

# **UNIVERSITY OF WALES TRINITY ST DAVID CAMPUS, LAMPETER, CEREDIGION: HISTORIC ENVIRONMENT DESK-BASED ASSESSMENT**



Prepared by DAT Archaeological Services  
For: AHR Architects



# DYFED ARCHAEOLOGICAL TRUST

REPORT NO. 2022-41  
PROJECT NO. 129341

November 2022

## UNIVERSITY OF WALES TRINITY ST DAVID CAMPUS, LAMPETER, CEREDIGION: HISTORIC ENVIRONMENT DESK-BASED ASSESSMENT

By

**Philip Poucher MCIfA**



*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  
Eboost: [info@dyfedarchaeology.org.uk](mailto: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](mailto: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

**UNIVERSITY OF WALES TRINITY ST DAVID CAMPUS, LAMPETER,  
CEREDIGION**

**HISTORIC ENVIRONMENT DESK BASED ASSESSMENT**

<b>Client</b>	AHR Architects
---------------	----------------

**Event Record No** 129341

<b>Report No</b>	2022-41
------------------	---------

**Project Code** FS22-037

<b>Report Prepared By</b>	Philip Poucher
---------------------------	----------------

**Site-visit Undertaken By** Philip Poucher

<b>Illustrated By</b>	Philip Poucher
-----------------------	----------------

**Report Approved By** Fran Murphy

---

Rev Number	Description	Undertaken	Approved	Date
_V1	Draft	PP	FM	01/11/2022
_V2	Final	PP	FM	10/11/2022

**UNIVERSITY OF WALES TRINITY ST DAVID CAMPUS, LAMPETER,  
CEREDIGION:  
HISTORIC ENVIRONMENT DESK-BASED ASSESSMENT**

<b>EXECUTIVE SUMMARY</b>	<b>1</b>
<b>1 INTRODUCTION</b>	<b>2</b>
<b>1.1 Project Proposals and Commission</b>	<b>2</b>
<b>1.2 Scope of the Project and Methodology</b>	<b>2</b>
<b>1.3 Abbreviations</b>	<b>4</b>
<b>1.4 Illustrations</b>	<b>4</b>
<b>1.5 Timeline</b>	<b>4</b>
<b>2 POLICES AND GUIDANCE</b>	<b>6</b>
<b>2.1 The Historic Environment (Wales) Act</b>	<b>6</b>
<b>2.2 Planning Policy Wales</b>	<b>6</b>
<b>2.3 Technical Advice Note 24: The Historic Environment</b>	<b>6</b>
<b>2.4 Local Development Plan</b>	<b>7</b>
<b>3 LOCATION, TOPOGRAPHY AND GEOLOGY</b>	<b>8</b>
<b>4 DESIGNATED HISTORIC ASSETS</b>	<b>11</b>
<b>4.1 General</b>	<b>11</b>
<b>4.2 Scheduled Monuments</b>	<b>11</b>
<b>4.3 Listed Buildings</b>	<b>12</b>
<b>4.4 Conservation Areas</b>	<b>13</b>
<b>4.5 Registered Historic Parks &amp; Gardens</b>	<b>13</b>
<b>4.6 Registered Historic Landscapes</b>	<b>14</b>
<b>5 NON-DESIGNATED HISTORIC ASSETS</b>	<b>17</b>
<b>5.1 General</b>	<b>17</b>
<b>5.2 Palaeolithic, Mesolithic &amp; Neolithic</b>	<b>17</b>
<b>5.3 Bronze Age</b>	<b>17</b>
<b>5.4 Iron Age</b>	<b>17</b>
<b>5.5 Roman Period</b>	<b>18</b>
<b>5.6 Early Medieval &amp; Medieval Period</b>	<b>18</b>
<b>5.7 Post-Medieval &amp; Modern Period</b>	<b>20</b>
<b>6 ASSESSMENT OF EVIDENCE</b>	<b>26</b>
<b>6.1 General</b>	<b>26</b>
<b>6.2 Previous Archaeological Work</b>	<b>26</b>
<b>6.3 Historic Mapping</b>	<b>27</b>
<b>6.4 Aerial &amp; Historic Photography</b>	<b>32</b>
<b>6.5 LiDAR</b>	<b>33</b>
<b>6.6 Site Visit</b>	<b>34</b>

<b>7 ASSESSMENT OF ARCHAEOLOGICAL POTENTIAL, VALUE AND SETTING</b>	44
<b>7.1 Potential &amp; Value</b>	45
<b>7.2 Setting</b>	46
<b>8 IMPACT ASSESSMENT</b>	48
<b>8.1 Development details</b>	48
<b>8.2 Impact Assessment Criteria</b>	48
<b>8.3 Physical impacts upon historic assets</b>	48
<b>8.4 Impacts to the Settings of Surrounding Designated Assets</b>	49
<b>9 CONCLUSIONS</b>	51
<b>9.1 Archaeological Potential and Impact Assessment</b>	51
<b>9.2 Mitigation</b>	51
<b>10 SOURCES</b>	53
<b>FIGURES</b>	
<b>Figure 1</b>	Location of development area 9
<b>Figure 2</b>	Detailed location plan 10
<b>Figure 3</b>	Designated historic assets 16
<b>Figure 4</b>	Non-designated historic assets 25
<b>Figure 5</b>	Dawson's map of Lampeter 1832 28
<b>Figure 6</b>	1843 parish tithe map 29
<b>Figure 7</b>	1889 Ordnance Survey map 30
<b>Figure 8</b>	1905 Ordnance Survey map 31
<b>TABLES</b>	
<b>Table 1</b>	Archaeological and Historical Timeline for Wales 5
<b>Table 2</b>	Designated historic assets within the study area 14
<b>Table 3</b>	Medieval sites recorded on the HER 20
<b>Table 4</b>	Post-medieval & Modern sites recorded on the HER 21
<b>Table 5</b>	Site potential definitions 44
<b>Table 6</b>	Site importance definitions 44
<b>Table 7</b>	Assessment of Impacts 51
<b>PHOTOS</b>	
<b>Photo 1</b>	RAF aerial photograph 1954 33
<b>Photos 2-19</b>	Site Visit 35

**UNIVERSITY OF WALES TRINITY ST DAVID CAMPUS, LAMPETER,  
CEREDIGION**

**HISTORIC ENVIRONMENT DESK-BASED ASSESSMENT**

**EXECUTIVE SUMMARY**

*DAT Archaeological Services were commissioned to prepare a Historic Environment Desk-Based Assessment of proposed development on the University of Wales Trinity St David's campus, in Lampeter, Ceredigion (SN 5794 4804). A slight to moderate adverse impact upon a low potential for medieval and post-medieval archaeological remains has been identified. A neutral to slight adverse impact upon the setting of Scheduled Monument CD110, Grade II\* Listed Building LB 10431 and the Lampeter Conservation Area is also discussed. Proposals to mitigate the impact upon the archaeological resource are suggested.*

**CRYNODEB GWEITHREDOL**

*Comisiynwyd Gwasanaethau Archaeolegol YAD i baratoi Asesiad Desg Amgylchedd Hanesyddol o ddatblygiad arfaethedig ar gampws Prifysgol Cymru Y Drindod Dewi Sant, Llanbedr Pont Steffan, Ceredigion (SN 5794 4804). Mae effaith andwyol fach i gymedrol ar botensial isel ar gyfer olion archeolegol canoloesol ac ôl-ganoloesol wedi'i nodi. Effaith andwyol niwtral i fach ar leoliad Heneb Gofrestredig CD110, Adeilad Rhestredig Gradd II\* LB 10431 a thrafodir Ardal Gadwraeth Llanbedr Pont Steffan hefyd. Awgrymir cynigion 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 the AHR Architects, to prepare an Historic Environment Desk-Based Assessment on proposed development on the University of Wales Trinity St David's campus, in Lampeter, Ceredigion (SN 5794 4804).
- 1.1.2 The site area currently comprises the southern end of the campus complex, incorporating some existing university buildings and adjacent open ground. The university campus is based around a Grade II\* listed quadrangle of early 19<sup>th</sup> century college buildings, adjacent to which lie the remains of a medieval castle motte which is a scheduled monument. The campus also lies on the edge of the historic town of Lampeter. The general area therefore has some significant historic and archaeological interest, and the production of a Historic Environment Desk-Based Assessment was considered beneficial in the development of the scheme.
- 1.1.3 The proposed development is currently in its initial development stages and in order to inform their proposals the AHR Architects 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.
- 1.1.4 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.
- 1.1.5 The assessment has been a primarily desk-based study of the site area, identifying any known archaeological or historical sites within the site and its environs, identifying potential setting impacts on designated archaeological assets in the vicinity, identifying any historic landscape areas that may be affected by the proposals and assessing the potential for hitherto unknown archaeological remains to be present within the development area.

### **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 (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 An initial search area of 500m from the boundary of the development area has been used to identify sites recorded on the Historic Environment Record and other sources and was 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).*



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).*

### **1.3 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 <sup>1</sup> –	1536 – 1750	
Industrial Period –	1750 – 1899	
Modern –	20th century onwards	

---

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

## **2. 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 Ceredigion County Council (CCC) Local Development Plan (LDP) 2007 – 2022.
- 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 strategic policy DM19:

### ***DM19: Historic and Cultural Landscape***

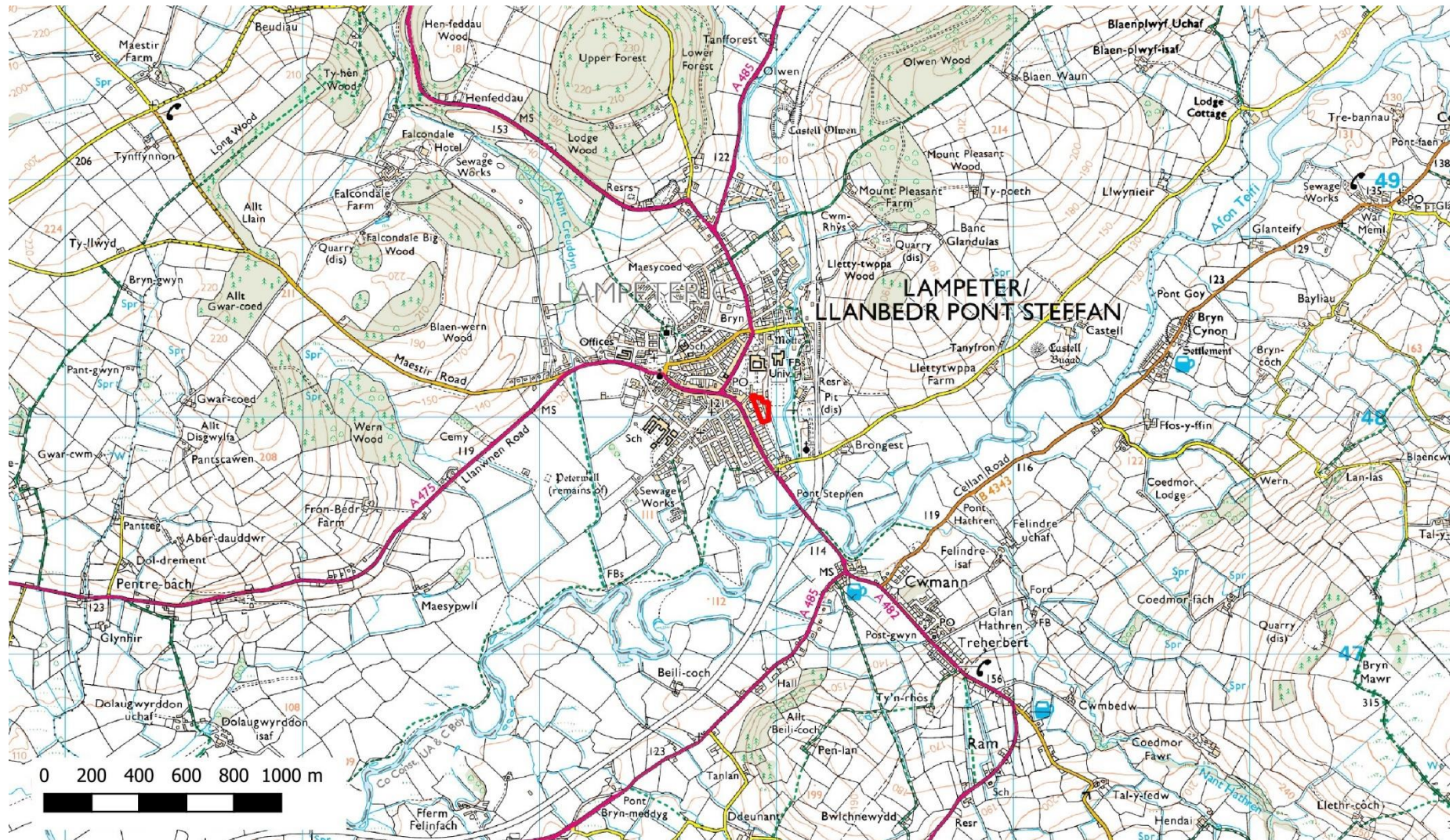
*Development affecting landscapes or buildings which are of historical or cultural importance and make an important contribution to the character and interest of the local area, will be permitted where the distinctive appearance, architectural integrity or their settings will not be significantly adversely affected. Where possible development should enhance these qualities and special character.*

*8.167 Policy DM19 recognises that although conserving and enhancing the landscape in general (Policy DM17) is important, certain historic and cultural elements need specific mention because the Ceredigion landscape is rich in evidence from the past. Many of these features are protected as Scheduled Ancient Monuments or included on the Sites and Monuments record [HER] maintained by Dyfed Archaeological Trust and the Royal Commission for Sites and Monuments Wales.*

### **3 LOCATION, TOPOGRAPHY AND GEOLOGY**

- 3.1 The proposed development is located at the southern end of University of Wales Trinity St David's campus, in Lampeter, Ceredigion (SN 5794 4804, Figures 1-2).
- 3.2 The development site includes two blocks of residential accommodation at the northern end. The area to the south is then split between two levels, separated by a tree-lined bank. The area to the west is the higher ground, level with the accommodation blocks, and comprises an area of rough grass traversed by a concrete footpath. The area to the east is set some 3m to 4m lower, and comprises an area of levelled ground, spread with stone hardcore and used for car parking and general storage.
- 3.3 The university campus extends to the north and northeast, with modern university buildings immediately to the north of the site, the traditional early 19<sup>th</sup> century quadrangle surrounded by lawns to the north of that, and late 20<sup>th</sup> century university buildings to the northeast.
- 3.4 The town of Lampeter lies largely to the west and south of the campus, with a later expansion to the north. Bridge Street lies to the southwest, with the rear yard of Bridge Street properties forming the western boundary of the proposed development site. Bridge Street forms a largely continuous line with High Street to the west, which forms the commercial and historic centre of the town. College Street, a largely commercial area, forms the western boundary to the campus, lying to the northwest of the proposed development site. Station Terrace, an urban street, forms the northern boundary to the campus. To the east the ground drops into a level meadow alongside the north-south flowing Afon Dulas, a tributary to the Afon Teifi 400m to the south.
- 3.5 Lampeter lies on the relatively level and low-lying area at the confluence of the Afon Dulas and Afon Teifi at around 120mOD. The ground then rises to a series of low hills along the northern side of the Teifi valley, to around 220mOD, and up to a series of higher ridges at 300mOD and above along the south side of the Teifi valley.
- 3.6 The underlying geology comprises interbedded mudstones and sandstones of the Devil's Bridge Formation, overlain by sand and gravel glaciofluvial deposits (BGS Viewer 2022).





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

Reproduced from the Ordnance Survey 1:50,000 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





**Figure 2:** Detailed plan of the proposed development area (outlined in red). 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 a 500m radius search area from the edge of the proposed development boundary. Designated assets beyond this search area were also considered for potential wider-ranging impacts, up to 2km from the proposed development boundary, as outlined below. These designated assets are described first, as they largely comprise assets with some form of statutory protection.

### 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 are no Scheduled Monuments within the proposed development area.
- 4.2.3 There are three Scheduled Monuments (SM) within the 2km radius study area. The closest SM is **CD110 Lampeter Castle Mound**. This site lies 170m to the north of the proposed development area. The site is recorded on the Dyfed Historic Environment Record as PRN 779. The following is the SM description:

*The monument comprises the remains of a motte, dating to the medieval period (c. 1066 -1540 AD). A motte is a large conical or pyramidal mound of soil and/or stone, usually surrounded by either a wet or dry ditch, though there is little trace of one here, and surmounted by a tower constructed of timber or stone. Lampeter Castle Mound, also known as Stephen's Castle motte, occupies a rise at the edge of the floodplain of the Afon Dulais, not far from a route focus around a crossing of the Teifi. It is a large motte c.30m in overall diameter and c.7.0m high. As seen today, it has been truncated by the construction of the adjacent college building and by the landscaping of the college grounds; at one point it was provided with ornamental paths as part of this. OS sketches of c.1819 appear to show a small work north-west of the motte and two successive sub-rectangular enclosures to the south, though it is not clear whether these are part of the original motte complex or components of an earlier formal garden layout.*

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

- 4.2.4 260m to the south of the proposed development boundary lies **CD249 Lampeter Pillbox**. This site is recorded on the Dyfed Historic Environment Record as PRN 30943. The following is the SM description:

*The monument consists of a reinforced concrete pillbox, dating to the early period of World War II (AD 1940-41). The pillbox is located at the E edge of a field of pasture between Lampeter to the N and Pont Stephen to the S at NGR SN 58012 47727. It was sited to protect the vulnerable point where the (now disused) railway and A482 trunk road cross the Afon Teifi. The pillbox is built to standard War Office FW3/24 specifications, possessing seven embrasures. It*



*is an irregular hexagon in shape on plan and measures c. 4.7m in length NW-SE by 3.8m transversely and a maximum of 2.75m in height externally. The concrete foundation raft is visible and projects 0.2m beyond the exterior wall faces. The walls measure 0.38m in thickness. Stones placed vertically on their ends have been cemented into place on top of the roof as camouflage to break up the pillbox's silhouette.*

*The monument is of national importance for its potential to enhance our knowledge of World War II anti-invasion practices. The monument is well preserved. It is an important relic of actions taken against the perceived threat of a German invasion from Ireland. It retains significant archaeological potential, with a strong probability of the presence of associated archaeological features and deposits.*

- 4.2.5 The final site lies just over 1km to the north and comprises CD 161 Castell Olwen. This site is recorded on the Dyfed Historic Environment Record as PRNs 780 & 781. The following is the SM description:

*The monument comprises the remains of a hillfort, which probably dates to the Iron Age period (c. 800 BC - AD 74, the Roman conquest of Wales). Hillforts are usually located on hilltops and surrounded by a single or multiple earthworks of massive proportions. Hillforts must have formed symbols of power within the landscape, while their function may have had as much to do with ostentation and display as defence. Castell Olwen occupies an oval bluff on the eastern side of the Afon Dulas. It occupies an area of 0.56 ha with a prominent bank and ditch on its northern side and heightened natural slopes around the remainder. The interior contains two low rises separated by a hollow with the remains of a ditch. This lowland late prehistoric enclosure forms a group with the nearby Castell Allt Goch (CD106) and Castell Goetre (CD107) and is a good and undisturbed example of this type of monument.*

*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 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 There are no listed buildings within the proposed development area.
- 4.3.3 Within the 500m search area there are 26 listed buildings. A further nine listed buildings lie within 2km of the site, but these sites will not be affected by proposed development and are therefore not considered further.
- 4.3.4 The closest listed building to the site is the Grade II\* listed original building of **St David's University College (LB 10431)**, which lies just over 100m to the north. This was built in 1822-7 by John Foster of Bristol, using

designs of C.R. Cockerell. It represents the first university college founded in England and Wales since Oxford and Cambridge, established by Bishop Burgess and J S Harford for the education of Anglican clergymen. It was laid out in a collegiate design, based on 17<sup>th</sup> century Oxford prototypes, built in a simplified Tudor Gothic style, with later 19<sup>th</sup> and 20<sup>th</sup> century alterations. It has been listed "for its special architectural interest as an exceptional group of educational buildings of considerable national historic importance and significant architectural quality. Important also for the association with two major architects" (Cadw Listed Building description).

- 4.3.5 The remaining listed buildings are all Grade II listed. These include the Lodge to St David's University (LB 87645) and the gates and boundary walls to the University (LB 87646), and otherwise include a mix of 19<sup>th</sup> to 20<sup>th</sup> century domestic, commercial, civil, religious, and educational buildings typical to an urban setting such as this.

#### **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 lies within the **Lampeter Conservation Area**. No detailed description of the Conservation Area and its special characteristics is available, but the area is drawn around the historic core of the town focussed along High Street, Bridge Street and College Street, and also specifically includes the university campus area. The proposed development site lies within the campus area, including some existing campus structures.

#### **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, or within the wider search areas.

#### **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 site does not lie within a registered historic landscape, and no such landscape lies within the wider search areas.

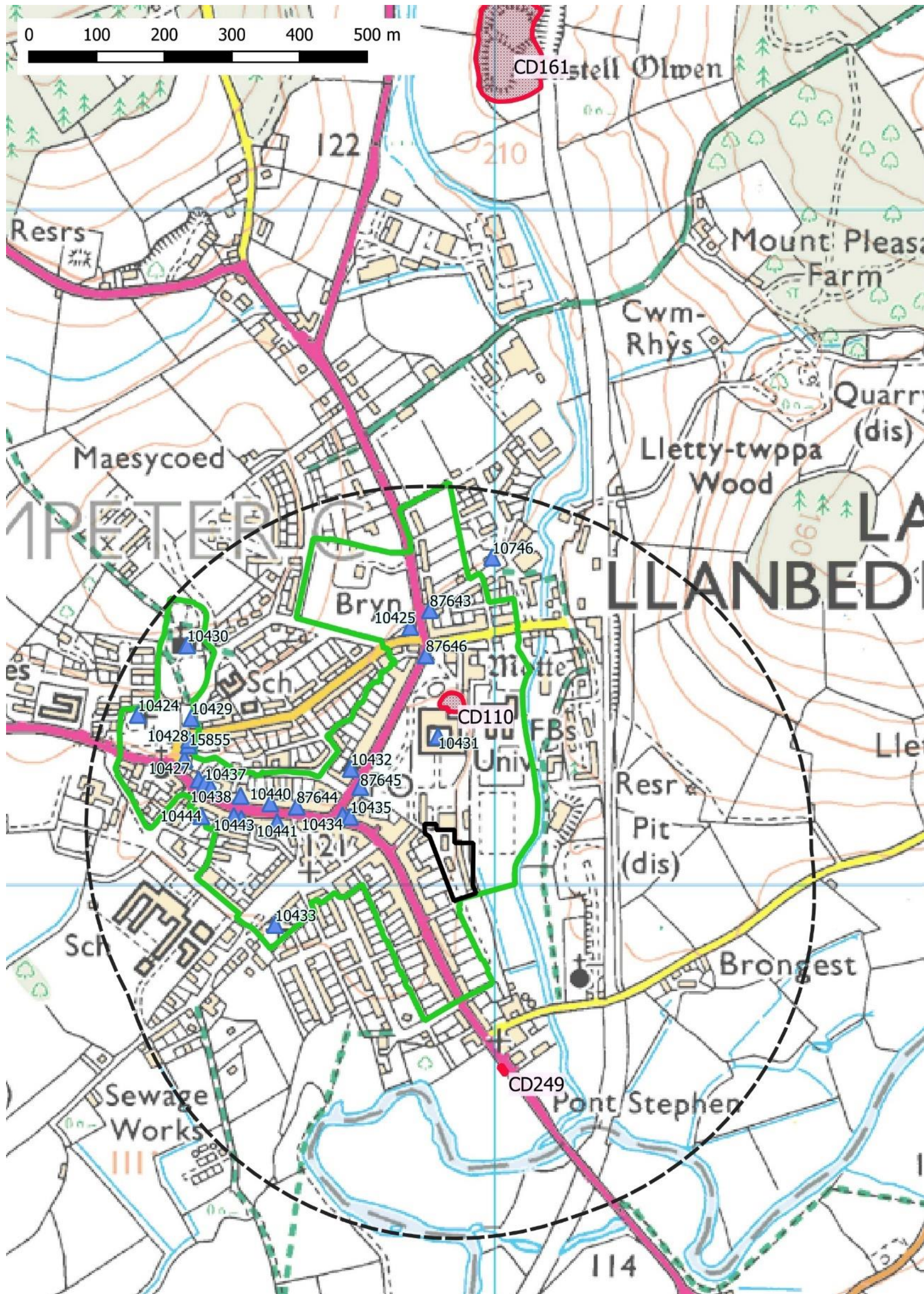
**Table 2:** Designated historic assets within the study area

Site / Building Name	Cadw Ref.	NGR	Designation
Lampeter Castle Mound, also known as Stephen's Castle motte (Medieval Motte)	CD110	257937 248271	Scheduled Monument
Castell Olwen (Prehistoric Hillfort)	CD161	258020 249237	Scheduled Monument
Lampeter Pillbox (WWII pillbox)	CD249	258012 247727	Scheduled Monument
Lampeter	-	-	Conservation Area
St David's University College (Original Buildings)	10431	257916 248221	Grade II* Listed building
Church of Our Lady of Mount Carmel and Attached Presbytery (RC)	10424	257472 248253	Grade II Listed building
The War Memorial and surrounding terrace and walls	10425	257875 248383	Grade II Listed building
Church Hall/Neuadd Yr Eglwys & Attached House	10427	257541 248187	Grade II Listed building
No.1 Church Street	10428	257547 248208	Grade II Listed building
The Old Grammar School	10429	257551 248248	Grade II Listed building
Parish Church of St Peter	10430	257545 248356	Grade II Listed building
Post Office	10432	257787 248173	Grade II Listed building
Capel Soar	10433	257675 247942	Grade II Listed building
Harford Fountain	10434	257775 248104	Grade II Listed building
No.17 Harford Square	10435	257786 248102	Grade II Listed building
No.30 High Street	10436	257562 248157	Grade II Listed building
No.31 High Street	10437	257571 248151	Grade II Listed building
No.32 High Street	10438	257580 248145	Grade II Listed building
The Town Hall	10439	257624 248133	Grade II Listed building
The Royal Oak P H	10440	257668 248122	Grade II Listed building
Lloyds Bank	10441	257678 248094	Grade II Listed building
The Black Lion Hotel, including service range to left	10442	257625 248099	Grade II Listed building
The Emporium	10443	257614 248103	Grade II Listed building

University Of Wales Trinity St David Campus, Lampeter:  
Historic Environment Desk-Based Assessment

Former Tabernacle Chapel (behind Nos 18&19 High St)	10444	257566 248103	Grade II Listed building
Y Felin	10746	257996 248486	Grade II Listed building
No 2, Church Street	15855	257548 248216	Grade II Listed building
Millfield Cottage	87643	257904 248408	Grade II Listed building
Tenovus/Pet Shop	87644	257707 248117	Grade II Listed building
Lodge to St Davids University	87645	257801 248146	Grade II Listed building
Gates and Boundary wall to St Davids University College, Lampeter	87646	257898 248341	Grade II Listed building





**Figure 3:** Map showing the proposed development site and the 500m radius study area (dotted line). Also showing designated assets including scheduled monuments (red outline), listed buildings (blue triangles) and conservation areas (green line).

Reproduced from the Ordnance Survey 1:50,000 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 & 4 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. There are no recorded sites within the proposed development area.
- 5.1.2 The HER records 105 assets within the search area, largely concentrated within the historic core of Lampeter along High Street. A smaller number of assets are recorded on the NMR database, held and maintained by the RCAHMW, which includes three additional sites to those recorded on the HER.
- 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.

### **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 also appears sparse, and the nearest evidence of Neolithic activity comes from a palisaded enclosure on the banks of the Teifi 1.7km to the east (PRN 786). The general potential for archaeology relating to these periods therefore appears very low.

### **5.3 Bronze Age**

- 5.3.1 There are no sites of a Bronze Age date within the study area. The recorded archaeological evidence would also suggest little activity in the wider landscape during this period. There are some records of possible Bronze Age standing stones and scattered stone artefacts along the Dulas valley to the north of Lampeter, the occasional burial mound on high ground to the west and south, and a continuation of activity in the palisaded enclosure to the east. Further east, on the high ground along the eastern side of the Teifi valley there is increasing activity of Bronze Age activity, with a complex funerary and ritual landscape across the hills, but these sites lie nearly 5km to the east of the proposed development site.

### **5.4 Iron Age**

- 5.4.1 There are no sites of an Iron Age date within the study area. There is however increasing evidence of settlement in the locality during this period, largely in the form of defended enclosures, of a variety of forms, but all broadly Iron Age in date. The closest such site is Castell Olwen (PRN 780) which lies a further 1km up the Dulas valley. This site is also a Scheduled Monument, and is described in more detail in section 4.2, but represents a pear-shaped enclosure defined by a bank and ditch, overlooking the river valley. A similar, albeit slightly larger site lies at Castell Allt-goch a further 1.5km up the valley, and then again at Castell Goetre another 1km up the valley. This almost regular spread of activity would suggest the Dulas valley was an area of importance and activity during the Iron Age. Currently however there has been no recorded Iron Age activity within the vicinity of the proposed development area.

## **5.5 Roman Period**

- 5.5.1 Although no specific sites dated to the Roman period are recorded within the study area sections of Roman road have been identified to the southeast (PRN 33968) and southwest (PRN 29498), and a projected line between these two points would run through the southern end of the study area and within 200m of the proposed development area. These are segments of a Roman Road that ran between the Roman fort and town of Carmarthen to the southwest, and the fort at Llanio (via Llanfair Clydogau) to the northeast. The road has been identified largely from aerial photographs, but where excavated it has been between 6m to 12m wide, with a pronounced agger. The line is roughly followed by the modern local road between Lampeter and Pont Llanfair, along the base of the Teifi valley. To the east of Llanfari Clydogau the road runs along the southern bank of the Teifi but appears to have crossed to run along the northern bank in the Lampeter area. The reason for this is not clear, it has been suggested this may have been because there was a potential fort or other establishment at Lampeter, but no indication of such a site has ever come to light.
- 5.5.2 There have been no further recorded finds of this period to indicate associated activity extending along the roadside in this area.

## **5.6 Early Medieval & Medieval Period (Table 3)**

- 5.6.1 There is one potential early medieval site recorded within the study area, that of St Peter's Parish Church (PRN 49328). There is the possibility that this church has its origins in the early medieval period, however it is generally considered that the church has its origins, along with the settlement of Lampeter, in the 12<sup>th</sup> century. Despite this there remains a low potential for early medieval activity in the area, with the record of an inscribed stone of possible 7<sup>th</sup> to 11<sup>th</sup> century date originating from the vicinity of Peterwell to the southwest of Lampeter, and it is possible that the Roman road continued to function as a routeway during this period, particularly as a modern road still roughly follows this line.
- 5.6.2 It is generally considered however that Lampeter has its origins in the 12<sup>th</sup> century (PRN 12958, Murphy 2021). In the early 12<sup>th</sup> century, between 1115 and 1137, invading Anglo-Norman armies established themselves in Ceredigion and attempted to secure their position through a series of castle sites. The castle in Lampeter is first referenced in 1137 when the sons of Gruffydd ap Cynan burnt the castle, along with several others in the region, at which point it was referred to as Stephen's Castle. Around 160m to the north of the proposed development site lies 'Stephen's Castle' (PRN 779), a castle motte, visible as a 10m high turf covered mound on the north side of the university buildings. This is assumed to represent the site of the early 12<sup>th</sup> century Anglo-Norman castle, although other possibilities within and around Lampeter exist. Historic mapping has suggested a possible second castle mound (PRN 777) within the churchyard of St Peter's, to the north of the church, also referenced as a mound prior to the redevelopment of the present church (Lewis 1849). The mound no longer exists, but its presence adjacent to the other main medieval hub at the church may be of significance. Other examples lie just outside Lampeter. The presumed Iron Age defended enclosure of Castell Olwen to the north (PRN 780 – outside the study area) has been recorded as a possible medieval ringwork castle, and to the east of Lampeter in the Teifi valley the mound of Castell Bugad (PRN 751 – outside the study area) also appears to be a medieval motte site.
- 5.6.3 It is often recorded that the castle was abandoned after the attack of 1137, although given the turbulence of the 12<sup>th</sup> and 13<sup>th</sup> centuries, and the number

of potential early castle sites in the area, it would seem likely that Lampeter retained a castle, and that it changed hands several times during this period. The castle may have featured during the later rebellion of Rhys ap Iaredudd in 1287, after which the town and castle passed into crown hands (Sanders 1961). Edward I granted Lampeter and its castle to Geoffrey Clement, along with the lordship of Caron, in 1290 (Murphy 2021). The castle site, or the other potential sites in the area, do not appear to have been rebuilt in stone and may have been abandoned by the later medieval period. Stephen's Castle motte itself (PRN 779) is part truncated by the university buildings adjacent, and affected by subsequent landscaping works. It has been suggested that early 19<sup>th</sup> century maps depict a bailey to the west and associated enclosures to the south, although it is difficult to determine any accurate layout from these maps (see Section 6.3 below). These enclosures were cleared to make way for St. David's College in the 1820s.

- 5.6.4 To the west lay St Peter's Church (PRNs 4769 & 49238). The current structure is a 19<sup>th</sup> century rebuild, but the church is mentioned in the *Taxatio* of 1291 and is likely to be an older site as a church in Lampeter was granted by Cadell to Totnes Priory at some point between 1100 and 1135. It is likely a settlement was developing between these two centres of activity during the 12<sup>th</sup> century. In 1188 Gerald of Wales visited and preached a sermon in Lampeter, which he referred to as *Pons Stephani* (Stephen's Bridge), assumed to be a reference to the bridge of the Teifi (PRN 12404).
- 5.6.5 Although a 12<sup>th</sup> century settlement is likely, Lampeter was only established as a borough in the later 13<sup>th</sup> century under Rhys ap Iaredudd. A borough charter from the reign of Henry VI (1422-71) survives but refers to charters back to the time of Edward I, themselves indicating earlier settlement (Lewis 1849). In 1284 Rhys was granted the right to hold a weekly market and annual fair. It was a small borough with just 19½ burgages recorded in 1301, rising to 26 in 1317, largely recorded under Welsh names (Murphy 2021). In 1309 the lordship of Lampeter was granted to Rhys ap Gruffydd, a seemingly keen supporter of Edward II. Rhys appears to have lost control shortly after the fall of Edward II, Lampeter passing to Edmund Hakelut in the early 1330s, but Rhys returned and held the lordship until his death in 1356 (Sanders 1961; 136). Lampeter then passed John Henxteworth in 1357, and subsequently largely disappears from the records.
- 5.6.6 Later mapping and the morphology of the town would suggest the small medieval settlement was focused on High Street between the church to the west, and the castle to the east. A chapelry to Lampeter Parish was mentioned in the 14<sup>th</sup> century (PRN 9559), believed to have been located on the south side of High Street, and a fulling mill was recorded from the late 13<sup>th</sup> century (PRN 12945). The location of the mill is unknown, although it has been assumed to have been located on the site of a later corn mill on the Afon Dulas to the northeast of the proposed development area.
- 5.6.7 The proposed development area likely lay within the bounds of the medieval township (Sanders 1961), but it may have been a peripheral area to the main settlement and market activity along High Street.



**Table 3:** Medieval historic assets recorded on the HER within the study area.  
Locations shown in Figure 4.

Prn	Site name	Period	Type	Grid.Ref.
777	Church Mound	Medieval	Motte	SN5754348404
779	Stephen's Castle; Lampeter Castle	Medieval	Motte	SN57934827
4769	Lampeter Parish Church; St Peter's	Medieval	Church	SN5754548356
9554	Brongest	Medieval	Dwelling	SN58304789
9559	St Thomas' Chapel	Medieval	Chapel	SN577480
12404	Pont Stephan	Medieval	Bridge	SN581477
12945	Lampeter	Medieval	Fulling Mill	SN5799048531
12958	Lampeter; talybont Steffan; Iodrepedran; Ilanbedr Pont Steffan	Medieval; Post Medieval	Town	SN5764148110
49328	Lampeter Parish Church; St Peter's	Early Medieval	Churchyard	SN57544831

## 5.7 Post-Medieval & Modern Period (Table 4)

- 5.7.1 There appear to be few records of the town during the later medieval and earlier post-medieval periods. It is likely however that Lampeter remained a relatively small town throughout this period. It retained its position as a regional market centre with a Parish church.
- 5.7.2 From the late 17<sup>th</sup> century onward the town was linked with the Peterwell Estate. Peterwell was a mansion built to the southwest of the town in the later 17<sup>th</sup> century by David Evans, High Sheriff of Cardiganshire. The Peterwell Estate was the major landowner in and around Lampeter, and it is likely the owners of the estate were responsible for the establishment of much of the enclosure pattern in the area (Page 1999). In 1728 the population of the town stood at around 300, rising only slightly to 320 by 1801 (Murphy 2021). During the 18<sup>th</sup> century the town was described as "consisting of a single cobbled street, with indifferent cottages and alehouses scattered along the edge of the common" (Phillips 1997. P82) although it was during this period that the first Town Hall was built in 1741 (PRN 17274). The current town hall is a rebuild of 1881.
- 5.7.3 In 1822 St David's College (PRN 4772) was established within the town, immediately north of the proposed development site, opening in 1827. Thomas Burgess, the Bishop of St. David's, had been seeking a site to build a college in the area to provide a Christian education and supply adequately trained ordinands since he became bishop in 1803. The land in Lampeter was offered by John Scandrett Harford, who had bought the Peterwell Estate in 1819 to become the major landowner in the area. C.R.Cockerell was chosen as the architect; the builder was John Foster of Bristol. The building was built in a Gothic style, with a Tudor influence, integrated into a regular classical form (Thomas 1984; 71). The building was arranged in a quadrangle, following academic college layouts at Oxford and Cambridge (Thomas 1984, 63-5), with the library, chapel and hall set in the projecting north range. The main building was surrounded by pleasure grounds and gardens (Lewis 1849). It was granted a Royal Charter in 1828, the first such charter granted outside of Oxford and Cambridge in England and Wales.

- 5.7.4 The bulk of the recorded archaeological sites in the study area record the gradual growth of the town as a regional rural market and production centre in the 19<sup>th</sup> century, no doubt bolstered by the establishment of St David's College. The production and industrial growth of Lampeter can be seen in the corn and wool mills (PRNs 4773, 21383 & 21384), saw mills (PRNs 21381 & 21382), a blacksmiths (PRN 20406), quarry (PRN 17200) and abattoir (PRN 43372). Its centre as a rural market can also be seen in the cattle markets recorded in the town (PRN 35298, 37105). Any growth is likely to have been influenced by the arrival of the railway in 1866 (PRNs 17199, 43382 & 128839). Lampeter station was a victim of the Beeching Cuts in the mid-1960s, although it remained open for milk freight until 1973.
- 5.7.5 The population of 320 in 1801 (Murphy 2021) rose to 1443 by the end of the century (Bartholomew 1887). This rapid increase can be seen in the number of houses of note recorded in the HER (PRNs 23463, 25708, 25713, 43346, 43361, 43363, 43364, 43366, 43371, 43376, 43377, 43389, 43400, 43401, 57340, 57341, 57342 & 57345). The rising local population, and increased links to the surrounding areas allowed the main commercial centre of Lampeter to develop further and a number of traditional shops of note are also recorded within the town (PRNs 10044, 25707, 25711, 43359, 43380, 43383, 43396, 43583), along with the Post Office (PRN 25705) and banks (PRN 25710, 43393, 43395).
- 5.7.6 To serve the growing population and visitors to the town several inns and public houses were established (PRNs 9556, 43405, 25709, 43348, 43368, 43394, 43397, 43399, 43404 & 43584). The religious needs were administered from a number of local churches and chapels (PRNs 17197, 17200, 17206, 20407, 25712, 17204 & 20408), including the rebuilt (in 1868-79) St Peter's Church (PRN 17273), replacing its medieval predecessor. Further urban features included a new school (PRN 25704), a police station (PRN 43354), meeting halls and social clubs (PRNs 25703, 43343, 43347 & 43350) and a gas works (PRN 43365).
- 5.7.7 The more recent history of the town is marked in a series of wartime structures, including an Observer Post (PRN 121758), Pillbox (PRN 30943) and War Memorial (PRN 25702).
- 5.7.8 None of these sites are recorded within the proposed development area, although the site does currently lie within the grounds of university, first established as St David's College (PRN 4772) and is partly bounded by the rear garden of Garth House, a two-storey Georgian double-pile house (PRN 43346).

**Table 4:** Post-medieval and modern historic assets recorded on the HER within the study area. Locations shown in Figure 4.

PRN	Site Name	Type	NGR
4772	St David's College	College	SN5791648221
4773	Lampeter; Felin Uchaf	Mill	SN5799648486
9556	Black Lion	Hotel	SN5762548099
9560	Bridge Street	Workhouse	SN57714809
10044	Ricketts	Shop	SN5777848152
17197	Our Lady of Mount Carmel	Church	SN5747248253
17199	Lampeter Station	Railway Station	SN58214838
17200		Pit	SN58154803

University Of Wales Trinity St David Campus, Lampeter:  
Historic Environment Desk-Based Assessment

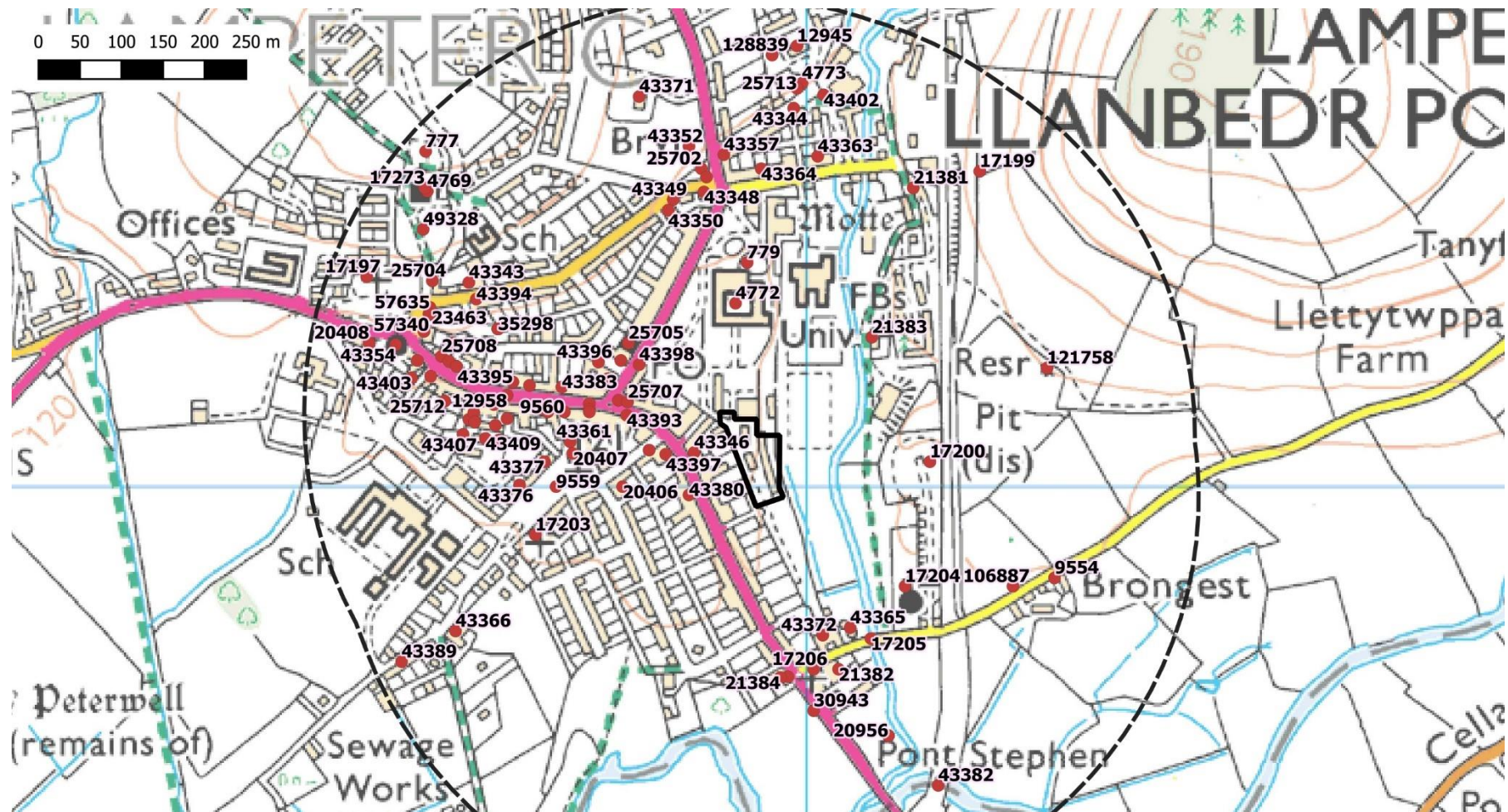
17203	Soar	Chapel	SN5767547942
17204	Brondreifi Unitarian Church	Church	SN58124788
17205	Pont Brongest	Bridge	SN5807947817
17206	Capel Noddfa	Church	SN58014778
17273	St Peters	Church	SN5754248360
17274	Lampeter Town Hall	Town Hall	SN5762448133
20406		Blacksmiths Workshop	SN57784800
20407	St Thomas Methodist Church	Chapel	SN57724804
20408	Shiloh	Church	SN5747548173
20956	Lampeter Bridge	Bridge	SN581477
21381	Lampeter Station Sawmill	Saw Mill	SN58134836
21382	Glyn	Saw Mill	SN58044778
21383	Lampeter; Dolwen	Woollen Mill	SN58084818
21384	Mark Lane	Mill	SN57974777
23463	Buckingham House	Dwelling	SN57554821
25702	Lampeter	WAR MEMORIAL	SN5787548383
25703	Church Hall	Church Hall	SN5754148187
25704	The Old Grammar School	School	SN5755148248
25705	Lampeter Post Office	Post Office	SN5778748173
25706	Harford Fountain	Fountain	SN5777548104
25707	Harford Square No17	Dwelling; Shop	SN5778648102
25708	High Street No's 30 31 and 32	Terrace	SN5756248157
25709	Royal Oak Inn	Public House	SN5766848122
25710	Lloyds Bank	Bank (financial)	SN5767848094
25711	High Street No13	Dwelling; Shop	SN5761448103
25712	Tabernacle	Chapel; Dwelling	SN5756648103
25713	Y Felin	Dwelling	SN57994848
30943		Pillbox (type Fw3/24)	SN58014773
35298	Lampeter Cattle Market	Livestock Market	SN57634819
36898	Dologau	Clearance Cairn	SN57634819
37105	Lampeter Cattle Market	Livestock Market	SN57634819
43343	The Drill Hall	Drill Hall; Dwelling	SN5759548246
43344	Depot	Depot	SN5798648456
43346	Garth House	Dwelling	SN5786648041
43347	Lampeter Afc Social Club	Social Club	SN5781248044
43348	Burgess Hall/temperance Hotel	Building	SN5787848355
43349	Public Toilets Bryn Road	Public Convenience	SN5784148346
43350	Victoria Hall	Meeting Hall	SN5783548333
43352	Gorsedd Stone Circle	Gorsedd Circle	SN5786048410

University Of Wales Trinity St David Campus, Lampeter:  
Historic Environment Desk-Based Assessment

43354	Lampeter Police Station	Police Station	SN5750748171
43357	Northgate House	Toll House	SN5790248400
43359	Chemist	Shop	SN5776248130
43360		Stable	SN5757648173
43361	Priordy	Dwelling	SN5771748054
43363	Station Terrace No 14-19	Terrace	SN5801548398
43364	Station Terrace 1-13	Terrace	SN5794748383
43365	Lampeter Gas Works	Gas Works	SN5805447830
43366	Barley Mow	Dwelling	SN5757947826
43368	Fountain Inn	Public House	SN5797947771
43371	Bryn Building	Dwelling	SN5780048470
43372	Former Slaughter House	Abattoir	SN5802147821
43376	Harford Row 9-14	Terrace	SN5765648002
43377	Harford Terrace 1-8	Terrace	SN5768648030
43380	Bridge Street Shops 21 23 and 25	Shop	SN57864799
43382		Bridge	SN5816047640
43383	High Street No.44	Shop	SN5770748120
43389	Greenfield Terrace 1-9	Terrace	SN5751447789
43393	Bank	Bank (financial)	SN5778548086
43394	Castle Green/ llawny Castell	Public House	SN5760448226
43395	National Westminster Bank	Bank (financial)	SN5764848126
43396	Barn Antiques	Shop	SN5775148150
43397	The Kings Head	Public House	SN5783248039
43398	Porter's Lodge- St David's College	Lodge	SN5780048147
43399	Castle Hotel	Public House	SN57694809
43400	High Street No23	Dwelling	SN5753348152
43401	Bank House	Dwelling; Office	SN5754948133
43402	Lampeter Corn Mill Race	Mill Race	SN5802248472
43403	Mount Street-outbuildings	Outbuilding	SN5752648131
43404	Ivy Bush Inn	Public House	SN5774048093
43405	Black Lion Coaching Inn Complex	Public House	SN5760248078
43406	Black Lion Complex	Storehouse	SN5764148082
43407	Wall-black Lion Inn	Wall	SN5758848063
43408	Black Lion-coach House/stables	Coach House	SN5762748074
43409	Black Lion-carrage House	Coach House	SN5761548058
43410	Black Lion-stables	Stable	SN5760148089
43411	Black Lion-stable?	Stable	SN5759548081
43412	Black Lion-wall	Wall	SN5760248078
43583	High Street No.2	Shop	SN57744810
43584	The Ivy Bush Inn	Public House	SN57744809

University Of Wales Trinity St David Campus, Lampeter:  
Historic Environment Desk-Based Assessment

57339	Walls and Surrounding Terrace at the War Memorial, Bryn Road	Walls and Terrace	SN5788148373
57340	No.1 Church Street	House	SN5754748208
57341	No.31 High Street	House	SN5757148151
57342	No.32 High Street	House	SN5758048145
57635	No 2, Church Street (e Side)	House	SN5754848216
106887	Brongest	Farmstead	SN58254788
112705	Black Lion Hotel Lampeter	Findspot	SN5763148056
121758	Lampeter 28.1/p2; 13/a3; 13/d2	ROYAL OBSERVER CORPS SITE	SN5829148143
128839	Lampeter	RAILWAY WAREHOUSE	SN57964852



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

Reproduced from the Ordnance Survey 1:50,000 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 have been several archaeological investigations within the study area, of differing value to the current assessment.
- 6.2.2 In 1999 a desk-based assessment was produced ahead of proposed sewerage scheme (Page 1999). The specific areas covered by the assessment do not coincide with the current assessment, but good background to the development of Lampeter is provided. This assessment was subsequently followed by an archaeological watching brief on the scheme. This monitored sewer trench excavations around the southern side of the town, particularly in an area where there was a potential for the Roman road to run, but the work revealed little of archaeological interest (Cambria Archaeology 2000).
- 6.2.3 As well as the above, archaeological watching briefs have also been undertaken on three further developments within the town. In 1997 a watching brief was carried out on earlier developments in and around the area of the potential Roman road to the south, again however little of archaeological interest was revealed (Manning 1997). In 2017 a watching brief was undertaken on works at No.16 College Street, which lay within 100m of the Stephen's Castle motte (PRN 779). The work revealed post-medieval and modern levelling deposits and surfaces overlying the original boggy field deposits, depicted on the mid-19<sup>th</sup> century tithe map. No features of specific archaeological interest were noted, although the survival of the original field deposits indicates below ground archaeology could survive in the area, if present (Wilson 2017). In 2015 a watching brief was undertaken close to the proposed development site, during landscaping works within an area of former tennis courts and hockey pitches on a flat piece of ground immediately to the northeast of the proposed development area, bordering the river (Meek & Day 2015). In the event however only a minimal degree of landscaping was undertaken, and the modern levelling deposits for the sports areas were not removed, therefore the archaeological potential of the area remained untested.
- 6.2.4 There has been one intrusive archaeological investigation undertaken within the study area. In 2015 an archaeological evaluation was undertaken on a plot of land to the rear of the Black Lion Hotel on the High Street to the south of the proposed development area (Kemp 2015). This lay in an area of possible medieval settlement, and close to the potential site of the medieval St Thomas's Chapel. Five trenches were excavated, which identified post-medieval cobbled surfaces, likely related to the hotel yards, and some linear ditches that were interpreted as possible medieval burgrave plot boundaries. No evidence of the chapel or associated features were revealed, and few artefacts were recovered, all of a post-medieval to modern date.

### 6.3 Historic Mapping

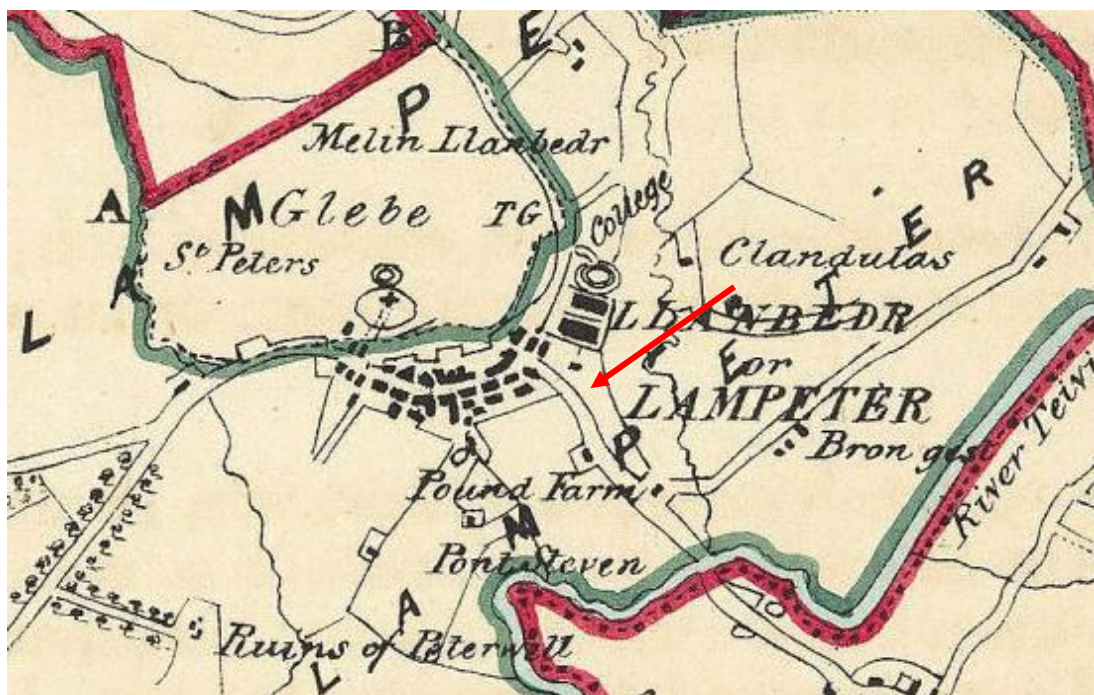
Ordnance Survey original surveyors' maps – T. Budgen (Lampeter) 1811 & R. Dawson (Capel Bettws) 1819

- 6.3.1 These early 19<sup>th</sup> century Ordnance Survey maps provide some of the earliest informative mapped evidence of the area. The settlement of Lampeter is laid out along High Street, from the junction of College Street and High Street to the east, to St Peter's Church to the west, which appears to illustrate the likely heart of the settlement since the medieval period. There is a spread of settlement up the southern end of College Street, and some sporadic settlement down High Street to the east, but no clear indication of settlement within the proposed development area.
- 6.3.2 The site of Stephen's Castle (PRN 779) is shown, with the Capel Bettws map suggesting a series of enclosures around the castle and spreading south to the road junction. Some of these enclosures have previously been suggested to represent the outline of the former medieval bailey around the motte, with the enclosure to the west seemingly truncated by the road line. The Capel Bettws map also suggests a boundary running to the north and east of High Street and College Street in this area, possibly delineating the limits of the urban area of Lampeter, this may be represented by the drain that defines the eastern edge of the proposed development area, but there is no clear indication of any activity within the proposed development area itself.

Dawson's map of Lampeter 1832 (Fig. 5)

- 6.3.3 Robert Dawson was the author of the previous Ordnance Survey map of 1819, but this map illustrates Lampeter in better detail. The town is still clearly focused along High Street between the road junction to the east, and St Peter's church to the west. A curious circular feature immediately to the north of the church has given rise to the speculation about a second castle site (PRN 777). The map is created after the establishment of the university in the early 19<sup>th</sup> century, and the main buildings are clearly visible to the south of the castle motte, although somewhat crudely illustrated. A further smaller building is depicted to the south. Its precise location is difficult to gauge, but later maps identify it as lying to the north of the proposed development area.

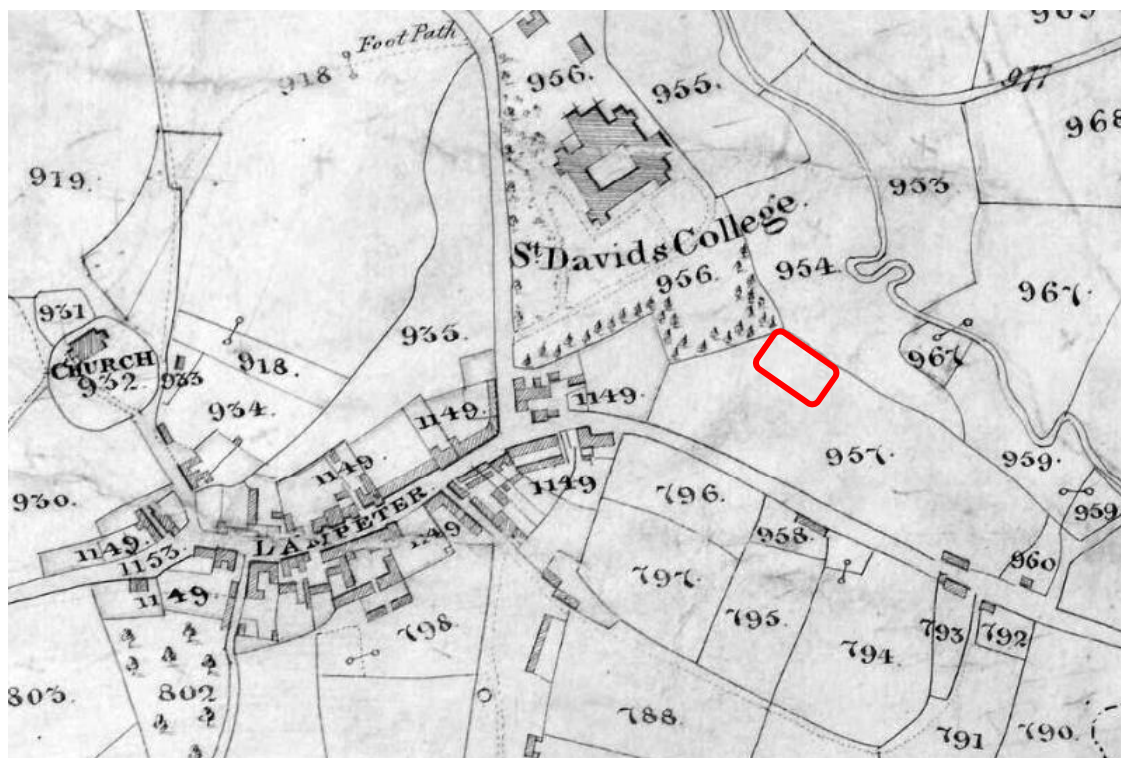




**Figure 5:** Extract from Dawson's map of 1832. The approximate location of the proposed development area is marked by the arrow.

*Tithe Map of Lampeter Pont Stephen 1843 (Fig. 6)*

- 6.3.4 The parish tithe map gives a clear and seemingly accurate depiction of Lampeter towards the middle of the 19<sup>th</sup> century. The proposed development area lies mostly within an undeveloped field, called 'Cae'r Afon', which along with another field on the east side of the University buildings, was occupied by Llewellyn Lewellin, part of the more extensive lands of John Scandrett Harford, the owner of the Peterwell Estate. Llewellyn was the Principal of St David's College at that time, a Professor of Greek and Theology, having been there since its establishment. By this date he was also vicar of Lampeter and a Dean at St David's Cathedral, living there during the College vacations.
- 6.3.5 The field appears devoid of development, other than a roadside property to the south. There is a clear boundary to the University ground to the north, lined with trees. This boundary passes along the northern edge of the proposed development area, the precise route difficult to chart accurately due to subsequent development. The link with Llewellyn Lewellin indicates that although not part of the immediate grounds of the College, this land was still shared a close link to the College.

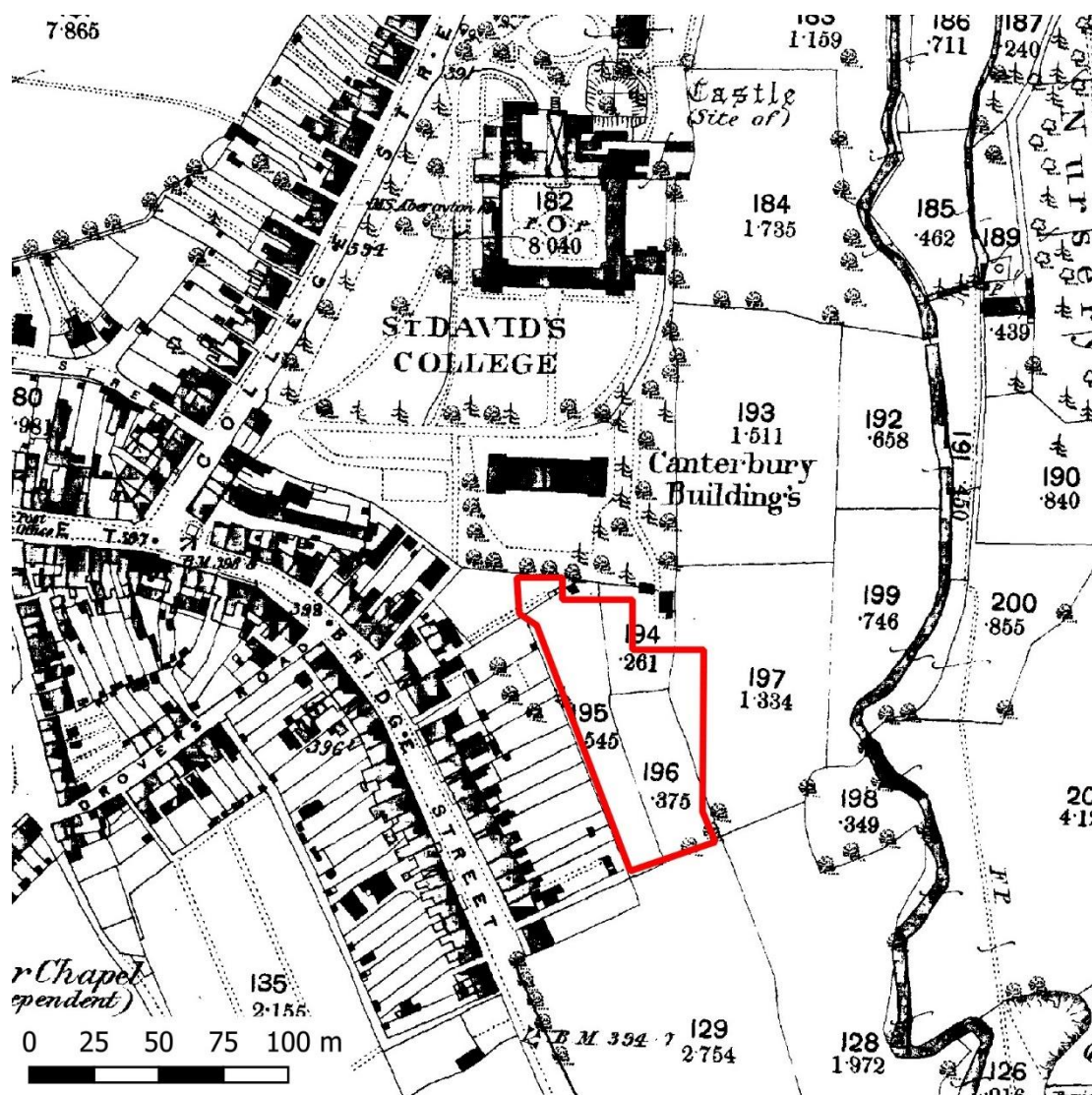


**Figure 6:** Extract from the tithe map of 1843. The approximate location of the proposed development area is outlined in red.

Ordnance Survey 1:2500 map 1889 (Fig 7).

- 6.3.6 The more detailed Ordnance Survey map of 1889 charts the expansion of Lampeter along Bridge Street to the east of the College Street junction, south onto the former common, and north along College Street and Station Terrace. The growth of Lampeter during the later 19<sup>th</sup> century was no doubt spurred on by arrival of the railway and establishment of a train station at the eastern end of Station Terrace. By this point the College had now become surrounded to the south, west and north by urban development, and the current western boundary of the proposed development, as the rear boundaries to High Street properties, had been established.
- 6.3.7 The original tree-lined boundary to the College grounds ran along the northern boundary of the proposed development site, with additional buildings added just beyond the boundary of the proposed development area. To the northeast small outbuildings lie on the edge of the proposed development area, possibly associated with Bridge Street properties as they appear to be linked via a footpath. The remainder of the site comprises a series of smaller sub-divided fields, presumably recently established within the larger field visible on the previous tithe map and contemporary with the establishment of the properties along Bridge Street bordering the site.





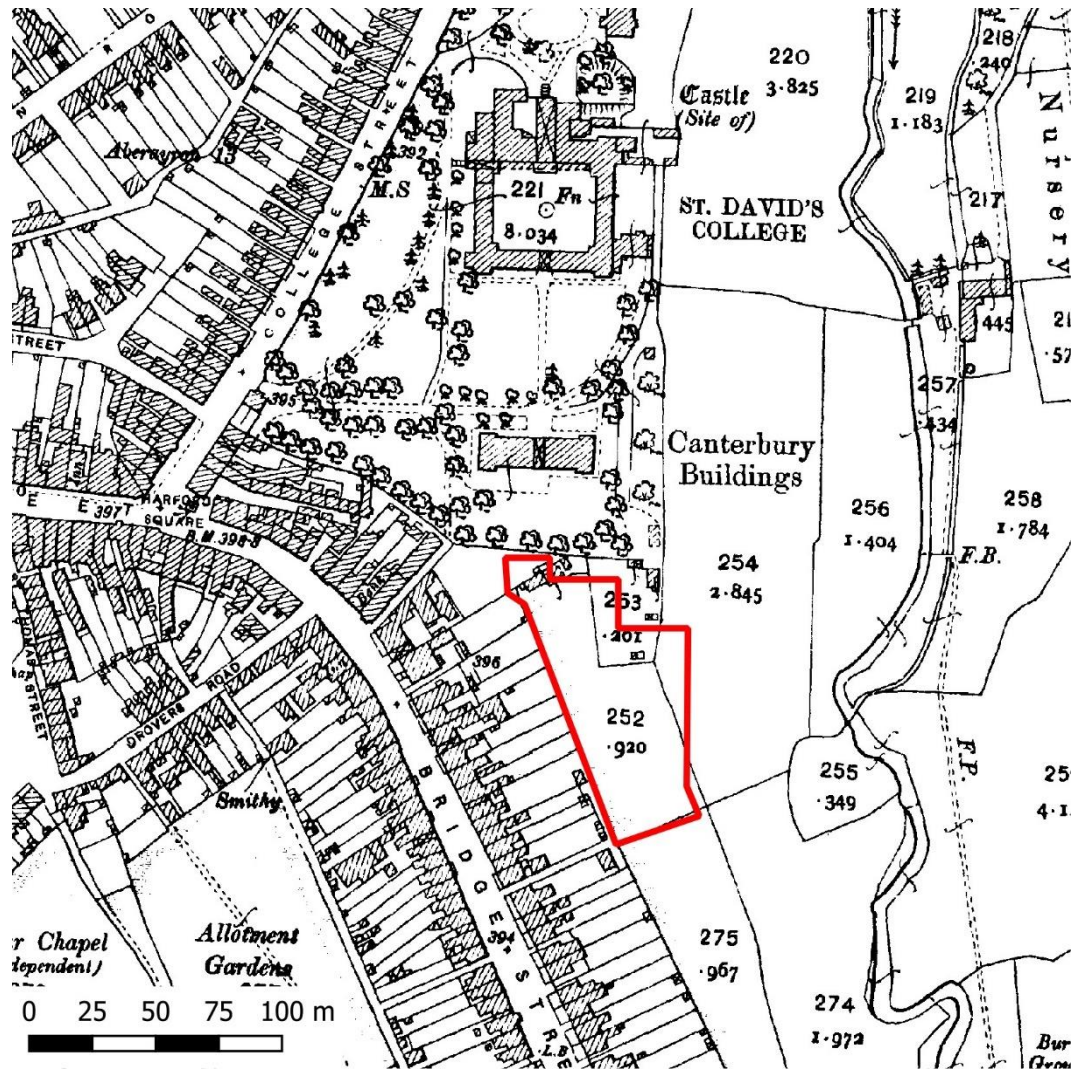
**Figure 7:** Extract from the Ordnance Survey map of 1889. Proposed development site boundary shown in red.

Ordnance Survey 1:2500 map 1905 (Fig.8).

6.3.8 The subsequent map of 1905 charts the continued expansion of Lampeter along Bridge Street, to the south around Drovers Road, and to the north with the establishment of Bryn Road. The College grounds appear to extend slightly further to the south, potentially into the proposed development area. A larger structure, of unknown function, is shown in the northwest corner of the proposed development site, with some small outbuildings visible in the northeast part of the site. All of which have since been removed.

Ordnance Survey 1:10,560 map, 1938 & 1948

6.3.9 Although at less detail, no significant change to the development site is noted.



**Figure 8:** Extract from the Ordnance Survey map of 1905. Proposed development site boundary shown in red.

## **6.4 Aerial & Historic Photography**

- 6.4.1 A search was made of available historic aerial photographs and modern aerial photographs. Several aerial photographs taken by the RAF between 1946 and 1954 show the area in some detail.
- 6.4.2 Images from 1946 show the development site largely comprising two elongated fields, with structures built at the northern end, as indicated on the historic mapping. The photos give no clear detail as to the function of the buildings.
- 6.4.3 Images from 1954 are clearer (Photo 1). In the northwest corner of the proposed development area, at the northern end of the two elongated fields, lie a collection of four buildings, along with an enclosure along the western boundary. The function of the buildings remains unclear. To the northeast the northern end of the adjacent lower field appears subdivided into a series of smaller enclosures, suggesting allotment-style agriculture. Further buildings have also been added at the southern end of these fields. The central boundary between the fields appears regular, possibly walled, presumably running along the upper edge of the sloping ground between the two fields. The eastern boundary appears to be a hedgerow, with riverside meadow beyond and the northern boundary is still marked by mature trees, as indicated on historic mapping.
- 6.4.4 Satellite imagery exists from 2006 onwards. By this time however the current layout of the proposed development area had become established, with modern buildings along the eastern side and across much of the northwest quarter of the site. The College/University site had also greatly expanded, likely from the 1960s onward, with new buildings added to the east and the northern part of the campus redeveloped. Aerial photographs taken by the RCAHMW (T.Driver) in 2015 show an additional modern building within the proposed development area on the lower ground to the east. This building has since been removed.





**Photo 1:** Aerial photograph taken by the RAF in 1954. Approximate site area shown in red.

## **6.5 LiDAR**

- 6.5.1 LiDAR data at 1mDTM/DSM is available for the site area, but little clear evidence of archaeological features is noted given the modern development across the site.

## **6.6 Site Visit (Photos 2-19)**

- 6.6.1 A site visit was undertaken on the 24<sup>th</sup> October 2022. The weather conditions were mixed, with periods of heavy rain, but generally dry with good visibility. Access to the entire site was possible, although buildings were not entered as part of the visit.
- 6.6.2 The proposed development area is split between two levels, with a higher western half separated from the lower eastern half by a tree-lined bank.
- 6.6.3 Two buildings occupy the northern end of the western part of the site, both of the same design and build, comprising modern two-storey accommodation blocks, with plain rendered walls, rows of rectangular triple-light windows in uPVC and a flat roof (Photos 2 & 3). The buildings are surrounded by hard-standing and tarmac to the west and north, with concrete steps running down the bank to the east. Adjacent, more modern, university buildings lie to the north and east. To the south the higher western half extends as an area of rough grass, traversed by a concrete footpath, with further concrete steps descending the bank to the east (Photos 4 & 5).
- 6.6.4 To the west the site is bounded by a mixed boundary to Bridge Street properties (Photos 6 & 7). At the northern end the boundary comprises a modern wooden fence to an adjacent pharmacy building. South of this the boundary becomes masonry, built in thin slabs of local mudstone, roughly mortared. An infilled doorway indicates a former access to the rear of No.23 Bridge Street, and a part brick-framed window opening also indicates a link to No.25 Bridge Street. Simple steps built of concrete breeze block also suggest access to the rear of No.31 Bridge Street. From this point southward the boundary wall changes to include larger roughly-squared stonework.
- 6.6.5 Down the centre of the site runs a north – south bank, with the ground dropping sharply by around 3-4m to the east. The bank appears artificially graded, and a line of mature, but fast-growing, pine and beech trees run along it. To the east the ground is artificially levelled, with a base of imported stone. Service runs, marked by access covers and concrete infill, run north – south through this area (Photos 8 – 10).
- 6.6.6 To the north of the site lies the main university campus area. Immediately to the north lies the university library, Canterbury Building and a third building, all modern (21<sup>st</sup> century?) in construction and ranging from two to three storeys in height (Photos 11 & 14). A lawned area lies in front (north) of these buildings with the original quadrangular arrangement of early 19<sup>th</sup> century university buildings to the north, 105m to the north of the proposed development boundary (Photos 13 & 15). Further modern (later 20<sup>th</sup> century) university buildings lie to the north and on lower ground to the east (Photo 12).
- 6.6.7 To the west of the site lies the rear yards of Bridge Street properties. At the northern end a modern brick-built surgery has been built in this rear-yard area, at the southern end garage and outbuildings line the eastern end of the rear yard plots. Access to the surgery and garage buildings is gained via pedestrian gateways immediately to the north and south of the proposed development area, and from Bridge Street to the west via narrow lanes between some of the street frontage buildings (Photos 17 – 19).
- 6.6.8 To the south of the site the grass and scrub-covered area continues.
- 6.6.9 To the east the site is bounded by a drainage ditch, beyond which lies an open meadow area circumnavigated by a modern footpath, with the relatively shallow Afon Dulas forming the eastern limits (Photo 12). The

ground rises to the east of the river, with modern development to the northeast.

6.6.10 The castle motte (PRN 779, CD110) lies on the north side of the quadrangular buildings, clearly truncated by those buildings, but not visible from the proposed development area (Photos 15 & 16).



**Photo 2:** View SE at the modern buildings in the northern part of the proposed development area.



**Photo 3:** View S along the western face of the modern buildings at the northern end of the proposed development area, with the slope to the left.





**Photo 4:** View S across the upper western part of the proposed development area, stood immediately south of the modern buildings. The trees to left grow on the sloping bank.



**Photo 5:** View N across the upper western part of the proposed development area, with the modern buildings within the site to the rear, and the boundary to Bridge Street properties to the left.





**Photo 6:** View NW along the stone boundary wall between the proposed development site and the rear yard of Bridge Street properties. This section of wall lies immediately adjacent to the modern buildings within the site.



**Photo 7:** View W of the boundary wall, showing a blocked entry from No.23 Bridge Street. 1m scale.





**Photo 8:** View S along the lower eastern part of the site. The modern buildings within the site are visible above the bank to the right.



**Photo 9:** View W across the lower eastern part of the site, showing the graded bank and the modern buildings within the site above.





**Photo 10:** View N across the lower eastern part of the site. The modern buildings to the rear lie outside the proposed development area.



**Photo 11:** View N with the modern buildings within the development area on the right, looking towards the main university campus, flanked by modern university buildings with the original Grade II\* Listed College buildings to the rear.





**Photo 12:** View W from the riverside meadow showing university buildings immediately to the north of the lower eastern part of the development area. The modern buildings within the site are visible to the left, rear.



**Photo 13:** View NE of the south side of the original Grade II\* Listed College buildings.



**Photo 14:** View south from the southern entrance of the original Grade II\* Listed College buildings, looking towards the proposed development area (not clearly visible), but showing the modern university buildings lying to the south.



**Photo 15:** View S of the north side of the original Grade II\* Listed College buildings, with Stephen's Castle motte to the left.





**Photo 16:** View W showing the truncated remains of Stephen's Castle motte, scheduled monument CD110.



**Photo 17:** General view SE looking down Bridge Street to the west of the proposed development area.



**Photo 18:** View E looking down on the access lanes between the properties on Bridge Street towards the proposed development area. A modern university building to the north of the proposed development site lies to the rear.



**Photo 19:** View E looking down on the access lanes between the properties on Bridge Street towards the proposed development area. The modern pharmacy building to the west of the proposed development site lies to the rear.



## 7 ASSESSMENT OF ARCHAEOLOGICAL POTENTIAL, VALUE AND SETTING

**Table 5: Site potential definitions**

Archaeological Potential	Definition
<b>High</b>	Known archaeological remains of the period within the site area, or an abundance of remains of the period within the near vicinity
<b>Medium</b>	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
<b>Low</b>	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
<b>Negligible</b>	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 6: Site value definitions**

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

## 7.1 Potential & Value

- 7.1.1 No sites have previously been recorded within the proposed development area.
- 7.1.2 The site visit confirmed that much of the site has undergone previous development which will have compromised the ability for archaeological remains to have survived undisturbed. The lower eastern half of the site in particular has clearly been artificially levelled, and some major service runs are visible in this area. Recent aerial photographs also indicate that this area was recently developed but has been cleared of upstanding structures in the last 5 years. Modern buildings lie at the northern end of the higher western half of the site, suggesting previous levelling, foundation and service excavations in this area.
- 7.1.3 Within the locality a lack of recorded Prehistoric archaeological remains would suggest a very limited potential for such remains within the proposed development area. A Roman road is recorded to the south, but the projected and likely line of the road does not pass through the proposed development area, and there no recorded evidence of associated activity in this area.
- 7.1.4 Approximately 170m to the north of the site lies the remains of a scheduled medieval castle motte (CD110, PRN 779). This motte would have been only one element of a larger castle site, with an associated bailey lying at the foot of the motte. It has been suggested from early 19<sup>th</sup> century map sources that the bailey may have been located to the west or northwest of the motte, but that associated enclosures may have spread southward. It would seem unlikely that such enclosures would reach as far as the proposed development area, but they may have been close-by. A medieval settlement developed, which on current evidence appears to have been focused along High Street, to the west of the junction with College Street, although the site is likely to have been in the wider township area. Given the proximity of these areas of medieval activity the possibility exists for associated activity to extend into the proposed development area. However, previous development on this site is likely to have had a detrimental impact upon any potential archaeological remains, therefore there is considered to be a **Low potential** for medieval archaeological remains to lie within the proposed development area. Such remains are likely to be peripheral to the main areas of activity, therefore considered to be of **Low to Medium value**.
- 7.1.5 Throughout much of the post-medieval period this area appears to have been used largely as agricultural or horticultural land on the edge of the main settlement. Late 19<sup>th</sup> and early 20<sup>th</sup> century mapping indicate some buildings of uncertain function established at the northern end of the proposed development area, and the boundary walling to the west indicates former connections and access from the some of the Bridge Street properties. There is therefore the potential for archaeological remains associated with late post-medieval activity on the site. However, these buildings have been removed and the area subsequently redeveloped with modern buildings, therefore there is a **Low potential** for such remains to survive, likely to be of **Low value**.
- 7.1.6 The site is associated with the university complex, itself a site of archaeological interest, established during the early 19<sup>th</sup> century (PRN 4772) and containing a Grade II\* listed building (LB ref. 10431). Historic mapping however suggests that the proposed development area lay to the south of the original developed and landscape university grounds, only fully incorporated and part-developed in the modern period.

## 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 Of the three scheduled monuments identified in the study area both Castell Olwen 161 to the north, and the Pillbox CD249 to the south lie at sufficient distance from the proposed development site, with no other links to the site, to be unaffected by proposed development. **Lampeter Castle Mound CD110** (also referred to as Stephen’s Castle motte) however lies within 200m of the proposed development and within the university grounds. The castle motte would have formed part of a larger castle complex, which originally likely extended to the west, and possible also to the south of the motte. Topographically the castle was sited on the eastern edge of a terrace with a river and potentially marshy ground or meadowland providing additional defensive features to the east. The castle would also have been a focal point for the emerging settlement of Lampeter, which likely spread mainly to the west towards St Peter’s Church. These original elements of the setting have largely been lost, although the approximate layout of the medieval settlement can still be discerned in street patterns. The current setting of the monument is the university complex that surrounds the site. The original early 19<sup>th</sup> century College buildings have partly truncated the remains, but the motte frames part of the main view of these buildings from the north (Photo 15) and therefore appears to have been deliberately incorporated into the layout of the building and grounds. The motte was also part-landscaped to incorporate paths as part of the grounds. More recently, from the later 20<sup>th</sup> century onwards, the motte has been further surrounded by built elements of the expanding university campus.
- 7.2.3 A large number of listed buildings lie in the study area, but many of the closest buildings are concentrated in the High Street area of Lampeter to the west, and the majority of the listed buildings share no visual or other relationship to the proposed development area. The university campus however, within which the proposed development site lies, is centred around the Grade II\* listed **St David’s University College (original buildings) LB 10431**. Originally the building would have formed the primary element of the campus, surrounded by open grounds on all side with the Canterbury Building lying to the south. The campus has since expanded, to include a number of mixed modern buildings, some of which have replaced the original Canterbury Building to the south. The former open aspect to the original building has been retained to the north, west and south, but the outlook to the northeast and east have been altered with later 20<sup>th</sup> century university development. The proposed development site lies in land that was associated with the university from its early years but did not form part of the original formal grounds and would likely have been largely screened from view by mature trees along the southern boundary to those grounds.

- 7.2.4 The proposed development site lies within the **Lampeter Conservation Area**. There appears to be no formal description of the main characteristics of the Conservation Area, but it is largely drawn around the visible historic core of the town, incorporating existing 18<sup>th</sup> to early 20<sup>th</sup> century structures along High Street, Bridge Street and College Street, and the important original St David's College site and castle motte. As these latter sites are integral elements to a larger university campus, the conservation Area therefore includes the campus as a whole. The proposed development area contains no historic buildings, but forms part of this wider campus area.

## 8 IMPACT ASSESSMENT

### 8.1 Development details

- 8.1.1 The proposed development is still in an early design stage, therefore the extent of proposed development works, and the appearance and design of any built elements and landscaped area is still unknown. Broad concept designs suggest however that current structures will be removed from the site, including the two modern residential blocks at the northern end of the site, and a new structure will be built across the centre of the site, potentially incorporating the two distinct levels of the site area. Landscaping is likely surrounding the new building to promote access and improve the use of the space.
- 8.1.2 Generally, any of the following activities typically associated with a development on this scale 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;
  - Construction of roads and infrastructure;
  - Foundation excavations;
  - Service installation;
  - Any other ground disturbing works
- 8.1.3 Development in this area also has the potential to generate indirect impacts upon historic assets, by altering elements of the setting as discussed in section 7.2.

### 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 potential for medieval archaeological remains within the development area is described in Section 7.1.4. Although such remains are likely to have been impacted by previous development on the site, likely excavations and levelling works associated with future development is considered to have a **Slight to Moderate Adverse impact** upon potential archaeological remains.
- 8.3.2 The potential for post-medieval archaeological remains is described in Section 7.1.5. These remains are also likely to have been impacted by previous development, potentially to a greater degree as identified built elements of this period lie within the footprint of the modern university buildings at the northern end of the proposed development area. However,



as previously, proposed development is considered to have a **Slight to Moderate Adverse impact** upon potential archaeological remains of this period.

#### **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 illustrated in Section 7.2 there is the potential that this area may form part of the setting for the Scheduled Monument of Lampeter Castle Mound CD110. However, it appears unlikely that there will be a direct link to the original setting of the monument, and due to subsequent post-medieval and modern development there is currently no direct visual link between the proposed development site and the monument. The proposed development does lie within the current campus setting of the monument, which will be altered through the removal of existing structures, and the construction of new structures. These will however remain part of the campus and lies within an identifiable area of modern university structures and is therefore unlikely to significantly alter this campus setting. There is the possibility both proposed development and the monument may be visible from the same viewpoint on the riverside meadow to the east, but the monument is no longer a distinctive feature from these viewpoints, and as previously stated proposed development can be seen in the context of modern campus development in the immediate area. Generally, therefore it is considered that there will be a **Neutral impact** on the setting, dependent upon the ultimate scale of proposed development.
- 8.4.3 There is also the potential that the site lies within the settings of the Grade II\* listed St David's University College (original buildings) LB 10431. The proposed development site lies outside the immediate original setting of the listed buildings, but it does lie within the current campus setting. However, as discussed above, the proposed development can be seen as a continuation of the modern campus development in the immediate area. Direct visual links between the proposed development site and the listed building are limited, although the listed building is visible from the development area (Photo 11), however the location of the built elements of the proposed development should not alter these views (dependent on the ultimate scale of proposed development). Both the listed building and the proposed development will be visible from the same viewpoints on the riverside meadow to the east. The extent of the listed building suggests it should remain a prominent feature from these viewpoints, which will not be affected by proposed development unless it is of a scale that begins to dominate views from the east. Therefore, it is considered that there will be a **Neutral to Slight Adverse impact** on the setting, dependent upon the ultimate scale of proposed development.
- 8.4.4 The proposed development lies within the Lampeter Conservation Area, as discussed in Section 7.2. As discussed previously, the proposed development can be seen as a continuation of modern university development at the southern end of the campus, and therefore the potential

impact will be limited. This will also be dependent on the ultimate scale of the proposed development, with potential impact increasing if the scale of the development significantly eclipses that of the surrounding university buildings. On the assumption that this is not the case, it is considered to have a **Neutral to Slight Adverse impact.**

## 9 CONCLUSIONS

### 9.1 Archaeological potential and impact assessment

- 9.1.1 No specific archaeological sites have been identified within the proposed development area. The assessment has however identified a **Low** potential for general Medieval archaeological remains within the proposed development area, of **Low to Medium** archaeological value, and a similar **Low** potential for post-medieval archaeological remains, of **Low** archaeological value. Proposed development is considered to potentially have a **Slight to Moderate Adverse** impact upon any such remains.
- 9.1.2 A potential impact upon the setting of the Scheduled Monument CD110 Lampeter Castle Mound, the Grade II\* Listed St David's University College (original buildings) LB 10431, and the Lampeter Conservation Area has been identified, all sites of High archaeological value. After further assessment however, the impact upon the setting of CD110 Lampeter Castle Mound is considered to be **Neutral**, and the impact on the remaining two sites is considered to be **Neutral to Slight Adverse**, all dependent on the ultimate scale of development.
- 9.1.3 No other significant impact has been identified.

**Table 7: Assessment of impacts**

Site Name	Ref. No.	Pote ntial	Value	Site status	Physica l impact	Setting impact
Medieval archaeological potential	-	Low	Low to Medium	-	Slight to Moderate Adverse	-
Post-medieval archaeological potential	-	Low	Low	-	Slight to Moderate Adverse	-
Lampeter Castle Mound	CD110	-	High	Scheduled Monument	-	Neutral
St David's University College (original buildings)	LB 10431	-	High	Grade II* Listed Building	-	Neutral to Slight Adverse
Lampeter	-	-	High	Conservati on Area	-	Neutral to Slight Adverse

### 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 Potential medieval and post-medieval archaeological remains may survive within the proposed development boundary, although such remains may have been impacted by previous development on the site. 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.

- 9.2.3 The proposed development is still in the initial design stages. Currently impacts to the setting of designated historic assets are generally thought to be relatively minimal, but this would increase if the scale and appearance of built elements of the development significantly eclipsed the scale of surrounding buildings. Care should therefore be taken in the final design to ensure the visual impact of the proposed development does not begin to have a detrimental impact on the settings of these designated assets.

## 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. 1843 *Lampeter Pont Stephen Parish tithe map and apportionments*

Batholomew, J. 1887 *Gazetteer of the British Isles, Statistical and Topographical*  
Edinburgh: A. and C. Black

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

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

CIfA. 2014. *Standard and guidance for historic environment desk-based assessment*. Available at:

[http://www.archaeologists.net/sites/default/files/CIfAS%26GDBA\\_3.pdf](http://www.archaeologists.net/sites/default/files/CIfAS%26GDBA_3.pdf)

[Accessed 21.10.2022]

Crouch D 1989. 'The earliest original charter of a Welsh King', in *Bulletin of the Board of Celtic Studies*, 36, pp125-31.

Dawson, R. 1819, *Ordnance Survey original surveyors map – Capel Bettws*

Dawson, R 1832 *Map of Lampeter*

Jenkins, G.H. & Gwynedd Jones, I. 1998 *Cardiganshire County History, Volume 3: Cardiganshire in Modern Times*. RCAHMW. University of Wales Press, Cardiff.

Jones T 1952. *Brut y Tywysogyon or the Chronicles of the Princes*. Cardiff: University of Wales Press.

Lewis S 1833. *A Topographical Dictionary of Wales*, London: S Lewis.

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

Ordnance Survey 1905 1:2500 *County Map of Cardiganshire*

Phillips, B. 1997 *Peterwell: The history of a mansion and its infamous squire*.  
Cymceithas Lyfrau Ceredigion, Aberystwyth.

Sanders, I.J. 1961 'The Borough of Lampeter in the Early Fourteenth Century' in *Ceredigion – Journal of the Cardiganshire Antiquarian Society, Vol IV, No.2, pp136-145*

Soulsby I. 1983. *The Towns of Medieval Wales*. Chichester: Phillimore.

Thomas, J 1984 'Saint David's College, Lampeter: Tradition and Innovation in the Design of its First Building' in *Ceredigion – Journal of the Cardiganshire Antiquarian Society, Vol.X, No.1, pp57-81*

Welsh Government. 2017. *Planning Policy Wales: Technical Advice Note 24: The Historic Environment*. Cardiff: Cadw. Available at:

<http://gov.wales/docs/desh/policy/170531tan-24-the-historic-environment-en.pdf>

[Accessed 21.10.2022]

Welsh Government. 2017a. *Setting of Historic Assets in Wales*. Cardiff: Cadw. Available at:

<http://cadw.gov.wales/docs/cadw/publications/historicenvironment/20170531Set>



[ting%20of%20Historic%20Assets%20in%20Wales%2026918%20EN.pdf](#)  
[Accessed 21.10.2022]

### Unpublished

Cambria Archaeology. 2000 *Lampeter CSO, Lampeter, Ceredigion: Archaeological Watching Brief*. Cambria Archaeology Report PRN 40914

Kemp, R. 2015 *The Black Lion Hotel, Lampeter, Ceredigion: Archaeological Evaluation*. Dyfed Archaeological Trust Report No. 2015/117

Manning, A. 1997 *The Afon Teifi Flood Defence Works: Archaeological Watching Brief*. Cambria Archaeology Report PRN 34717

Meek, J & Day, A. 2015 *Lampeter University Campus Landscaping Works: Archaeological Watching Brief*. Dyfed Archaeological Trust Report No.2014/58

Murphy, K. 2021. *The Archaeology of the Medieval Towns of Southwest Wales: Lampeter*. Dyfed Archaeological Trust Report 2021/22

Page, N. 1999 *Lampeter CSO Scheme: Archaeological Desk-Based Assessment*. Cambria Archaeology Report PRN 37408

RAF. 1944-6 Vertical aerial photographs in the Dyfed HER.

Wilson, H. 2017 *No.16 College Street, Lampeter, Ceredigion: Archaeological Watching Brief*. Dyfed Archaeological Trust Report No.2017/49

### Websites

Google Earth Maps satellite imagery.

British Geological Survey mapping portal. Available at:  
<http://mapapps.bgs.ac.uk/geologyofbritain/home.html> [Accessed 21.10.2022]

Ellis, T. I., (1959). *Llewellyn, Llewelyn (1798 - 1878), cleric. Dictionary of Welsh Biography*. Retrieved 27 Oct 2022, from <https://biography.wales/article/s-LEWE-LLE-1798>

Natural Resources Wales LiDAR Composite Dataset. Available at:  
<http://lle.gov.wales/Catalogue/Item/LidarCompositeDataset/?lang=en> [Accessed 21.10.2022]

Portable Antiquities Scheme. Available at: <https://finds.org.uk/> [Accessed 21.10.2022]

Welsh Tithe Map. Available at: <https://places.library.wales/> [Accessed 21.10.2022]

