel with some angular rock fragments" to 3.2m below ground level. Gravel deposits lay below this, with sandstone bedrock encountered at a depth of 8.4m (BGS n.d.).

6.3 Illustrations and archives

- 6.3.1 Haverfordwest Castle has been the focus of many 18th and 19th century engravings and paintings, with many including depictions Bridge Street. The Buck engravings of the 1740s are probably the most widely reproduced and detailed, and these have been used to inform the historical development of the site (see section 5.7, Figures 5 & 6). A painting by William Pitt has also provided useful information on the Foundry site (see section 5.7, Figure 7).
- 6.3.2 Regional and national archives contain references to medieval Bridge Street and more importantly references to the Dominican Friary. These are mentioned in section 5.6, and best referenced in Jones (1989). Regional archives contain references to the history of the Ocky White department store on Bridge Street, running of the business in the 1940s, and the acquisition of the iron foundry buildings in the mid-20th century. Some details of the foundry are also included in the regional archives, although accounts of this site rely largely on reports in the local newspapers. No further references of relevance to activity on the eastern bank, or within the river, have been uncovered. All references are included in the Bibliography.

6.4 Historic Mapping

- 6.4.1 The tithe maps of the 1840s provide little detail for the site, other than indicating that the western banks of the river were well developed, whereas the eastern banks do not appear developed. Haverfordwest does however benefit from detailed early Ordnance Survey mapping, at 1:500 scale, from 1889 (Figure 8). This records the site in detail, showing on the west bank of the river the layout of the iron foundry with the brewery and Malthouse complex to the north (labelled as 'disused' by that date). The east bank of the river remains undeveloped tidal marsh land, enclosed by seemingly commercial and industrial premises on Old Bridge to the north, stables,

timber yards and other buildings under the present bus station to the east, and the rear gardens and outbuildings of properties along Picton Place to the south. This tidal area appears to have been accessible for small boats, with slipways accessing the area to the northeast (PRN 121831) and southeast (to the rear of the County Hotel).

- 6.4.2 Subsequent Ordnance Survey maps, at 1:2500 scale, suggest little alteration in the layout of the site into the 20th century. Despite accounts of the main foundry shed collapsing after a boiler explosion in 1902, the 1907 OS map shows the same layout of buildings at the iron foundry, with the addition of a further waterfront structure. This layout, and 'Cleddau Foundry' is also still marked on the Ordnance Survey mapping of 1937. Similarly the layout of the brewery and malthouse to the north remain unaltered, despite the possibility that the brewery no longer operated into the 20th century. The eastern banks of the river also remained undeveloped tidal land throughout this period, and remain so into the 1960s.
- 6.4.3 The subsequent map of 1966/7 indicates the foundry had closed. It would appear however that many, although not all, the foundry buildings remained on the site. Some connecting buildings appear to have been removed, and remaining buildings may have been subdivided. By the 1970s (1971-6) the foundry buildings that fronted the riverside had been removed, leaving part of one building range that was subsequently used as a warehouse, and still stands. It would appear that former foundry buildings were still attached to the rear of the Bridge Street frontage property. There is a lack of subsequent detailed mapping until the present day, although the remaining foundry buildings attached to the rear of the Ocky White building have been removed, and the riverside end of the building redeveloped.
- 6.4.4 On the east side of the river the 1:10,000 Ordnance Survey map published in 1968 (surveyed in 1965) is the first to show development of the former tidal marshes, with a straightened eastern edge of the river and a car park to the rear.

6.5 Aerial & Historic Photography

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

6.6 Site Visit (Photos 4 – 11)

- 6.6.1 Due to ongoing archaeological works the area has been visited on a number of occasions throughout the summer of 2022. Development works were ongoing adjacent to the site, but the footbridge and adjacent banks remained publically accessible.
- 6.6.2 The western banks of the site are currently under development, focussing on the former Ocky White buildings. The riverside frontage of the former department store has been removed, the buildings behind are being extensively renovated. An empty 19th century warehouse associated with the former iron foundry still stands within the development area. This is fronted by a modern car park area, currently in use as the development site compound. To the north stands a modern library and market building, that extends into the line of the river, resting on piled masonry supports. The market is stone built and slate-roofed, the library fronting the development area being largely glass-fronted. To the south stand a row of small modern shops fronting the Riverside Walk, with a slate-roofed masonry building (Munchy's Café) then extending up to the river line.
- 6.6.3 To the west the river is fronted by vertical masonry walling. This walling runs continuously from the current footbridge to butt against the Café building on the riverside, and appears to sit on concrete foundations, suggesting a modern structure although potentially older masonry footings lie closer to the bridge. To the north of the bridge there is a lower step out in the river frontage, masonry built and topped with possible grey brick. Above this lies a modern masonry wall set slightly back.
- 6.6.4 On the eastern side of the river stands a modern masonry octagonal clock tower with modern rendered commercial buildings of the Riverside Shopping Centre extending to the north and south. A small open area fronts the buildings along the riverside to the north, with pedestrian access running along the riverside, at a lower level, both to the north and the south.
- 6.6.5 To the east the footbridge stands on a modern masonry abutment into the river, with a stepped masonry and concrete frontage to the north and south.
- 6.6.6 The river is crossed by a single-span, narrow, steel pedestrian footbridge, with open panels to the side at mid-height, infilled with thinner uprights. The bridge is lit by two lampposts along its span.
- 6.6.7 There are clear views of the proposed development site from the New Bridge, Picton House and No.12 Victoria Place to the south, slightly more obscured from the warehouse to the rear of No.12 Victoria Place. Views from the Old Bridge to the north are semi-obscured by the protruding market and library building.



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

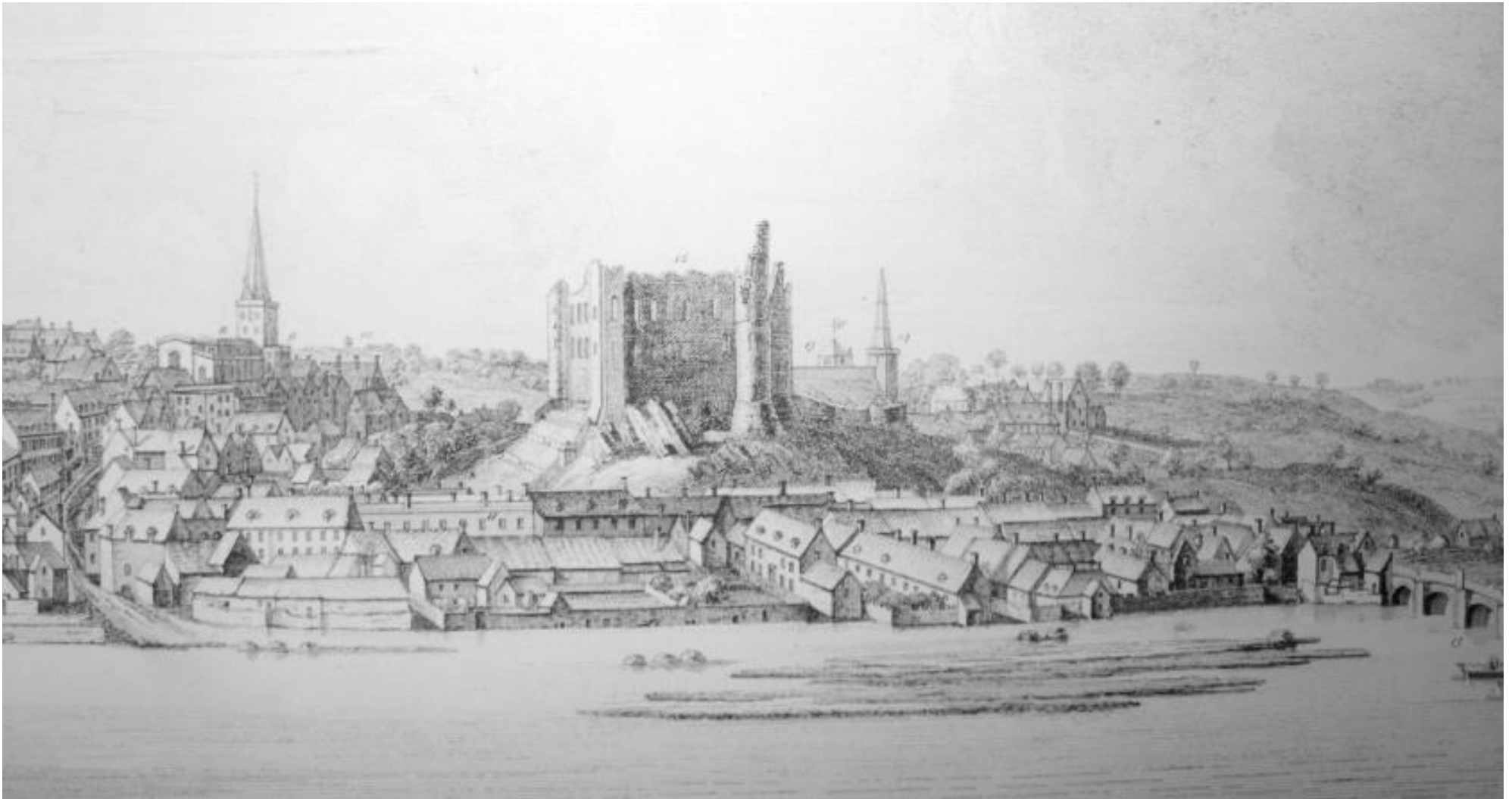


Figure 6: Later engraving by Nathaniel and Samuel Buck, 1748. The flooded marshes on the east bank lie in the foreground.



Figure 7: Painting of Haverfordwest Castle by William Pitt, 1872, showing Marychurch Foundry in the foreground.

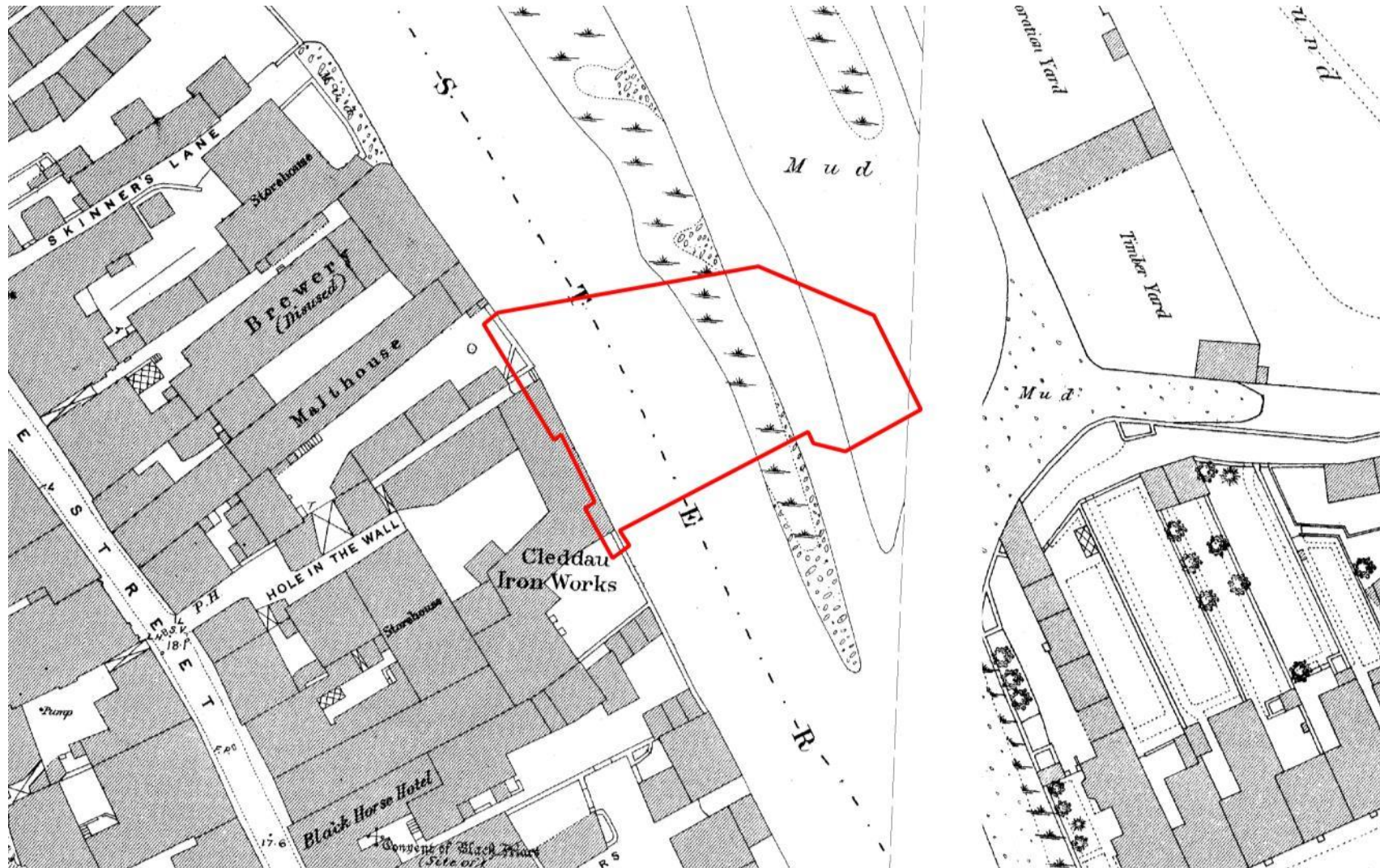


Figure 8: Proposed development area in red (based on the subsequent reduced area) overlaid on the 1st edition Ordnance Survey map of 1889.



Photo 1: The Foundry with the castle in the background, viewed from the opposite banks of the river in *circa* 1890. The current footbridge crosses centrally, the east bank still comprising flooded marshland at this time.



Photo 2: Aerial image of the site from 1955. The line of the current footbridge is indicated by the arrow, showing the riverside structures on the west bank, and the infill of marsh and establishment of car parking on the east bank. Meridian Airmaps.

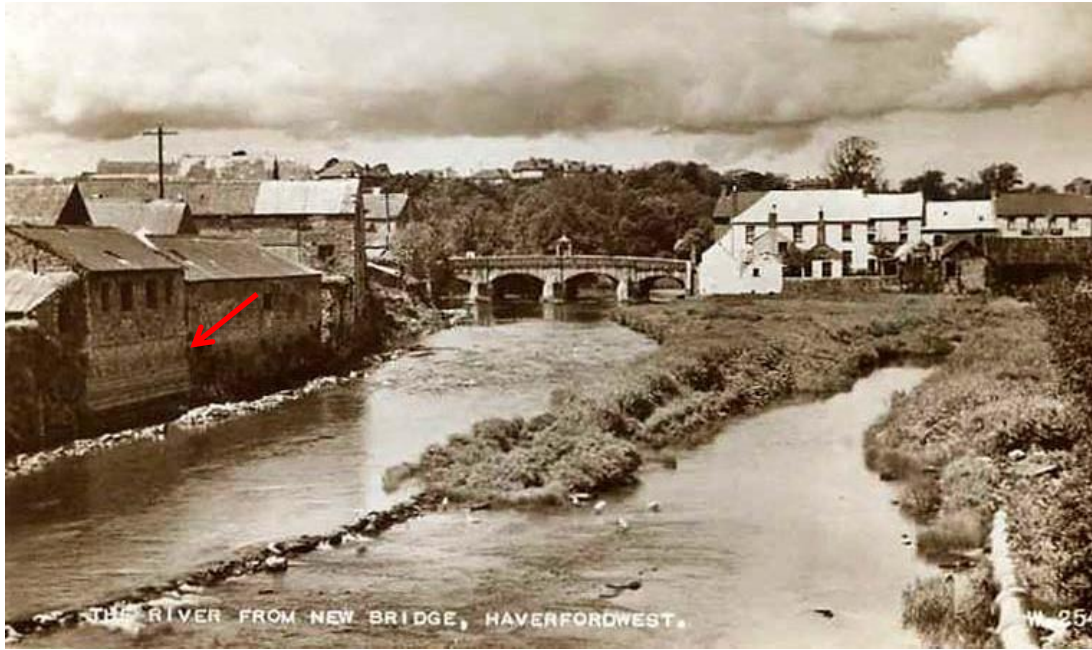


Photo 3: Photograph taken of the Old Bridge in Haverfordwest, taken in the early 1950s. The landfall at the west end of the current footbridge is marked by the red arrow. Image © Old UK Photos.com 2018



Photo 4: View of the western bank to the south of the current footbridge, as seen from the footbridge. Looking west.

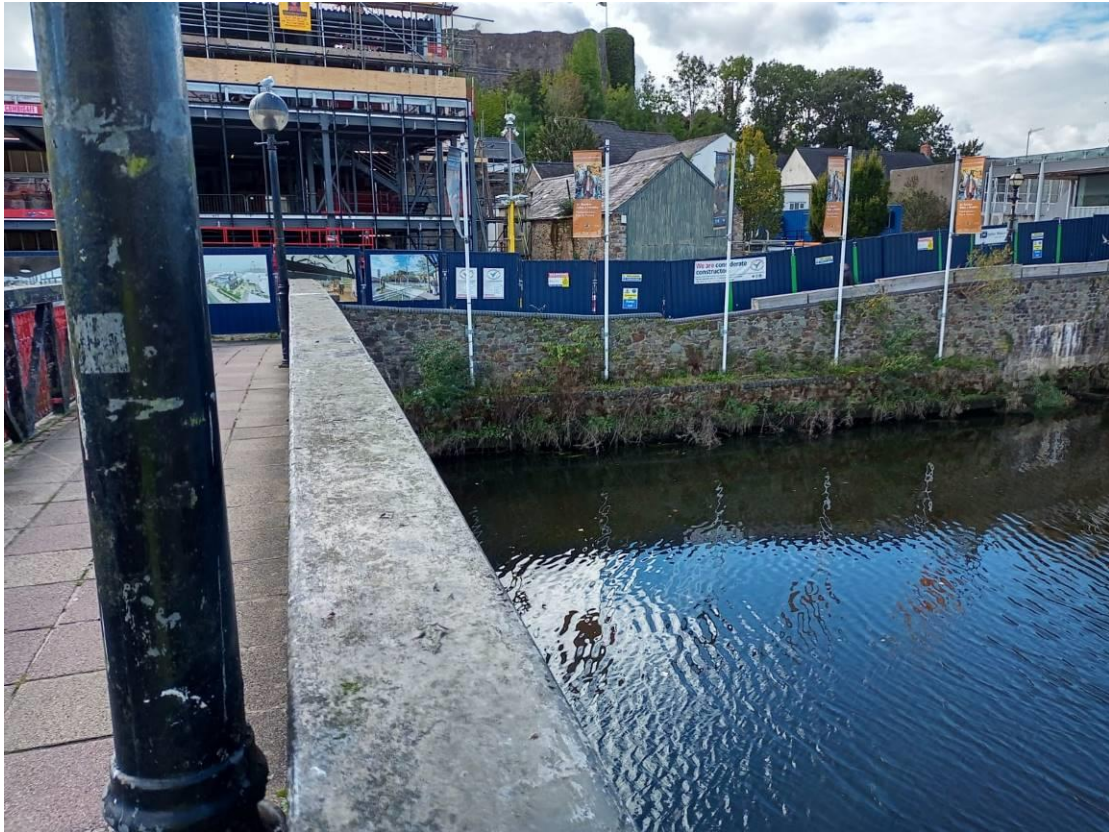


Photo 5: View of the western bank to the north of the current footbridge, as seen from the footbridge. Looking west.

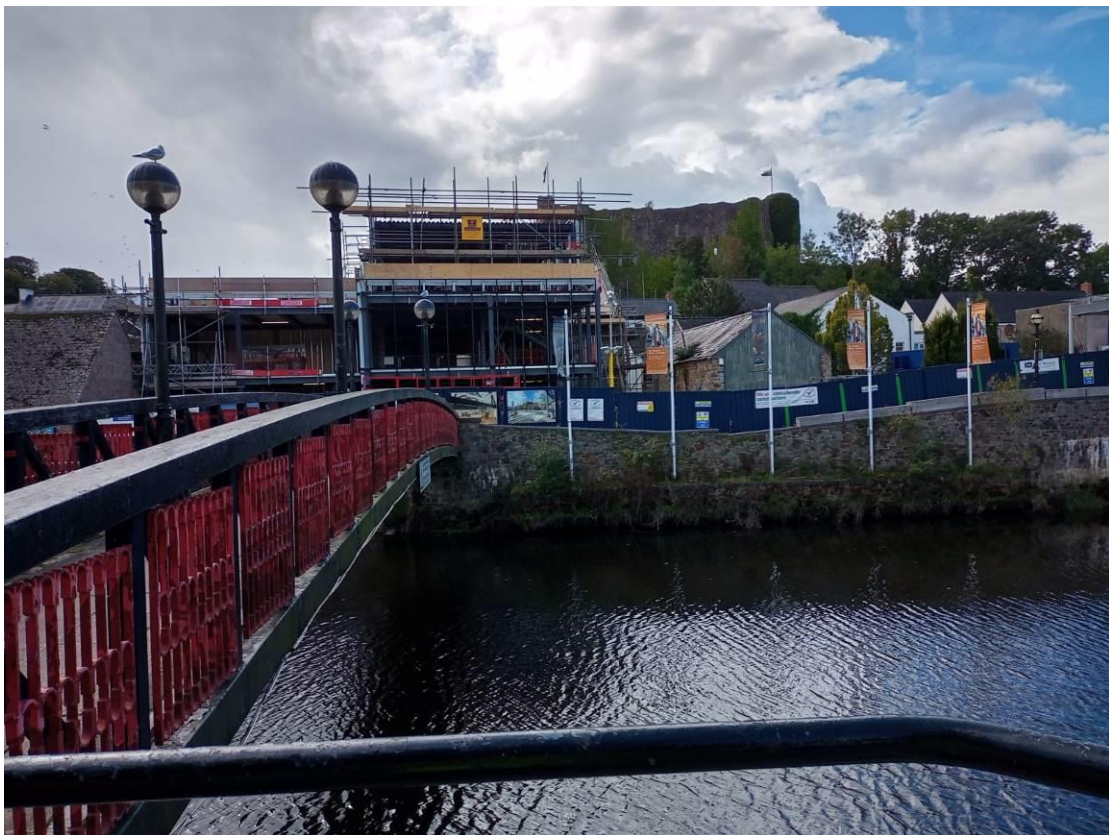


Photo 6: View of the proposed development area from the east bank, with Haverfordwest Castle to the rear, Looking west.



Photo 7: View SSE across the Phase 2 development area, with the standing foundry building in the centre and the riverside to the left.



Photo 8: View west showing the standing foundry building with Haverfordwest Castle to the rear.



Photo 9: View SE looking down the river, with the New Bridge visible, and Picton House to the left.



Photo 10: View of the site from New Bridge to the south, showing the current footbridge.



Photo 11: View of the site from Old Bridge to the north, showing the current footbridge.

7 ASSESSMENT OF ARCHAEOLOGICAL POTENTIAL AND IMPORTANCE

Table 6: Site potential definitions

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

Table 7: Site importance definitions

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

- 7.1 A potential for Prehistoric and Roman archaeological remains in the area exists, but it is considered to be a **Low potential** for the proposed development area. As significant remains of these periods is unlikely, any such remains are considered to be of **Medium/Low archaeological importance**.
- 7.2 Ongoing archaeological investigations have revealed more extensive medieval development along the west bank of the river than had previously been thought. By the mid-13th century St. Saviour's Friary had been established in the area, and an extensive and well-used cemetery site established on the west bank of the river. Although a potential riverside boundary to the cemetery may have been identified within the archaeological excavation area, to the west of the current proposed development area, the intensity of medieval development in the area and the possibility of riverside activity and structures suggests a **High potential** for further medieval archaeological remains along the western banks of the river. The discovery of a medieval Friary and cemetery is a site of high significance, therefore potential medieval remains in this area are considered to be of **High archaeological importance**.
- 7.3 Subsequent records suggest the western riverbank area may have been developed from the mid-17th century onwards after the cemetery had fallen out of use, with riverside walls and structures visible on illustrations of the mid-18th century. Subsequent development may have adapted and affected 17th and 18th century remains, there is therefore considered to be a **Medium to Low potential** for such remains, likely to be of relatively **Low archaeological importance**.
- 7.4 From the mid-18th century much of the western riverbank within the proposed development was part of the Marychurch Iron Foundry, which operated until the early to mid 20th century. The site included a riverbank wall and buildings, and accessible mooring for boats. The site was largely cleared in the mid-20th century but current archaeological investigations suggest surviving features within the buried demolition deposits, and the current riverside wall may incorporate elements of the foundry structures. There is therefore considered to be a **High potential** for remains associated with the post-medieval iron foundry along the western side of the river. Records of industrial activity in Haverfordwest are rare, although such sites are more common at a regional and national level, therefore it is considered to be of **Medium/Low archaeological importance**.
- 7.5 During the later post-medieval period the neighbouring site to the north (on the western bank) was operating as a Malthouse and Brewery complex, although standing remains have since been cleared. The focus for this complex appears to have been further north and west from the proposed development area, therefore the potential for associated remains is considered to be **Low**. The importance of the complex as a whole is likely to be similar to that of the iron foundry above, however, the elements that may extend into the proposed development area are likely to be of **Low archaeological importance**.
- 7.6 One Scheduled Monument lies close to the development area; Haverfordwest Castle (PE 366) lying 60m to the west. Several Listed Buildings, including Grade II, Grade II* and Grade I, also lie in close proximity (see section 4). The site also lies within the Milford Haven Waterway Landscape of Outstanding Historic Interest, more specifically within the Historic Landscape Character Area of Haverfordwest. The site also lies within the Haverfordwest Conservation Area. These designated sites are heritage assets of **High archaeological importance**.

- 7.7 Research suggests the eastern bank of the river has long been tidal marshland. Although accessible by boat, and close to the centre of the settlement of Haverfordwest, the potential for any archaeological remains within the proposed development area on the east bank of the river is considered to be low. The area was developed from the mid-20th century onwards, the current eastern bank of the river in this area is therefore entirely modern, further reducing the archaeological potential in this area.
- 7.8 The above sites and areas of potential and importance are summarised in Table 9, see section 9 below.

8 IMPACT ASSESSMENT

8.1 Previous Impacts to Development Area

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

8.2 Development Proposals

- 8.2.1 The Phase 1 and Phase 2 developments are covered in the previous assessment, and focused on the redevelopment of the former Ocky White's store and adjacent areas on the western banks of the river. The current development will look to install a new pedestrian bridge with alterations to each side of the river immediately to the west of these developments.
- 8.2.2 The design proposals have evolved during the course of the assessment, with the current extent of the site works confined to the area illustrated in Figure 9, reducing the area of the western bank affected. The current pedestrian bridge will be removed, with a new, wider pedestrian bridge, installed a short distance to the north. A concept design for this bridge is illustrated on Figure 10. Modifications will likely be required to the river walls on either side to allow for the construction of the bridge abutments. The foundations within these abutments will be piled, currently thought to be around four piles per abutment, covering an area of approximately 7m by 7m.
- 8.2.3 Modifications will likely be required to the levels and finishes around the bridge head on either side of the river. Landscape finishes may require around 750mm of existing ground disturbance. A larger area is illustrated on the eastern side of the river to allow for a seating area and further level changes, but this design is still currently in discussion.
- 8.2.4 The following construction activities are all likely to be undertaken to some extent, all of which have the potential to expose, damage or destroy archaeological remains if present at the site. These activities include:
- Clearance of existing surfaces and smaller structures;
 - Foundation excavations, including piling operations and preparation;
 - Landscaping and levelling works;
 - Services and drainage excavations;
 - Enabling works, such as construction of access roads, parking areas, storage areas if required;

Haverfordwest Riverside Development, Pembrokeshire: Historic Environment Desk-Based Assessment

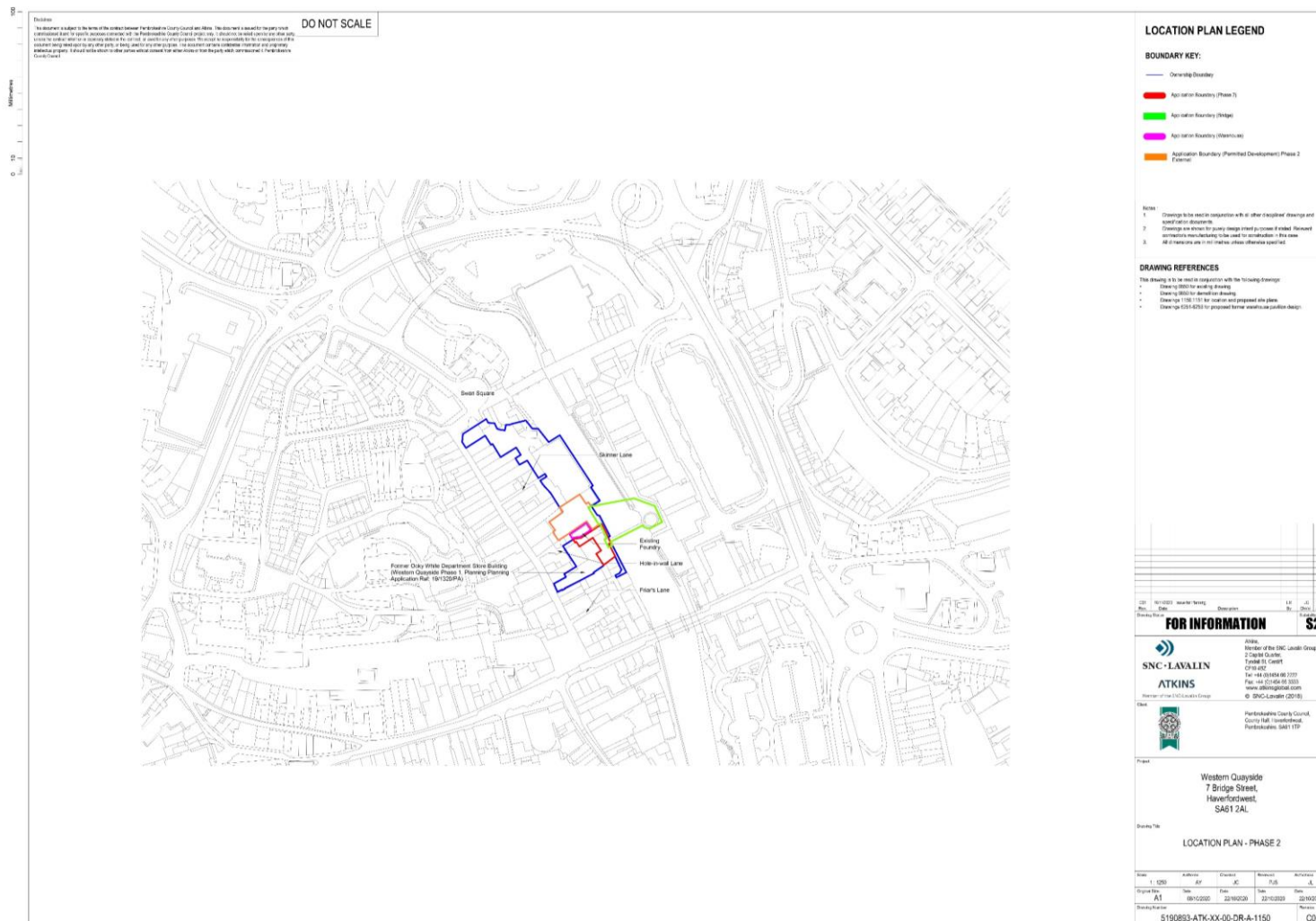


Figure 9: Latest proposed development area outlined in green (a reduced area from that initially assessed in Figure 2). Plan provided by the client, not reproduced to original scale.



Figure 10: Concept designs for the proposed new footbridge on the western bank of the river. Illustration provided by the client.

8.3 Impact assessment criteria

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

Table 8: Impact assessment criteria

Category of impact	Nature of impact
Large Beneficial	Positive
Moderate Beneficial	
Slight Beneficial	
Neutral	
Slight Adverse	Negative
Moderate Adverse	
Large Adverse	

8.4 Physical impacts upon the archaeological resource

- 8.4.1 The potential for Prehistoric and Roman archaeological remains on the site is considered to be Low. Should such remains exist then potential ground-breaking activity associated with the development may impact upon these remains. However, given the extent of post-medieval development upon the site, the depth of potential built-up material suggested from the borehole results, and the likely ephemeral nature of some of these remains, the potential impact upon them is considered to be **Slight Adverse**.
- 8.4.2 The potential for Medieval remains associated with St Saviour's Friary and other medieval riverside activity is considered to be high across the proposed development area on the west bank of the river. Such remains are likely to be buried beneath significant later overburden, and disturbed by post-medieval riverside development, but ongoing excavations have shown surviving remains inland to be well-preserved and of high value. Any ground-disturbing activity in this area therefore has the potential to adversely impact upon these archaeological remains but the extent of that impact will depend on the depth and type of ground disturbance undertaken. There is however a potential for development works to have a **Moderate Adverse impact** on these remains on the west bank only.
- 8.4.3 The potential for early post-medieval activity of the 17th and 18th century along the western riverbank is considered to be medium to low. This may however include remains along the current riverside wall that could be

affected by proposed development, which may have a **Slight Adverse impact**.

- 8.4.4 There is a greater (high) potential for remains associated with the 18th to early 20th century Iron Foundry on the west bank, with known riverside structures, possibly incorporated into the current river wall. Any impacts to the western river wall and surrounding areas is therefore considered to have a **Moderate Adverse impact**.
- 8.4.5 A late post-medieval Malthouse and brewery complex lies to the north, with a low potential for associated remains to extend into the proposed development area. Alterations to the river wall and changes to surrounding levels may have a **Slight Adverse impact** upon any such remains.
- 8.4.6 Potential impacts are largely confined to the western bank of the river. The archaeological potential of the proposed area of development on the eastern bank is considered low to negligible.

8.5 Impacts to the Settings of Surrounding Designated Assets

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

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

Scheduled Ancient Monuments

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

Listed Buildings

- 8.5.4 No listed buildings will be physically affected by the proposed development. Potential impacts were initially suggested for five listed buildings, outlined in section 4.3.2. The potential impact upon these Listed Buildings is likely to be a visual one, with proposed development changing the current appearance of the waterfront area and being visible in views from or of these buildings. The development will replace the current pedestrian bridge with another. The change of location is not considered to be significant in terms of viewpoints, and the scale of the new bridge is also not considered to significantly increase the visual impact. Alterations to the current riverside levels and finishes are also not considered to greatly alter the current setting, and could improve the appearance and access to the area. Historic elements of the area, and views of these Listed Buildings, will remain unaltered. The impact on all these Listed Buildings is considered to be **Neutral**.

Historic Landscapes

- 8.5.6 The proposed development lies within the Haverfordwest Historic Landscape Character Area, part of the Milford Haven Waterway Landscape of Outstanding Historic Interest. The proposed development does not alter the extent or the essential urban nature of the character area, and does not alter the traditional elements of the site and its layout. The development is considered to have a **Neutral** impact on the Character Area as a whole.

Conservation Areas

- 8.5.7 The proposed development lies within the Haverfordwest Conservation Area, specifically within the Commercial Area subdivision. In many ways the impact upon the Conservation Area will be similar to the Historic Landscape outlined above, and will be influenced by the impact on the Listed Buildings within the Conservation Area, both of which are considered to be a Neutral impact. Improvements to this riverside area was considered beneficial in the Conservation Area Appraisal, therefore the proposed development may have a **Slight Beneficial** impact.

9 CONCLUSIONS

9.1 Archaeological potential and impact assessment

- 9.1.1 This Historic Environment Desk-Based Assessment is based on previous assessments of development in the immediate area, but expands the assessment to include new data and new areas. The assessment shows that proposed development lies in an area of archaeological and historical significance and potential, but that this is largely confined to the western banks of the river in this area.
- 9.1.2 A Low potential for Prehistoric and Roman archaeological remains has been identified, of Medium/Low archaeological importance. Impact upon these potential remains are considered to be Slight Adverse.
- 9.1.3 A high potential for further remains of the medieval St Saviour's Friary and other medieval riverside activity on the west bank has been identified, the nature of these remains are potentially of high archaeological importance. Dependent on the nature and extent of ground-disturbing works in the area, development could have a moderate adverse impact.
- 9.1.4 A medium to low potential for 17th to 18th century archaeological remains along the west bank is indicated, of likely low archaeological importance. Proposed development in this area may have a slight adverse impact.
- 9.1.5 A high potential for remains associated with a 18th to 20th century iron foundry has been identified, with known riverside structures and mooring points along the west bank, of Medium/Low archaeological importance. Development is considered to have a moderate adverse impact upon these remains.
- 9.1.6 A low potential exists for elements of a former 19th century Malthouse and brewery complex to lie within the proposed development area, likely of low archaeological importance. There is the potential for proposed development to have a slight adverse impact upon any such remains.
- 9.1.7 No designated heritage assets will be directly impacted by the proposed development, however, the potential indirect impact on several sites have in the locality was examined, including Scheduled Monuments, Listed Buildings, Conservation Areas and Historic Landscapes. All designated sites are of High archaeological importance, but impacts were considered to be neutral, with impacts on the Conservation Area potentially slight beneficial.

Table 9: Assessment of impacts

Site Name	Ref. No.	Potential	Value	Site status	Physical impact	Setting impact
Prehistoric/Roman archaeological potential	-	Low	Medium/Low	-	Slight Adverse	-
St. Saviours Friary and associated medieval remains	PRN 3323	High	High	-	Moderate Adverse	-
17 th to 18 th century archaeological remains	-	Medium/Low	Low	-	Slight Adverse	-

Haverfordwest Riverside Development, Pembrokeshire:
Historic Environment Desk-Based Assessment

Marychurch Iron Foundry, 18 th – 20 th century	-	High	Medium/Low	-	Moderate Adverse	-
Malthouse and Brewery complex, 19 th century	-	Low	Low	-	Slight Adverse	-
Haverfordwest Castle	PE366, LB 12031	-	High	Scheduled Monument, Grade I listed building	-	Neutral
New Bridge and lamp standards	LB 12020	-	High	Grade II* listed building	-	Neutral
The Old Bridge	LB 12021	-	High	Grade II* listed building	-	Neutral
No.12 Victoria Place	LB 12244	-	High	Grade II listed building	-	Neutral
Warehouse at rear of No.12 Victoria Place	LB 12245	-	High	Grade II listed building	-	Neutral
Picton House	LB 12201	-	High	Grade II listed building	-	Neutral
Haverfordwest	-	-	High	Conservation Area	Slight Beneficial	Slight Beneficial
Milford Haven Waterway Registered Historic Landscape (HLCA 309 Haverfordwest)	HLW (D) 3	-	High	Registered Historic Landscape	Neutral	Neutral

9.2 Mitigation

9.2.1 Due to the impacts upon known and potential archaeological assets outlined above archaeological mitigation measures may be required in order to reduce impacts. Any recommendation for archaeological mitigation rests with the archaeological advisor to the local planning authority.

9.2.2 Investigations on the adjacent Western Quayside Development site uncovered remains of high archaeological importance that ultimately required substantial archaeological excavation. There is the potential for these remains, or archaeological remains of similar importance, to extend beyond that site and into the current proposed development boundaries on the western side of the river. The simplest solution to avoid the need for similar substantial mitigation would be to avoid the disturbance of potential

archaeological remains, or at least to minimise the potential disturbance by minimising works that may require below-ground disturbance.

- 9.2.3 However, currently the presence, nature and depth of the archaeological resources within the proposed development area is uncertain. The boundaries of the archaeological remains (e.g. cemetery boundary, Friary boundary, burgage plot limits) were not revealed within the Western Quayside Development and it is therefore assumed they extend further but the limits are unknown. At present only one excavation outside this area has been archaeologically observed, a test pit between the building footprint and the riverside. This single test pit did suggest post-medieval deposits of lesser archaeological interest may extend to at least 0.9m below previous ground levels but the limited nature of such a single observation may not be a true indication of the archaeological potential of this area, and features of archaeological interest dating to the post-medieval may still be contained within these upper layers. A 19th century iron foundry and malthouse complex have been recorded in this area.
- 9.2.4 Therefore, if ground disturbance is a likely consequence of development than prior intrusive archaeological evaluation of such areas may be advantageous in order to better understand the presence, location, depth, character and importance of any archaeological remains. An archaeological evaluation would require the machine excavation of a trench, or trenches, under archaeological supervision, excavated either to the top of the archaeological resource, the base of potential development disturbance, or to a safe working depth (whichever is encountered first). The revealed deposits would then be archaeologically recorded and reported upon and further mitigation measures can be discussed to avoid or minimise disturbance if required. Due to the location of the proposed works on the edge of the river, or within ongoing areas of development, typical trenched archaeological evaluations may be impractical within the actual areas of likely ground disturbance, but any information gained from evaluation of areas in close proximity may be of use. If any ground investigation/geotechnical works are being undertaken to support development designs, then the archaeological observation of such works would also be useful to inform archaeological potential.
- 9.2.5 If prior evaluation of proposed areas of ground disturbance is impractical or unachievable, an archaeological watching brief on any ground disturbing works as they progress may be required. Should significant archaeological remains be revealed during the course of the groundworks then more extensive archaeological mitigation may be required to ensure the preservation and/or investigation and recording of such remains, and contingencies for this potential eventuality should be borne in mind. Given the likelihood that full archaeological excavation of any identified features may not be feasible along the riverside, should significant archaeological remains become apparent then further discussions with the archaeological advisor to the local planning authority will likely be required in order to establish the best methodology to minimise impacts and optimise archaeological recording.

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Haverfordwest Riverside Development, Pembrokeshire:
Historic Environment Desk-Based Assessment

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