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CLASS A1 RETAIL DEVELOPMENT, CAR PARKING AND ANCILLARY FACILITIES
LAND AT HIGH STREET/WATERLOO ROAD,
LLANDOVERY, CARMARTHENSHIRE

ARCHAEOLOGICAL EVALUATION
PHASE 1
DESK-TOP ASSESSMENT

NOVEMBER 1999
project record number 39168



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A R C H A E O L E G
CAMBRIA
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INTRODUCTION

At the beginning of November 1999 *Archaeoleg CAMBRIA Archaeology* Field Operations were invited, by *Barris Liptrott & Associates*, to provide costings for undertaking an archaeological desk-based assessment and walkover survey on land at High Street/Waterloo Street, Llandovery. *Archaeoleg CAMBRIA Archaeology* accordingly submitted a specification and quotation. The costings were accepted and *Archaeoleg CAMBRIA Archaeology* were awarded the contract in a letter dated 10 November 1999.

Project objectives

to assess the character, extent, significance and vulnerability of the archaeological resource within the project areas

to identify new archaeological sites, features and deposits within the project areas, and to assess their character, significance and vulnerability

to identify sites, features and deposits within the project areas that require further archaeological investigation to fully assess their character, extent, significance and vulnerability

the preparation of a report fully representative of the information recovered which places the archaeological resource of the project areas within their local, regional and national contexts.

the preparation of a project archive

Project methodology

a search of the County Sites and Monuments Record and the National Monuments Record for information of known sites within and around the survey area

a search of cartographic sources held in national and county records offices and other repositories for archaeological information

a search of primary historic documents held in national and county records offices and other repositories

a search of secondary, published sources

the examination of relevant aerial photographic coverage

field visits to review the current state of archaeological sites, features and deposits identified during the searches, to identify new archaeological sites, features and deposits or areas that may contain them, to undertake rapid recording of archaeological sites, features and deposits by photography, site notes and sketch plans, and to assess their vulnerability to the proposed works

CATEGORISATION OF ARCHAEOLOGICAL SITES AND FEATURES

All archaeological sites and features identified within this report have been allocated a category. The allocation of a category to a site defines the archaeological importance of that site. The categories are listed below.

Category A - Sites of national importance

Category B - Sites of regional or county importance

Category C - Sites of district or local importance

Category D - Minor or damaged sites

Category E - Unknown - site requires further investigation

SUMMARY RESULTS OF THE ASSESSMENT

This section contains a register of archaeological/historic sites, features, buildings and deposits, within and in the immediate environs of the project areas. They are listed by their type and individual Primary Record Number (or PRN) as allocated in the Sites and Monuments Record for Carmarthenshire, Ceredigion and Pembrokeshire. See Figure 1 for location of sites and buildings.

Two small areas of extant buildings which are not within the proposed development area have been included in this study as they provide a context for other buildings and archaeological remains described here.

There is no evidence for Medieval occupation in the proposed development area. A precursor to the extant house, Y Neuadd (39170), may have been built in the 16th century, but it is possible that Vicar Prichard's early 17th-century House - Neuadd Newydd (39169) - was the first to be erected on the proposed development site. This was one of the finest buildings ever to have been constructed in Llandovery: it is now demolished. Throughout the 18th- and 19th-century three properties occupied the proposed development - Neuadd Newydd (and ancillary structures), Y Neuadd and Tanners Hall. Since World War 2 small-scale commercial and light industrial development has taken place. The majority of the proposed development area is now under modern buildings or yards and hard-standings associated with these buildings.

Two listed buildings, Y Neuadd (39170 - Listed Building Rec. No. 10984), and the Jubilee Stores (Listed Building Rec. No. 10983) on the opposite side of Waterloo Road, lie immediately outside the proposed development area. The proposed development area lies immediately to the east of Llandovery conservation area (DLPBE1b, DLPBE2).

See the Gazetteer below for a detailed descriptions of sites, and Figure 1 for their location.

Register of sites within the proposed development area, their condition, categorisation, and the impact of the proposed scheme

39169 Neuadd Newydd; Ty Vicar-Prichard; Ty Mawr; The Noyadd House; Neuadd y Ficer

Condition: Demolished and site of former house and possible gardens covered with modern buildings and/or hard-standing. Short sections of low walls of the house may be preserved in sheds associated with the council depot (39305), and remains of outbuildings/service buildings may lie to the southwest.

Category: E

Impact: The extent and condition of the remains of this house are unknown; therefore it is not possible to assess the impact of the proposed development with accuracy. However, given that the remains are buried beneath modern buildings and hard standing, and that the site of the house will be covered with a car park, it is likely that surviving remains will be preserved in their present condition.

39172 Jubilee Stores Warehouse

Condition: Extant, externally in good condition

Category: A

Impact: Demolition

39175 Castle Garage Complex

Condition: Extant in good condition

Category: C

Impact: Demolition

39176 Tanners Hall Complex

Condition: Extant house, former older buildings on site now demolished.

Category: B
Impact: Demolition

39177 Fairground Field

Condition: open ground partly built over and with hard-standing
Category: C
Impact: Area to be car park and site of new store

39303 Storehouse/Smithy

Condition: extant, externally in good condition
Category: B
Impact: demolition

39304 Royal Mail Delivery

Condition: Modern building in use
Category: D
Impact: Demolition

39305 Council Depot

Condition: Not in use
Category: D
Impact: Demolition

Sites immediately outside the proposed development area, their condition and categorisation, and the impact of the proposed scheme

39170 Y Neuadd; Neuadd Hen; High Street, No. 33

Condition: externally in good condition
Category: A - Listed Building Grade II (Listing Rec. No. 10984)
Impact: Setting of building will be affected by development

39171 Drill Hall

Condition: Good
Category: B
Impact: None

39173 Dwelling; House

Condition: Demolished
Category: D
Impact: None

39174 Cottage; Smithy

Condition: Demolished
Category: D
Impact: None

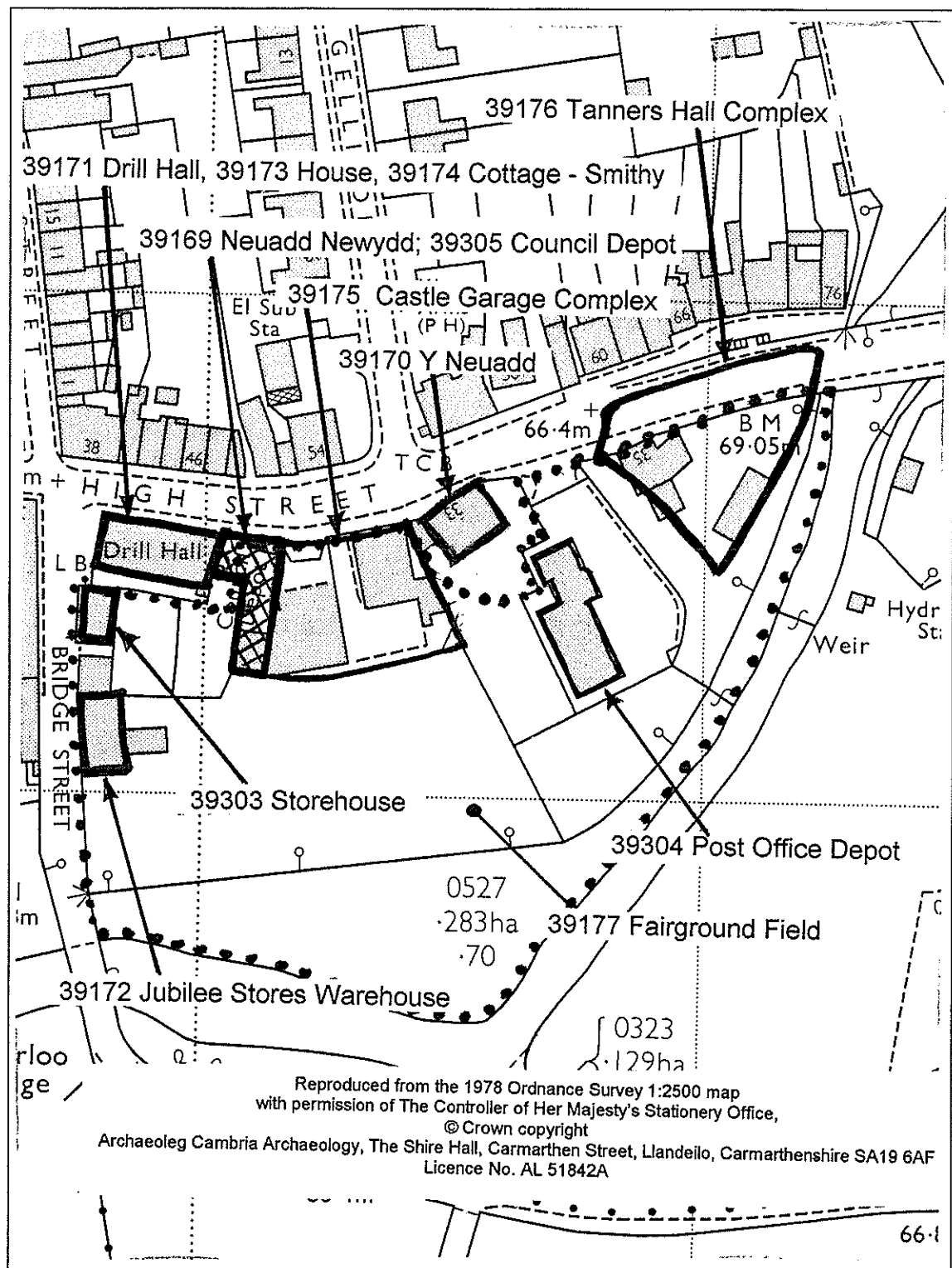


Fig. 1. Location of proposed development site and of sites mentioned in the text.

RECOMMENDATIONS

General Recommendations

Most aspects of the proposed development site's history are understood. The general environment of Vicar Prichard's house, Neuadd Newydd, the material culture associated with it, and whether it had adjacent gardens not known. The formation processes that shaped the landscape into its modern form are also not known. These problems can only be solved by intrusive archaeological investigation, but whether such techniques are applicable and or/useful in an environment of modern buildings and hard-standing is open to question.

Site Specific Recommendations

39169 Neuadd Newydd; Ty Vicar-Prichard; Ty Mawr; The Noyadd House; Neuadd y Ficer

Recommendations: Photographic recording of the minor upstanding remains is advised prior to demolition.

39172 Jubilee Stores Warehouse

Recommendations: The warehouse could be perhaps considered as part of the Listed Building complex of the Jubilee Stores (20137) on the opposite side of Waterloo Street. This building together with the stores/smithy 39303 add considerably to the townscape and local distinctiveness of Llandovery. An attempt could be made to retain these two structures within the design of the proposed development. If this is not possible then they should be recorded prior to demolition.

39175 Castle Garage Complex

Recommendations: None

39176 Tanners Hall Complex

Recommendations: None

39177 Fairground Field

Recommendations: None

39303 Storehouse/Smithy

Recommendations: See 39172 above.

39170 Y Neuadd; Neuadd Hen; High Street, No. 33

Recommendations: The proposed development could be considered an opportunity to improve the setting of this important building, which is currently very poor.

39171 Drill Hall

Recommendations: None

39173 Dwelling; House

Recommendations: None

39174 Cottage; Smithy

Recommendations: None

39304 Royal Mail Delivery

Recommendations: None

39305 Council Depot

Recommendations: None

HISTORICAL AND TOPOGRAPHICAL BACKGROUND THE ARCHAEOLOGICAL EVALUATION

General Historical Background

In the early 12th-century, Richard Fitz Pons, an Anglo-Norman lord established a castle at Llandovery (Soulsby 1983, 162). It is likely that from this early date a small settlement developed at the foot of the castle mound, perhaps within the outer bailey. At the end of the century, in 1185, burgesses are recorded (Arber-Cooke 1975, Vol 1, 82), and in 1201 the *Annals Cambriae* refer to a town. Throughout the 13th century the castle was frequently attacked, regularly changing hands between the English and Welsh. Consequently it is likely that the town had little opportunity to develop until a period of relative stability was ushered in from the last two decades of the 13th century. Between 1299 and 1317 the number of burgages rose from an estimated 37 to 81 (Evans 1913, 158). By the end of the 14th century money from rentals had increased substantially, suggesting concomitant growth in population. At this time three annual fairs are recorded. Other documentary references indicate that Llandovery was functioning as a borough, though no charter had been granted (Evans 1913, 172). Richard III granted a charter in 1485 (Soulsby 1983, 163). By then the town seems to have been going through a period of stagnation or decline, for when John Leland visited in 1535 he described it as, 'but one strete, and that poorely builded of thatchid houses' (Evans 1913, 56). In the early 17th-century, Llandovery's most famous son, Vicar Prichard, built a house on the eastern fringe of the town. His fame seemed to have little impact on the general wealth of the inhabitants, and even his fine house soon began to fall into disrepair. 76 burgages were recorded in 1659 (Evans 1913, 80), divided into six wards, including Velindre Ward to the east side of the town containing 11 burgages. However, in 1661, only 61 resident burgesses were recorded (Evans 1913, 203). There seems to have been little improvement in the town throughout the 18th century, for when Malkin called in 1804 he described Llandovery town as, 'the worst in Wales. Its buildings are mean, irregular and unconnected; its streets filthy and disgusting.' In 1835 Llandovery was declared a 'rotten borough' which was run for the benefit of the Glanbran estate. There does, however, seem to have been a general improvement in the conditions of the town from the late 18th-century onwards as evidenced by the many fine buildings from this period. Later in the 19th-century and throughout the 20th century the town experienced slow but steady growth.

Vicar Prichard - a note

Rhys Prichard was born, some say in Y Neuadd, High Street, Llandovery, in c.1579. He died in 1644-45. He built Neuadd Newydd for himself on the High Street. He was Vicar of Llandovery, Rector of Llanedi, Canon of the collegiate church of Brecon and Chancellor of the Diocese of St David's, but was and is known as *yr hen Ficar* (the old Vicar). His contribution to Welsh literature has been widely acknowledged; his most famous book *Canwyll y Cymry* (The Welshman's Candle) ran to many editions in the centuries following his death. Prichard and his works still attract attention, as evidenced by a recent article by Nesta Lloyd (1998).

Medieval and Later Topography of Llandovery

The location of the Medieval town has been discussed by several writers (Arber-Cooke 1975; Evans 1913; Soulsby 1983; Soulsby and Jones 1977); there is general agreement that it was centred on the Market Square, with burgrave plots situated on Broad Street, King's Road and Market Square. There seems little difficulty in accommodating the 81 burgages recorded in 1317 within this area, with development confined to the east of the junction of King's Road, High Street, Queen Street and High Street. The eastern boundary to development approximately defined by the Bawddwr Brook, which formerly ran in an open ditch, but is now culverted. However, both Soulsby and Jones, and Soulsby suggest Medieval development along High Street, Soulsby stating that the built-up part of the town continued almost to the River Bran (ie within the proposed development area). This seems to be incorrect, and as Arber-Cooke (1975, Vol 2, 281) notes, there is nothing in the historic record that indicates Medieval development along High Street, even as late as 1485. Arber-Cooke (1975, Vol 1, 172) notes that fields were recorded to the east of the town, over which Velindre Ward later expanded. Even by 1695, when the town had been divided into six wards, little development had occurred outside the core of the Medieval town as a survey records: 23 burgesses in Broad

Street Castle Square, 14 in Queen Street, 11 in Castle Street, 13 in Lower Street and 15 in High Street. It is likely that most of the houses in High Street lay at the western end, towards the Medieval Core of the town, but at this date development had taken place further east, as Vicar Prichard's house had been constructed (see below). Indeed, road maps produced by Ogilby in 1675, and analysed by Arber-Cooke (1975, Vol 1, 415) show continuous development on both sides of High Street from Market Square to and beyond the River Bran. While this is probably generally correct, Ogilby showed housing schematically, and the true picture was probably one of terraces at the western end of the Street and more dispersed settlements towards the east. Owing to their small scale, later maps such as Emmanuel Bowen's *Map of South Wales* of 1729, the Ordnance Survey's original surveyors' drawings of 1819-20 and the 1831 Ordnance Survey *Old Series* are of little assistance in determining development, and it is not until the tithe survey of 1840 that that a useful source becomes available. By 1840, most of both sides of Stone Street had been developed, and houses lay along the whole of Queen Street, Orchard Street and Gelli Deg. Later 19th- and 20th-century development has been concentrated towards the northern side of the town, around the railway station and near to Llandovery College, and is therefore not particularly relevant to this study.

The Proposed Development Area - A Site History

The proposed development area lies to the east of the built-up Medieval town of Llandovery. The first recorded development is the house now known by several names, but usually called Y Neuadd (The Hall). The present building called Y Neuadd (39170), which is excluded from the development, dates to the late 17th- or early-18th century. It is associated with Vicar Prichard; reputed to be owned by his parents and his birthplace. As Vicar Prichard was born in c.1579, it is clearly impossible that he was born in the extant house. What does seem certain is that Vicar Prichard's parents owned the land. How they came by it is not recorded, but the most likely process is as follows: the land formerly formed part of the open- or strip-fields of Llandovery. During the 15th- and 16th-century Medieval tenurial systems were breaking down, and the concept of private property was becoming accepted. An individual could have amassed strips in the open fields, engrossed them into blocks and enclosed them in fields so forming a farm-holding we recognise today. From this it is a simple step to build a farmhouse on the holding. It is not recorded whether such an individual was an ancestor of Vicar Prichard, or if his parents or grandparents purchased the farm. Vicar Prichard built himself a fine house - Neuadd Newydd (39169) - here in c.1620. It could be argued that he either erected his house close to his parents' former home Y Neuadd, or that he built on a 'greenfield' site on the edge of town. Although there are no records which describe Neuadd Newydd's location, it is probable that such a fine house would have had gardens and an extensive range of outbuildings. Inheritors' of Prichard's estate seem to have run into financial difficulties, and although the estate was finally broken up in the 1770s, it seems likely that some land was disposed of at an earlier date, including plots close to Neuadd Newydd. Y Neuadd, the late 17th- or early 18th-century house, may have been built on such a plot. Early 18th-century documents (Arber-Cooke 1975, Vol 1, 278-83) for the plot of land in the eastern corner of the development area - Tanner's Hall - record that in 1727 a new house, stable and garden had been constructed. Though it is unclear whether these buildings were raised on a new site or whether an earlier house stood here, the documentary evidence, and physical evidence of Y Neuadd, point to increasing development pressures in this part of Llandovery the early 18th-century.

19th century development was limited, and mostly confined to within the curtilages of the three main properties: Neuadd Newydd, Y Neuadd and Tanner's Hall. Towards the end of the century a store house was built on Waterloo Street (39303), and soon after a warehouse (39172) was constructed. The front wing of Neuadd Newydd was demolished in 1904. The remainder of the building was removed in 1947. Since World War 2, commercial and small-scale industrial development has dominated development: a council depot, a garage and a Post Office sorting office, all surrounded by yards and areas of hard-standing.

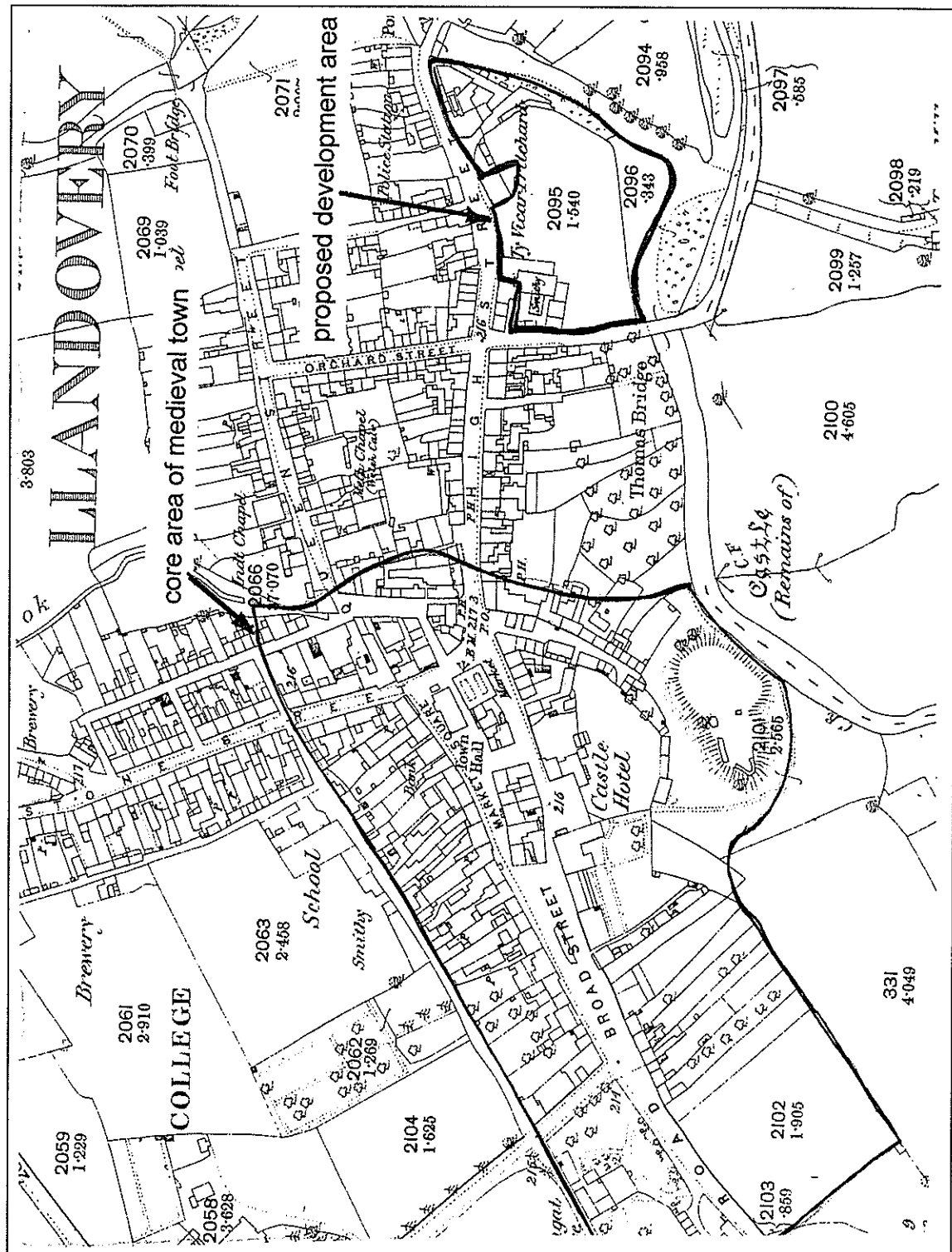


Fig. 2. Map showing Llandoverly town and proposed development, reduced from the 1888 Ordnance Survey 1:2500 map.

GAZETTEER OF ARCHAEOLOGICAL SITES

This section contains detailed descriptions of archaeological/historic sites, features, buildings and deposits, listed by their individual Primary Record Number (or PRN) as allocated in the Sites and Monuments Record for Carmarthenshire, Ceredigion and Pembrokeshire (SMR).

The project areas were field-walked on 22nd November 1999.

Sites within the project areas

**PRN 39169 Neuadd Newydd; Ty Vicar-Prichard; Ty Mawr; The Noyadd House; Neuadd y Ficer
NGR SN 77008 34346 (Appendix 3, Photo. 8)**

The former mansion building Neuadd Newydd was built by Vicar Prichard, reputedly to replace the original Y Neuadd (see PRN 39170) close by to the east. No exact date of construction is known, but tradition gives it as c.1620.

The following descriptions are wholly taken from engravings, photographs and A. T. Arber-Cooke's *Pages From the History of Llandovery* (1975).

Neuadd Newydd was an L-shaped building with the shorter wing fronting onto High Street. Photographs and engravings show the two wings adjoining awkwardly, with the roof of the longer wing higher than the other, suggesting different building phases. The wing on the High Street was probably earlier with the longer, more complex, rear wing added later. The earlier wing was of three storeys, with a frontage of four bays width. The front door was a plain rectangular opening with an oak doorcase having carved jambs and a moulded head. The two windows flanking the door each comprised four transomed and mullioned lights, oak framed, and were glazed with diamond-shape leaded panes. A second door, in the western bay, opened onto a wide passage which led to the backyard after passing under the first floor.

The first floor frontage had four windows similar to those on the ground floor only with the addition of dripstone-courses, whilst the top floor had four gabled windows each with three lights and dripstones above.

There is no available record enabling description of the original chimney arrangement for the house, but drawings show that the later erection of the eastern chimney had caused the blocking of a large window on the first floor of the eastern gable end. To the bottom right of this, close to the street, was a very small window which probably lit a closet, whilst to the upper left was a small window between the first and second floors which probably lit the attic stairs. At top floor level, close to the High Street, was a two-light window which probably served as an additional light to the top floor room at that end of the house.

Arber-Cooke (1975) describes the known internal arrangements of the High Street wing thus;

.....On the ground floor a central hallway or passage led between two rooms. In the Southern wall of the room on the Western side of the hallway was a large original fireplace which had an external chimney built in the angle of the two wings of the house. This room was probably the original kitchen. To the left of the hallway was another room with a staircase behind it. The room had a fireplace on the east but probably lacked one in the Vicar's day since the later chimney which served the fireplaces at this end of the house blocked a large first floor window in the East wall. To the right of the fireplace was a window of two lights, not to be seen in views of the house but shown on a plan made in 1888. The principal room.....occupied the Western half of the first floor....was oak-panelled and had a moulded plaster ceiling. The original fireplace was in the South wall, above the large fireplace on the ground floor. The Eastern half of the first floor was occupied by another room, probably once the principal bedchamber of this wing. The so called oratory was on the left side of the fireplace. The little room, scarcely more than a cupboard, was probably an eighteenth century powder-closet.

The later, rear, wing of Neuadd Newydd was never recorded in detail, but it is known that the eastern and western fronts had ranges of four windows on the ground floor whilst on the first floor both fronts had five

windows. The position of the doors is unknown. The most northerly window on the east front was the staircase window and it was narrower than the rest. The other windows consisted of two transomed lights, with high-set transoms of a style noticeably later than those of the High Street wing. The top floor consisted of an attic with five, two lighted, dormer windows on both the eastern and western fronts. Towards the south end of the roof, between the last two dormers, there was a four-flued one-unit red brick chimney. An octagonal open cupola with a leaded roof stood behind the second dormer, set on the roof ridge to a height of about 2.5 metres. The cupola was present on a print from 1839 but had been replaced by a brick built chimney sometime between then and 1880 (photographic evidence), during which time the dormer windows had also undergone modification. Indeed, it was during this period that this wing of the house was converted into almshouses.

Little is known of the internal layout of the south wing, but it is known that there was a large staircase at the northern end immediately behind the High Street wing which led Arber-Cooke (1975) to conjecture that;

...The staircase itself was quite a grand affair, solidly built around a central stairwell. It may have been the original staircase of the front wing, housed in a rearward projection which was incorporated into the new wing during Vicar Prichard's second building period...this is suggested by the drawing of 1836...that shows the northernmost bay of the rear wing, with the single-light staircase window, marked off from the rest of the wing by a line down roof and wall. The eaves over this section are shown projecting farther than those of the remainder of the rear wing and below the single-light staircase window is the outline of a larger window, blocked up by 1836, which had lighted a mezzanine landing.

By the end of the eighteenth century the last of Vicar Prichard's descendants had left Neuadd Newydd and the building became a tenement house, with rate book records showing that it was occupied by fourteen tenants in 1811, although near-contemporary reports describe it as dilapidated (Malkin 1804).

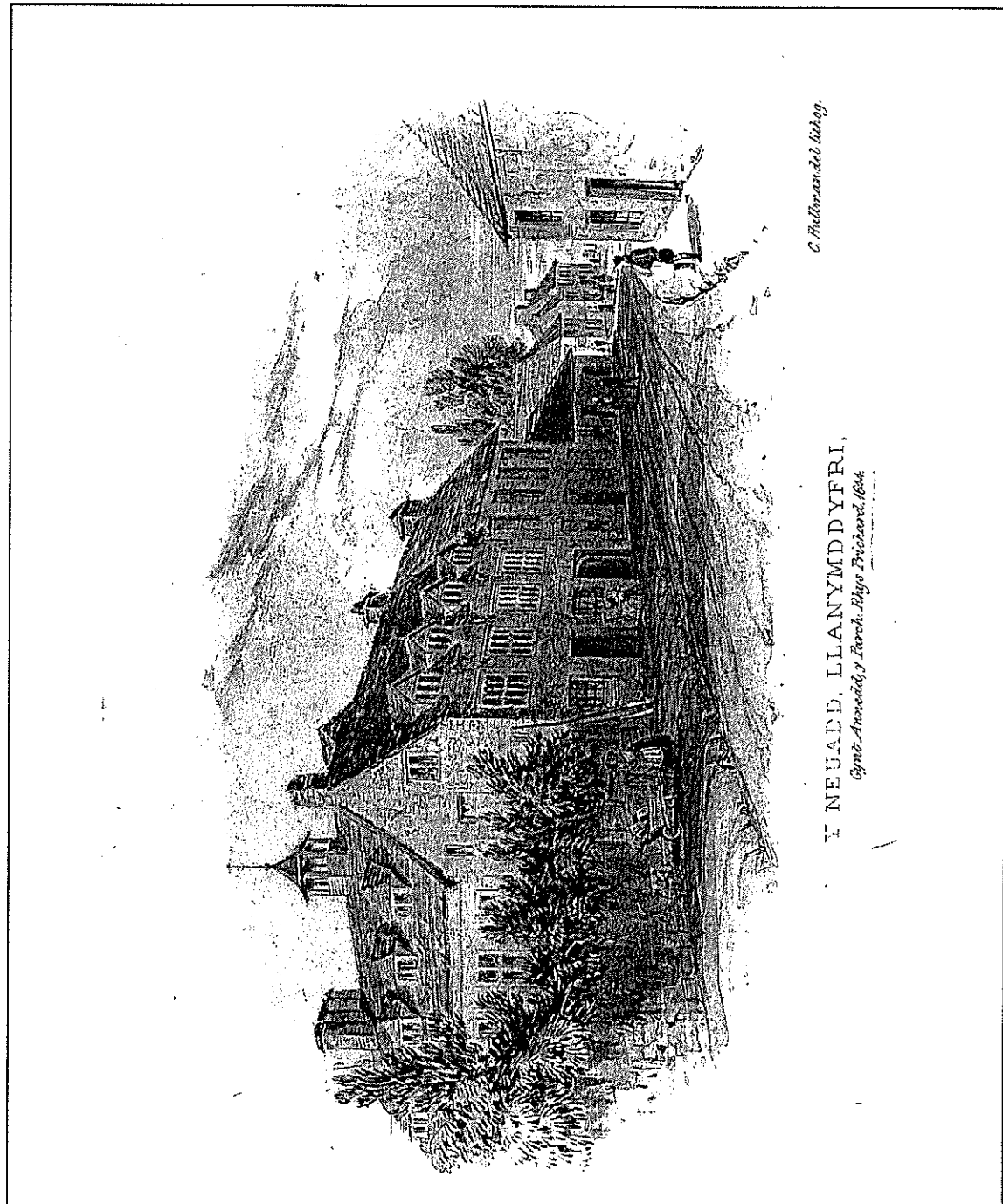
During the second half of the nineteenth century, as previously mentioned, the rear wing of the mansion was converted into almshouses; the work was carried out by Daniel Lloyd Jones of Penybont who was presumably the owner. In 1887 Jones made an offer of the whole of the front wing of the house, together with the adjoining street frontage properties to the west (PRNs 39173 & 39174), to the Borough of Llandovery. In 1888 a scheme was drawn up for the restoration of the house and the demolition of the adjoining buildings to the west in order to make way for a drill hall to be named the Vicar Prichard Memorial Hall. Although plans were actually drawn the restoration scheme failed and the front wing of the house was demolished in 1904.

The rear wing of the house remained until 1947 when it too was demolished, and the only probable trace left on the ground today is a length of the eastern wall of the ground floor, displaying a couple of brick-blocked windows, which has been incorporated into a shed, and was observed by Arber-Cooke (1975) but not seen by the present authors.

To the southwest of the house lay a range of buildings, presumably originally service buildings for the house. The remains of some of these still stand, but it was not possible to examine them for the current study. Only the storehouse/smithy (39303) remains in good condition. The 1840 tithe map records these buildings, as does the Ordnance Survey 1:2500 First Edition of 1888, but by then there had been a change of configuration. Arber-Cooke (1975, Vol 2, 303-13) uses rate books and other sources to establish the pattern and use of buildings in the 19th century. His descriptions are not easy to equate with historical maps. It is clear from the evidence he presents that the buildings had undergone many different changes of use; by the late 19th-century many had been converted to houses and cottages. He also notes that Waterloo Street/Bridge Street was formerly known as Mill Lane; in his description of these buildings he suggests that one was a ruined mill in 1810-11. If this is correct it is difficult to envisage how such a mill would have functioned.

Sites of possible gardens were searched for on vertical aerial photographs taken before the Castle Garage and the Post Office depot were built across an open field to the southeast of the house. No evidence for gardens was found.

The site of the house today is a council depot (PRN 39305) which appears to be rarely used. There is a breeze block building set back somewhat between Castle Garage (PRN 39175) on the eastern side and the Drill Hall to the west. There is a length of masonry rubble wall to the rear which may constitute part of an original boundary to Neuadd Newydd.



C. Williams del. lithog.

Y NEUADD, LLANYMDDYFFRI,
Cyne Annedd y Farch Rhys Iorwerth, 1844.

Fig. 3. Neuadd Newydd from a print published in the 1839 edition of *Canwyll y Cymry*.

PRN 39172 Jubilee Stores Warehouse NGR SN 76980 34310 (Appendix 3, Photo. 1)

A single pile two storey red brick building with segmental-headed ground floor entrances to the west, all of which are vehicular. Both the north and south gable walls are blind. There is *in situ* applied yellow cast concrete lettering on both gable walls and on the western side of the building;

JUBILEE STORES
1905
T.ROBERTS
FLOUR CORN SEED HAY
& MANURE MERCHANT
& GENERAL IRONMONGER

The east wall has two ground floor segmental-headed windows, with an arched corrugated shed abutting near centrally. The roof is slate gabled.

Note: Though Jubilee Stores are not covered by any statutory designation, buildings on the opposite side of Waterloo Road, the main complex of the Jubilee Stores (PRN 20137) are Listed Buildings Grade II. From the listing (Rec No. 10983):

Dated 1897. 2 storeys. Rendered. 2 horned sash windows (paired in keyed surrounds, under mid gable, on top floor; bays on first floor). Matching shopfront with dentilled cornice, decoration in show-window corners etc. Below dentilled cornice which joins heads of bays is bold sans-serif inscription: "Jubilee Stores 1897 T Roberts General Merchant"; accompanying crown and other decorations. Bracketed eaves Quions. Return front to Bridge Street similar and as elaborate. Included as a very rich, coherent composition in unusually complete state.

The warehouse 39172 could be considered a component of this 'very rich, coherent composition'.

PRN 39175 Castle Garage Complex NGR SN 77035 34350 (Appendix 3, Photos. 2, 3 and 4)

A 20th century red brick and glass garage showroom fronting onto High Street immediately to the west of Y Neuadd (PRN 39170). To the west, set back, and the rear are large steel girder framed corrugated zinc-covered workshop buildings, some of which encroach upon part of the former Fairground Field (PRN 39177).

PRN 39176 Tanners Hall Complex NGR SN 77075 34363

Arber-Cooke (1975, Vol 1, 278-83) records that a new house, stable and garden were constructed here in 1727. A complex of former buildings, shown on the Tithe map of 1840, most of which were demolished to make way for the new road arrangement after the construction of the new bridge crossing the River Bran to the east, after the Old Swan Bridge had been demolished. The Tanners Hall was at the north west corner on the road front of what was effectively a triangular complex of terraced buildings. The Tanners Hall was a single pile, symmetrical, two storey building with rendered exterior, slate gabled roof, and was probably early 19th century in date. Its name may suggest the former presence of a tannery amongst the extensive range of buildings which formerly stood here, although a tannery is shown on Ordnance Survey, 1:2500, Carmarthenshire Sheet XVIII.13 First Edition, 1888 as being on the opposite bank of the river.

All that now remains above ground of this former complex of buildings is a two storeyed, three-bayed building with rear wing to the south. The front elevation has a red brick facade, symmetrical openings one window either side of door on ground floor with three windows on first floor. All windows are modern white pvc. North gable is unrendered stone with one window opening on ground-floor east side. Roof is gabled and slated with red brick chimneys at both ends. The southern gable end shows outline of a formerly abutting building, and has a modern window opening on ground floor east side. This building has taken the name Tanners Hall.

PRN 39177 Fairground Field NGR SN 77080 34326 (Appendix 3, Photo. 2)

This field, at the front of the rear wing of Neuadd Newydd, was used to hold cattle sales before the cattle market was opened in front of the castle in the centre of Llandovery. The Royal Mail Delivery Office (PRN 39304) is now built over part of this field.

PRN 39303 Storehouse/Smithy NGR SN 76975 34335 (Appendix 3, Photo. 5)

A single storey, four bayed, masonry building with Staffordshire engineering brick quoins and red brick-lined openings. Large double-doors at north end on street front. The roof is half-hipped and slated. This building fronts on to Waterloo Street and is immediately in front of the disused smithy marked on Ordnance Survey, 1:2500, Carmarthenshire Sheet XVIII.13 First Edition, 1888. Arber-Cooke states that this was a smithy (1975, Vol 2, 30-13). It was not possible to examine the interior to determine the evidence for this suggestion.

PRN 39304 Royal Mail Delivery Office NGR SN 77075 34330

A modern brick-built complex of buildings/offices with tarmacadam van- and car-parking bays, make up this Royal Mail property which is built upon part of the former Fairground Field (PRN 39177).

PRN 39305 Council Depot NGR SN 77008 34346 (Appendix 3, Photo. 8)

A breeze block built modern building stands on this site, where Neuadd Newydd (PRN 39169) formerly stood. The sign on the street front gate indicates 'DINEFWR BOROUGH, LLANDOVERY DEPOT', and the site is much overgrown, indicating lack of use in recent times.

Sites immediately outside the proposed development area

PRN 39170 Y Neuadd; Neuadd Hen; High Street, No. 33 NGR SN 77051 34352 (Listed Building Rec No. 10984; Appendix 3, Photo. 6)

A Grade II listed building situated on the south side of High Street, Llandovery. This single pile building, with full length lean-to range to the rear, is by tradition the birthplace of Vicar Prichard (born 1579). It is built of mortared river stones, with angular quoins, and rendered on its northern and western sides. The unrendered gable end on the eastern side has two massive projecting stepped square chimney stacks, one centrally located and one at the northern edge of the lean-to. The openings on the front elevation are all simple and square-headed with shallow rebates and later 19th century sashes. The doorway is asymmetrical. The roof is of Welsh slate. Provisional conclusions by RCAHMW (Ward 1997) are that the house may have begun as a three-unit late 17th- or early 18th-century building of two storeys.

PRN 39171 Drill Hall NGR SN 76990 34349 (Appendix 3, Photo. 7)

This extant building has a date stone of 1896 and was built upon the former site of an 18th century domestic property (39173) and Cottage (39174) which was reputedly a former smithy. Part of the eastern wall of the drill hall may have been the western wall of Neuadd Newydd (39169). A recent slate plaque over the door commemorates Vicar Prichard.

PRN 39173 Dwelling; House NGR SN 76990 34349

A building, shown on the Ordnance Survey 1:2500 Carmarthenshire Sheet XVIII.13 First Edition map of 1888, which was demolished sometime between then and the building of the Drill Hall (39171) in 1896. Its description is taken from engravings and photographic views; A two storey domestic property, apparently single-pile, of typical polite 18th century form, butting the west end of Neuadd Newydd (PRN 39169). Only the frontage is visible in the views, and was of 4 bays, rather formal but with an asymmetrically positioned doorway. All openings were square-headed and the windows were simple sashes. The exterior appears to have been rendered. At each gable apex was a square, plain unrendered stack flush with each end wall. The gabled roof appears to have been slated. Abutting the building at its western end was the cottage (PRN 39174) which formed the corner building of the junction between High Street and Waterloo Street.

PRN 39174 Cottage; Smithy NGR SN 76979 34349

A building, shown on the Ordnance Survey 1:2500 Carmarthenshire Sheet XVIII.13 First Edition map of 1888, which was demolished sometime between then and the building of the Drill Hall (PRN 39171) in 1896. Its description is taken from engravings and photographic views; A single storey property, with two doors and two large windows at the front. Slate gabled roof. The building abutted 39173 to the east with its west end at the junction of High Street and Bridge Street. There is mention (Arber-Cooke 1975) of it having been a smithy at some time. At the time of the Tithe Apportionment it was a house and yard. The First Edition 1:2500 Ordnance Survey map shows a former smithy to the rear of this building, which would place it within the proposed development area.

* Arber-Cooke 1975, 304-5

Cottage occupied by a succession of blacksmiths from 1826 to 1896. [MM 2002]

LIST OF SOURCES CONSULTED

Databases

Sites and Monuments Record for Carmarthenshire, Ceredigion and Pembrokeshire, curated by *Archaeoleg Cambria Archaeology*, Shire Hall, 8 Carmarthen Street, Llandeilo, Carmarthenshire.

National Monuments Record, held by RCAHMW, Plas Crug, Aberystwyth

Cadw: Welsh Historic Monuments, Listed Buildings Database

Manuscript maps

National Library of Wales, 'Emmanuel Bowen's Map of South Wales', 1729

National Library of Wales, Ordnance Survey Original Surveyors' Drawings, 2" to the mile, Sheet 90, 1819-1820 (revised 1827).

National Library of Wales, Llandingat Parish, Tithe Map and Apportionment, 1840

Rees, W., 1932, South Wales and the Border in the XIVth century.

Published maps

ADAS Series Agricultural Land Classification Map, Wales, 1: 250000, 1977

British Museum, Maps C.7 c.1., Saxton's Map of Radnorshire, Brecknockshire, Cardiganshire and Carmarthenshire, of 1578

Ordnance Survey, Original Surveyor's Drawings, 2" to the mile, Sheet 90, 1819-1820 (Revised 1827)

Ordnance Survey, 1" to the mile Old Series, Sheet XLI, 1831 Revision

Ordnance Survey, 1:2500, Carmarthenshire Sheet XVIII.13 First Edition, 1888

Ordnance Survey, 1:2500, Carmarthenshire Sheet XVIII.13, Second Edition, 1906

Ordnance Survey, 1:2500, Plan SN 7634-7734, 1978

Ordnance Survey, 1:10560, Carmarthenshire Sheet XVIII SE Provisional Edition, 1934

Aerial Photographs

RAF 106G/UK/1471 Frame Nos. 1188, 1397 and 3189 (National Monuments Record). 1946

Meridian Air Maps SN73SE 270/230 29289 and 29290. 1955

Unpublished works

Ward, G. A., 1997 'Y Neuadd', RCAHMW record no 3038

Published works

Arber-Cooke, A. T., 1975, *Pages From the History of Llandovery*.

Borrow, G., n.d., *Wild Wales*, 1862.

Evans, Rev. G., *The Story of the Ancient Churches of Llandovery*, in *The Transactions of the Society of Cymmrodorion*, Session 1911-12. 1913.

Lewis, S., 1833, *A Topographical Dictionary of Wales*, Vol II.

Lloyd, N, 1988 'Rhys Prichard, c. 1579-1644/5', *Carmarthenshire Antiquarian Society*, 34, 25-37

Malkin, B. H., 1804, *Scenery, Antiquities and Biography of South Wales*.

Soulsby, I., 1983, *The Towns of Medieval Wales*.

Soulsby, I. N., & Jones, D., 1977, *Historic Towns in the Borough of Dinefwr*.

ARCHIVE DEPOSITION

The archive, indexed according to the National Monuments Record (NMR) material categories, will be deposited with the Sites and Monuments Record for Carmarthenshire, Ceredigion and Pembrokeshire, curated by *Archaeoleg Cambria Archaeology*, Shire Hall, 8 Carmarthen Street, Llandeilo, Carmarthenshire. It contains the following:-

A.1. Copy of the final report

A.4. Disk copy of report

B.4. Field notebooks

D.1. Catalogue of site photographs

D.2. Colour slides

D.3. Mono prints and negs

G.1. Source documentation

I.4. Final report - manuscript

I.4. Final report - typescript

I.4. Final report - disk

I.4. Proofs

I.4. Paste-ups

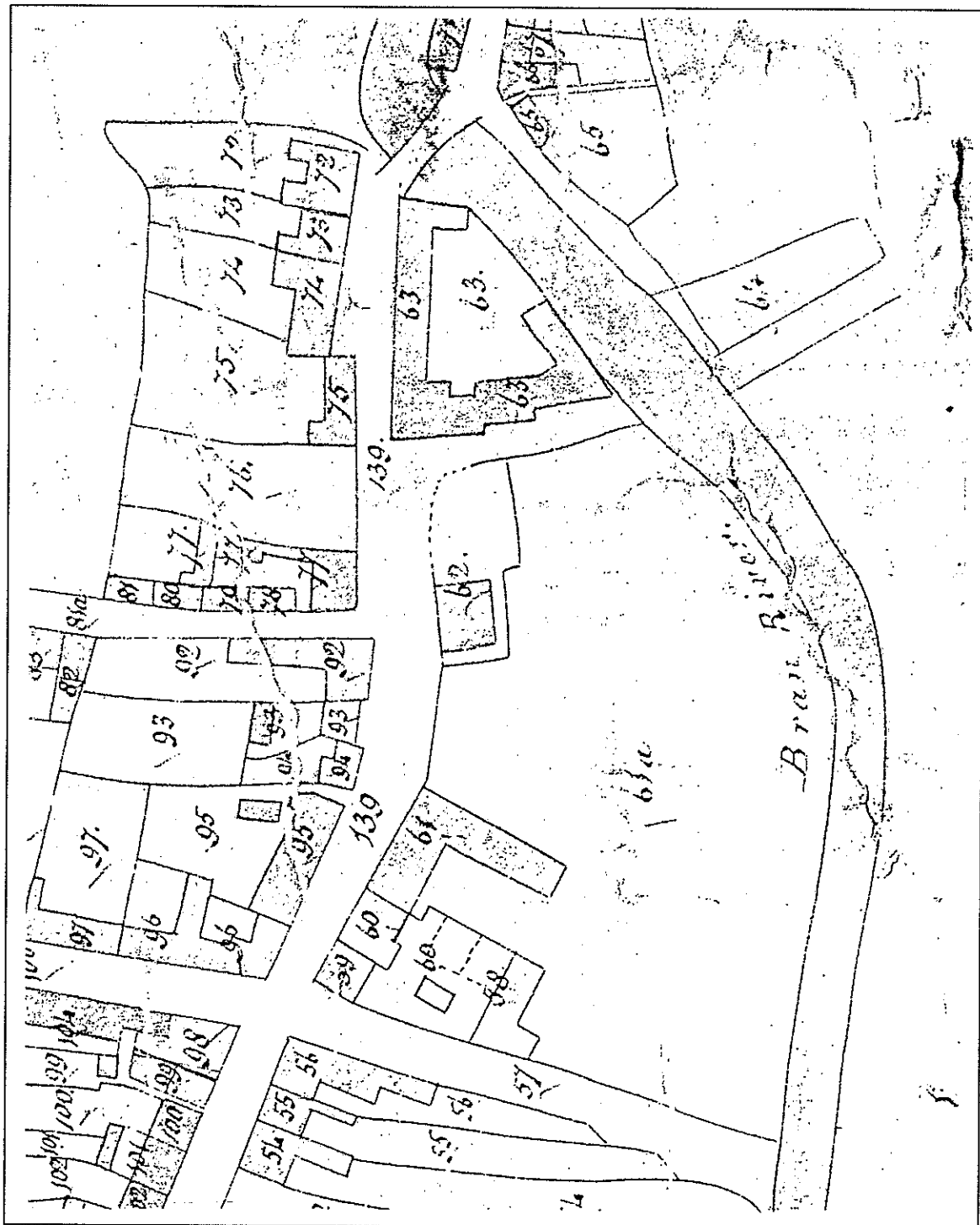
L.1. Project research design/specification

L.4. General admin.

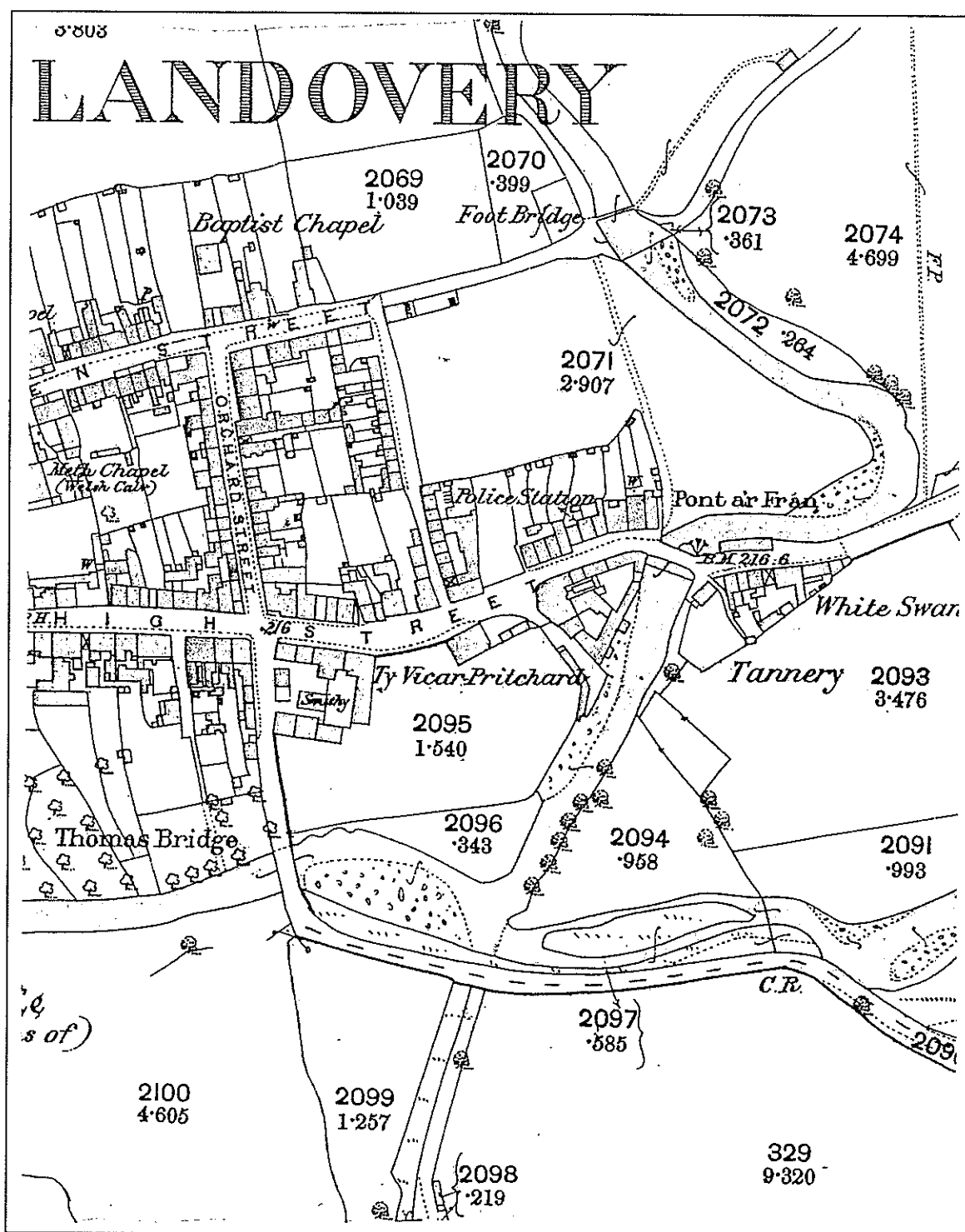
M.1. Non-archaeological correspondence

There is no material for classes C, E, F, H, J, K and N.

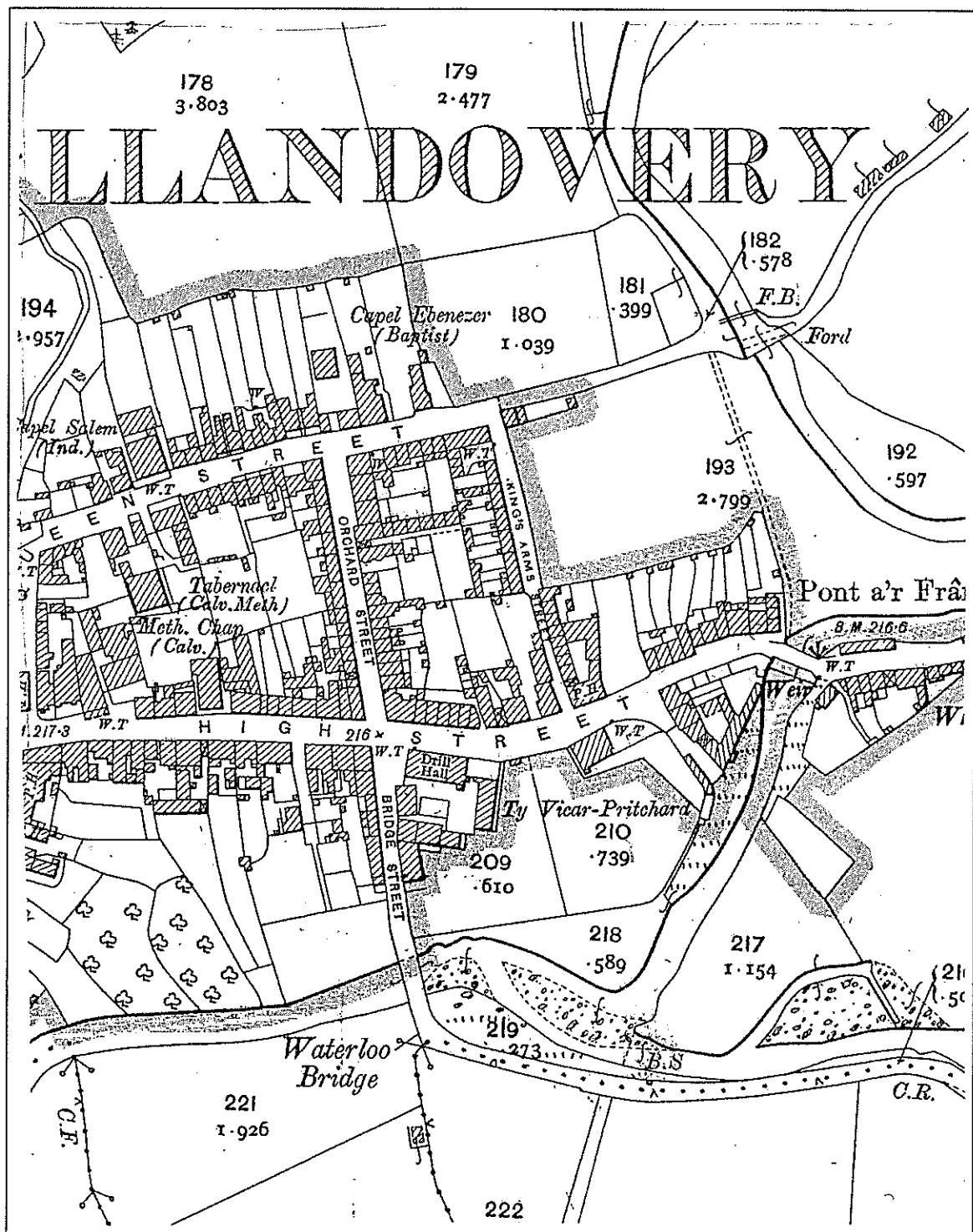
APPENDIX 1 COPIES OF SELECTED MAPS



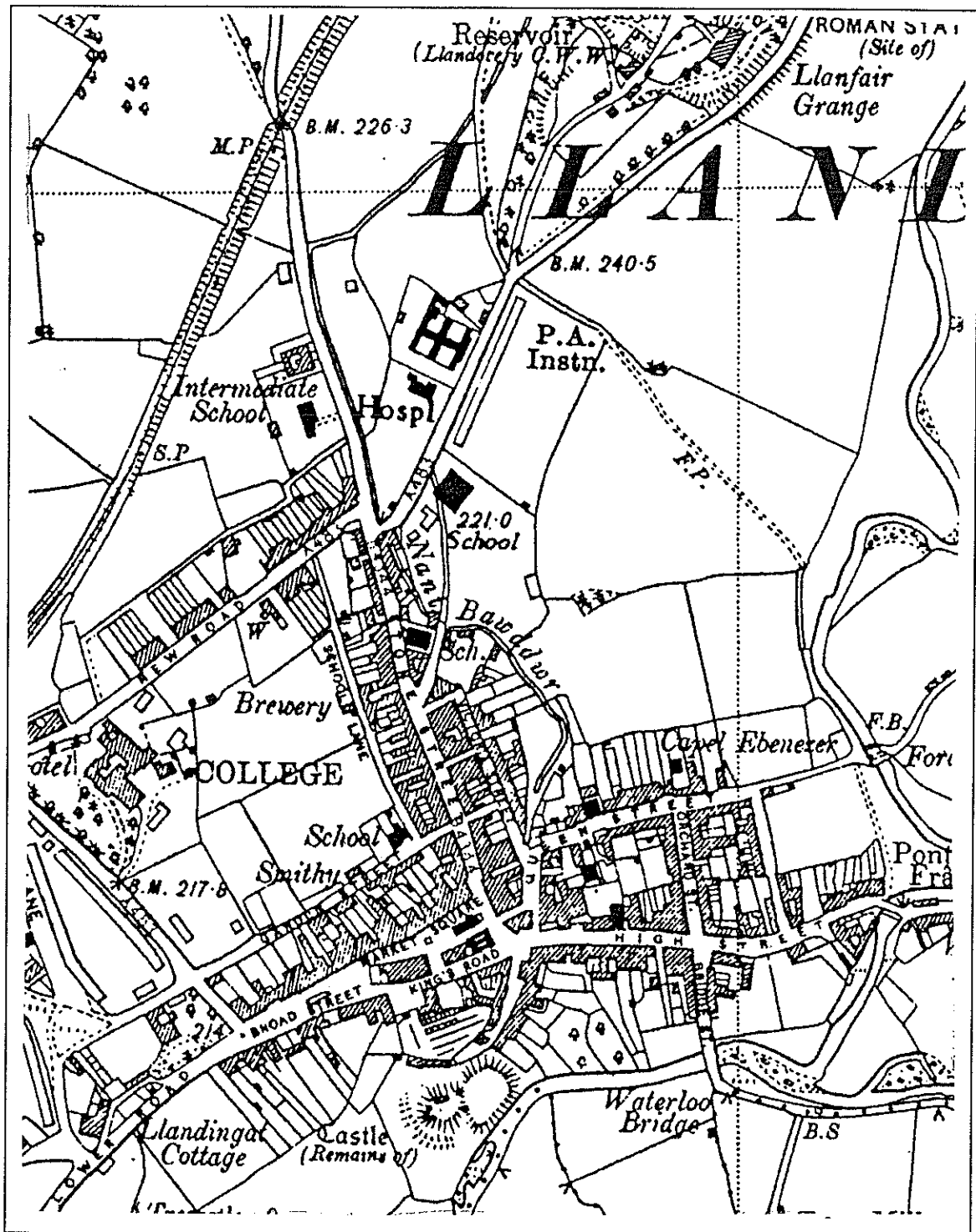
Map 1. Extract from the Llandinog tithe map of 1840, showing the proposed development area



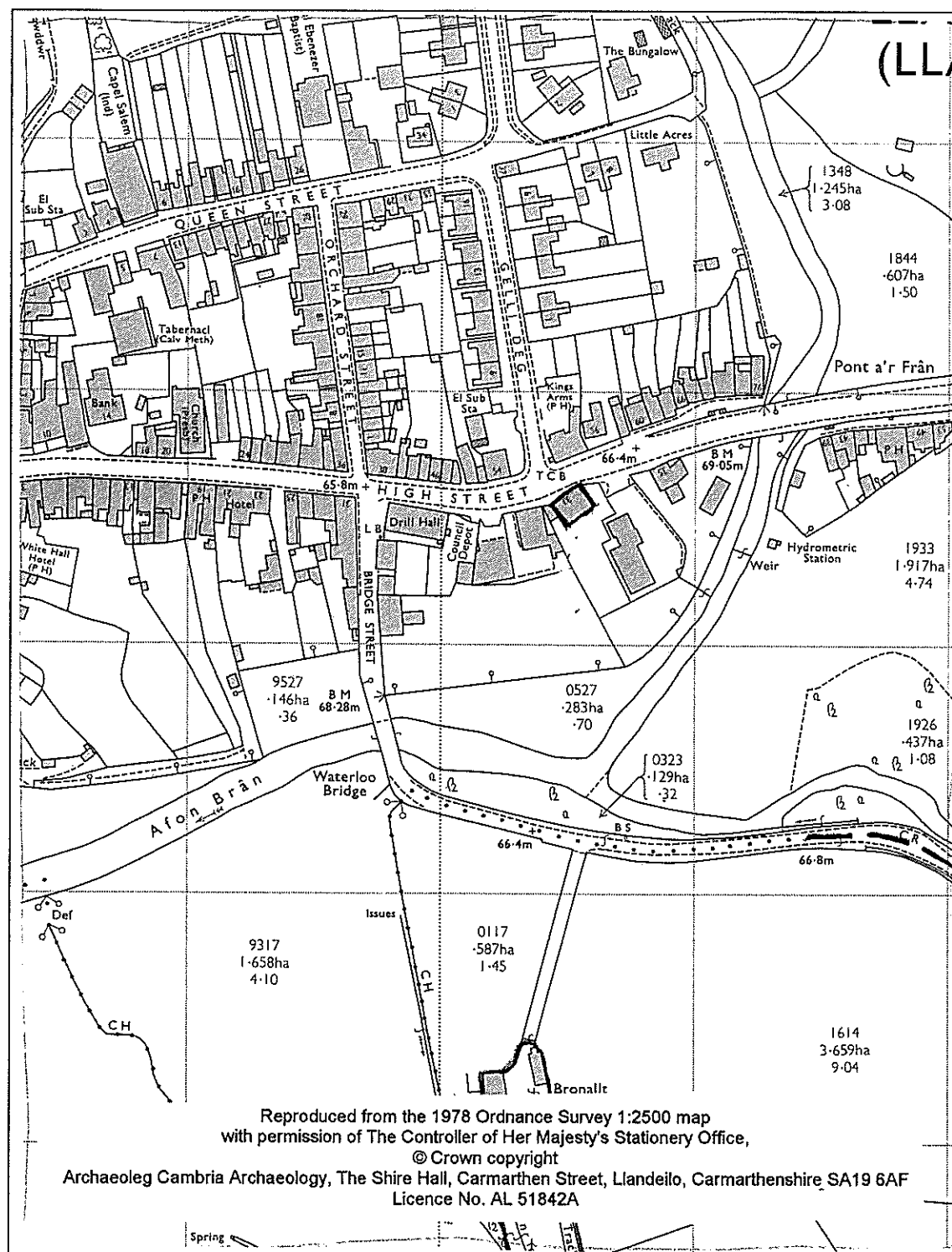
Map 2. Extract from the Ordnance Survey First Edition 1:2500 map, 1888 (Carmarthenshire XVIII.13)



Map 3. Extract from the Ordnance Survey Second Edition 1:2500 map, 1906 (Carmarthenshire XVIII.13)



Map 4. Extract from the Ordnance Survey Provisional Edition, 1950 map (Carmarthenshire Sheet XVIII. SW)



Map 5. Extract from the Ordnance Survey 1:2500 map, 1978 (SN7634-7734)

APPENDIX 2 COPY OF PROJECT SPECIFICATION

PROPOSED ARCHAEOLOGICAL EVALUATION AT HIGH STREET/WATERLOO ROAD, LLANDOVERY

SPECIFICATIONS FOR FIELD EVALUATION

Introduction

This project specification has been prepared by Archaeoleg Cambria Archaeology Field Operations in response to a brief set by Heritage Management. It has been prepared in accordance with the Standard and Guidance for Archaeological Field Evaluations (Institute of Field Archaeologists, 1994).

It is not intended in this specification to repeat the wording of the brief. It is taken as read that all the requirements listed in the brief will be followed. This specification is rather a statement of the methods by which the requirements of the brief will be met.

Archaeoleg Cambria Archaeology Field Operations has considerable experience of this type of project and always operates to best professional practice. The conclusions will be based on a considered assessment of the collected data. Archaeoleg Cambria Archaeology Field Operations has its own Health and Safety Policy, and all works are covered by appropriate Employer's Liability and Public Liability Insurances. Copies of all are available on request.

1. Project objectives

- 1.1 Assessment of the character and extent of surviving deposits by desk top assessment and archaeological field evaluation. To evaluate and assess the character and importance of standing buildings within the evaluation area.
- 1.2 Collation of data collected through the execution of 1.1 and preparation of an archive structured in accordance with guidelines laid out in the Management of Archaeological Projects, Appendix 3 (English Heritage 1991).
- 1.3 Preparation of a report based on the results of 1.1.

2. Phase 1. Desk-top assessment

- 2.1 The desk-top assessment will comprise the collating and analysing of cartographic and documentary evidence as specified in the Brief (3.6). In addition to the desktop element a field visit will be undertaken to assist placing the information from the desktop element in context and help inform the Stage 3 element of the evaluation. The Phase 1 assessment will result in a short report which Phase 2 will review.
- 2.2 Following the assessment a review - Phase 2 - will decide on the most appropriate location for the evaluation trenches - Phase 3 - (below 3).

3. Phase 3. Fieldwork

- 3.1 The exact number, location and size of trial trenches will depend on the results of the Stage 1 desktop analysis. For costing purposes, five 5m x 1m trial trenches have been allowed for.

4. Methods

- 4.1 The trial trenches will each be approximately 5m x 1m. Following the machine removal of topsoil and modern overburden down to the top of recognised archaeological deposits, the revealed surfaces will be hand cleaned.
- 4.3 In all trenches, the minimum number of features required to determine the character of any archaeological deposits will be excavated and recorded. In most trenches a deep section will be excavated to confirm the depth of natural deposits.
- 4.4 Sampling of deposits likely to produce environmental evidence will be carried out with reference to guidelines in *Environmental Archaeology and archaeological evaluations in England*. Samples of deposits with the potential to contain plant macrofossils will be taken and processed off-site. Those with the potential to contain faunal remains will be sampled and processed on-site.
- 4.4 In the event of the discovery of human remains they will, where possible, be left in situ, if removal is necessary it will only take place following the granting of permissions by the relevant authorities.

5. Recording

- 5.1 All deposits will be recorded by archaeological context record sheet; scale drawing; photography; site notebooks. All deposits will be numbered using the open-ended numbering system in accordance with Archaeoleg Cambria Archaeology Field Operations' Recording Manual. All significant deposits will be recorded by scale drawing (no less than 1:20); drawn plans will be related to Ordnance Datum and, where possible, known boundaries, and photography (35mm, colour slide and monochrome).

6. Finds

- 6.1 All artefacts, ecofacts and samples will be retained and, where possible, related to the contexts from which they derived. Sensitive material will be stored in appropriately stable conditions.
- 6.2 On-site and off-site processed samples will be analysed for further palaeoenvironmental evaluation.
- 6.3 Should any human remains be encountered immediate notification will be made to the District Coroner's Office and the Police. All human remains will, where possible, be left in situ. Where their removal is unavoidable it will only be carried out following the receipt of all statutory permissions.

7. Post-fieldwork

- 7.1 Collation and cataloguing of fieldwork data to form a site archive, in accordance with guidelines laid out in the Management of Archaeological Projects, Appendix 3 (English Heritage 1991). The archive will be deposited with an appropriate body (to be arranged); it may be temporarily held by Archaeoleg Cambria Archaeology Field Operations. Any material held by Archaeoleg Cambria Archaeology Field Operations would be available for examination.
- 7.2 Assessment of data collected during the execution of Sections 2-5.
- 7.3 Preparation of a report fully representative of the data collected during the execution of Sections 2-5.
- 7.4 Copies of the final report will be sent to the client who will circulate copies to the relevant bodies.

7.5 Preparation of a summary of the project results for wider dissemination (e.g. Archaeology in Wales and special interest and period-specific journals).

7.6 Deposition of the archive in a suitable archive (probably the NMR) and the deposition of artefacts in a museum store (probably Carmarthen Museum).

8. Monitoring

8.1 It is expected that the Archaeological Curator will monitor the project. A timetable for the project, including monitoring visits, will be agreed before commencement.

9. Staff

9.1 The project will be managed by K. Murphy, BA MIFA, who has wide-ranging archaeological experience, including this type of project.

9.2 Excavation staff will be drawn from the team of archaeologists regularly employed by Archaeoleg Cambria Archaeology Field Operations.

9.3 Specialist staff will be called upon if required. Archaeoleg Cambria Archaeology employ the services of: Medieval and post-Medieval pottery specialists D Brennan (St David's University College, Lampeter) and P Courtney (University of Leicester); palaeoenvironmental specialists and faunal remains specialists at the Department of Archaeology, St David's University College, Lampeter.

APPENDIX 3 COLOUR PHOTOGRAPHS



Ground Photograph 1. Jubilee Stores Warehouse, 39172, from the southwest.



Ground Photograph 2. Castle Garage Complex, 39175, showing modern buildings and hard-standing to rear of road frontage. Also the site of Fairground Field, 34326.



Ground Photograph 3. Part of the Castle Garage Complex, 39175, on the street frontage.



Ground Photograph 4. Part of the Castle Garage Complex, 39175, on the street frontage



Ground Photograph 5. Storehouse/Smithy, 39303, from the northwest.



Ground Photograph 6. Y Neuadd, 39170, from the northwest.



Ground Photograph 7. The Drill Hall, 39171, from the northwest.



Ground Photograph 8. The Council Depot, 39305, and the site of Neuadd Newydd, 39169, from the street frontage.

