

AN ARCHAEOLOGICAL SURVEY OF THE ROYAL GATEHOUSE HOTEL AND FORMER DELPHI APARTMENTS, TENBY

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THE ROYAL GATEHOUSE HOTEL AND FORMER DELPHI APARTMENTS, TENBY ARCHAEOLOGICAL SURVEY

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SUMMARY

This document is an assessment undertaken by Cambria Archaeology for the Chichester Nunns Partnership. It contains a summary of the archaeological resource, the potential impacts upon the resource by the proposed development.

Although the development sites lie outside the medieval town walls, there is potential for buried remains relating to extramural medieval and post medieval settlement. Evidence for other extramural activities may also survive. There is also potential for evidence of Civil War defences. The presence of prehistoric features cannot yet be discounted.

Listed and other standing buildings within the development areas may need to be archaeologically recorded prior to redevelopment. The visual impact of the proposed developments upon the town may need to be considered.

INTRODUCTION

Project Outline and Commission

Cambria Archaeology was commissioned by Chichester Nunns Partnership to undertake this archaeological survey to assess the archaeological potential of two areas of Tenby that may be impacted upon by a proposed retail and residential development. The details of the scheme have not been finalised. This survey forms part of a pre-determination process, informing the likely need and extent for any mitigation of the archaeological resource, prior to planning permission for the scheme being granted.

The objectives of the assessment are to present an initial outline of the historic background to the sites, identifying the character, extent and significance of any known and new archaeological features and deposits in the survey area, and placing this archaeological resource in its local, regional and national contexts. It also identifies sites, features or deposits that may require further archaeological investigation to fully assess their character and significance. The likely vulnerability of the archaeological resource from the proposed development is also assessed. This data is used to outline how archaeological concerns might influence the detailed design of the scheme. The potential visual impact of the proposed development upon the historic landscape is also addressed.

Documentary research and field survey for the assessment was undertaken during January 2007.

METHODOLOGY

The examination of a variety of published and unpublished written, cartographic, pictorial and technical information held at the Regional Historic Environment Record (formerly the Sites and Monuments Record) at Cambria Archaeology (Dyfed Archaeological Trust) offices; The National Monuments Record (NMR), held at the Royal Commission for Ancient and Historic Monuments in Wales (RCAHMW); The National Library of Wales (NLW), and the Pembrokeshire Records Office in Haverfordwest, and Tenby Museum. In addition a site visit was made to assess (as far as is possible) the current state of buildings, AND OF archaeological features and deposits identified during the documentary research.

BASELINE ENVIRONMENT

Site Location (see plan 1)

This survey concerns several locations within the areas proposed for development: the former Delphi Apartments, the Royal Lion Hotel, the Royal Gatehouse Hotel, Milford House and Kent House, the Royal Playhouse Cinema and the garage on Greenhill Road.

The Delphi Apartments are located opposite (outside) the medieval town walls on the east side of Tenby. The Royal Lion Hotel is located just inside the medieval town walls, partly on the site of the North Gate. The other locations are all to the north, outside the medieval town walls.

THE ARCHAEOLOGICAL RESOURCE

It is not intended to present a detailed background history of Tenby as part of this survey, but the period summaries will outline some pertinent aspects of the development of the town.

Several HER and NMR records exist for sites within the proposed development area. In addition, HER and NMR records beyond the proposed development area were reviewed during the archive search but only those in the immediate vicinity of the proposed development area, or with other potential significance to the development are considered in this assessment.

In addition to documentary sources, the physical resource needs to be considered. Based on previous groundworks within the surveyed areas, little is known of the potential for significant buried archaeology. However, as will become apparent in the following sections, absence of evidence for archaeological remains is not necessarily evidence of their absence.

Archaeological excavation

Little recorded archaeological excavation has been undertaken in Tenby in recent years. There are several antiquarian references and descriptions of archaeological discoveries within the town in journals such as 'Archaeologia Cambrensis'. What is known about the development history and archaeological potential of the town is largely based on secondary documentary sources, cartographic and graphic evidence, and the examination of standing buildings.

Cartographic sources and graphic depictions

Cartographic sources tend not to show the areas of proposed development in any detail, except for the 'North Gate' area. This suggests the areas were not developed until relatively late. However, because the 1841 map (Fig 1) is primarily concerned with raising tithes from agricultural land rather than domestic properties, none of the housing in Tenby is represented. There is no schedule number for the land including the proposed development site.

The 1811 plan of Corporation Lands in Tenby (Fig.2), only indicates property owned by the Corporation, and again does not represent the proposed development area in detail.

Sheet 181 of the Original Surveyors Drawings for the Ordnance Survey surveyed in 1810 and revised in 1836 (no image available) appears to show buildings on the seafront that presumably pre-date the Gatehouse Hotel. There appear to be no other buildings on the north side of White Lion Street or the west side of Greenhill Street. No buildings are shown on the Delphi Apartments site.

The first and second edition Ordnance Survey maps (Figs 3 and 4) published in 1890 and 1909, differ little from each other. Most buildings appear on both maps and correspond to the buildings that stand at present.

Although there are numerous artistic depictions of Tenby from various aspects, none have been identified that depict the proposed development areas in sufficient detail to add to our understanding of the sites. There are no known depictions of the North Gate before its demolition.

Documentary sources

A reasonable quantity of secondary sources in the form of written accounts of Tenby and the history of its development, are available, although most of these do not discuss the proposed development area in great detail (reflecting the

general dearth of primary source material). Sources consulted are listed in the bibliography.

The built environment

The existing built environment is also an archaeological or historical resource, and there are a variety of standing buildings within the proposed development areas. The buildings are valued both in terms of their individual histories, and for the group value of their architectural style and location. They are important for how they contribute to the historic character and identity of the town, and to various important views from within and beyond the town.

Scheduled Ancient Monuments (SAMs)

NPRN 26359 (SN132006) is a stretch of wall on the east side of Greenhill Road. At one time this wall was thought to be part of a Civil War defensive outwork. As such it was given Scheduled Ancient Monument Status (SAM PE 385). The wall was later de-scheduled when it was re-interpreted as a garden wall associated with Clifton Rock House. Both the wall and the house are now Grade II Listed.

Grade II Listed buildings

The listed status of the buildings within the proposed development area is primarily based on their external appearance. However, listings include the entire fabric of the buildings including interiors. Listing descriptions are available in the HER.

The Gatehouse Hotel and Assembly Rooms

The Gatehouse Hotel and Assembly Rooms, the largest hotel in Tenby, was built in anticipation of the arrival of the railway, providing spacious dancing, supper rooms and accommodation. It was built to a design by the London architect James Thomson for Captain Edmund Morgan circa 1857. The Assembly rooms were converted to the Royal Playhouse Cinema in 1911. The Cadw listing description suggests the hotel lies partly on the site of the medieval North Gate, or a possible barbican, of which fragments are said to survive in the basement. There were originally stables behind where fragments of a C17 Civil War defence were noted in 1896.

The main entrance is now in White Lion Street but the building originally had a central entrance on the Norton. Also included in the listing are the two adjoining houses Nos 3 and 4, The Norton. No 3 was previously Nos 1 and 2 Kent Houses. No 4 was Milford House, built in 1809-10. and described in 1845 as having 13 bedrooms.

The Royal Lion Hotel

The Royal Lion Hotel is situated within the medieval town walls, partially on the site of the medieval North Gate, which was demolished in 1781. Other earlier buildings or structures probably once stood in this location. The extent to which earlier features may have been incorporated into the later building, or survive beneath its foundations, is uncertain. The hotel was originally two separate buildings. No 1 was called the White Lion from c1800, and was one of the principal Tenby hotels. There were various alterations to the building including the addition of a billiard-room in Upper Frog Street in 1876 which was built partly into the thickness of the town wall. By 1923 it was the Royal Lion Hotel. No 2 was an early C19 private house was probably rebuilt or re-modelled c1850, and later incorporated into the hotel.

Clifton Rock House

Clifton Rock House is believed to have been built in around 1860 for George Chiles, a wine merchant and former mayor of Tenby. The street-front wall of this

house is the former SAM (NPRN26359) discussed above. Although no longer a SAM, interpretation of the date and function of the wall remains uncertain.

The wall is of rubble stone construction, about 20m long and 2m high. There are 2 low blocked openings with stone voussoirs, about 1m high. A third blocked opening, possibly a doorway or window was noticed during this survey at the southern end of the wall. Traces of at least one arrow loop that are recorded in the SAM description were not apparent. The blocked openings reportedly have splayed reveals on garden side. The wall is difficult to interpret. It may be of 19th century origin, intended to reference features of the nearby town walls. Alternatively, the wall may be the remnant of, if not Civil War defences, then perhaps an earlier building. If so, the blocked openings in the wall suggest that ground levels in this area have been raised by approximately 1m.

The Grade II Listed Royal Gatehouse Hotel, the Royal Playhouse Cinema and Royal Lion Hotel all form part of a larger group of similarly listed buildings consisting of Nos. 5 to 21 The Norton (consecutively), The White Heart Hotel, 1 to 7 The High Street and The Cobourg Hotel.

The Royal Gate House Hotel and Nos 5 to 15 (consecutively) also form part of a larger group bounding the North Sands and Harbour, including listed buildings in The Croft, Bellevue Terrace, Crackwell Street, Bridge Street, St Julian's Street, The Harbour, Pier Hill, Castle Square and Castle Hill. The buildings in the southern part of The Norton are also important in the view of Tenby from the sea.

There are four Grade II Listed buildings in the vicinity of the proposed development on South Parade: The war Memorial, and Nos 2, 3 and 5 South Parade. None of these will be directly physically impacted upon by the development.

The table below includes all HERs within the proposed development areas, or associated sites that may also need to be considered.

Site	NGR	Site type	Period	Condition	Category
6467	SN13350056	Cobourg Hotel	Early-mid C 19	U	LB2
6717	SN13320058	Prize House. No. 3 High Street	Circa 1851	U	LB2*
6734	SN13310060	Royal Lion Hotel. No. 1-2 High St.	Early-mid C 19	A	LB2
20485	SN13280063	Royal Gate House Hotel	Early-mid C 19	U	LB2
20493	SN13240068	No.10 The Norton	Early-mid C 19	U	LB2
20494	SN13250067	Sea View. No.9 The Norton	Early-mid C 19	U	LB2
20495	SN13260067	High Seas. No.8 The Norton	Early-mid C 19	U	LB2
20496	SN13260066	No.7 The Norton	Early-mid C 19	U	LB2
20497	SN13270065	No.6 The Norton	Early-mid C 19	U	LB2
20498	SN13280065	Bay View House. No.5 The Norton	Early-mid C 19	U	LB2
20499	SN13240071	Goscar Rock Hotel No.13 The Norton	Early-mid C 19	U	LB2
20500	SN13220072	Castle View Hotel No.14 The Norton	Early-mid C 19	U	LB2
20525	SN13320057	The Peerless Hotel. No.4 High St.	Early-mid C 19	A	LB2
20527	SN13370049	No.15 High Street	Early-mid C 19	U	LB2
20565	SN13190078	White Hart Hotel	Early-mid C 19	U	LB2
20605	SN13250061	Royal Playhouse Cinema /Assembly Rooms	1857	U	LB2
33460	SN13310062	North Gate	Medieval	E	LB2
276045	SN13210061	Part of civil war outwork	Post Med	U	LB2
26359	SN13210061	Clifton Rock and garden wall	Post Med	U	LB2
6285	SN13270049	No.5 South Parade	Post Med	U	LB2
6284	SN13280048	Glyndwr. No.3 South Parade	Post Med	U	LB2
26308	SN13280048	Nyth. No.2 South Parade	Post Med	U	LB2
26422	SN13290044	The War Memorial	Post Med	U	LB2

Table 1: Archaeological features recorded in the HER

Period summaries

Based on the available documentary and physical evidence, therefore, the following section summarises the known, or suspected potential for archaeological evidence within the survey areas, based on the main historical periods.

Prehistoric

There are no known sites or features attributed to the prehistoric periods (Palaeolithic, Mesolithic, Neolithic, Bronze and Iron Ages) within the proposed development areas.

Nevertheless, evidence of Palaeolithic occupation has been discovered at Hoyles Mouth Cave, one mile southwest of Tenby, and in Nanna's and Potter's Caves on Caldey Island. Bronze Age and Iron Age sites are known in the vicinity of Tenby. The potential presence for prehistoric remains within the proposed development area cannot therefore be discounted on the basis of current evidence.

Roman

No Romano-British period features have been identified within the proposed development area. Nevertheless, Romano-British finds have been recorded in the Tenby area, and on current evidence the presence of Romano-British activity within the proposed development areas cannot be ruled out.

Early medieval

Although there is some documentary evidence for early medieval settlement at Tenby, no sites have been identified. In the 8th to 11th centuries, the region was subject to Viking raids. Place names such as Caldey are of Viking origin and although there is no known evidence of settlement of this period at Tenby, the presence of archaeological evidence of early medieval activity within the proposed development area, cannot be ruled out on existing evidence.

Medieval and post-medieval

Norman settlement in the region began in the 11 to 12th centuries and the settlement at Tenby began to develop into an important trading town from this time. When the stone defensive walls were built to protect the town in the late 13th century (replacing earth and timber defences), a new street plan may have been imposed, obscuring evidence of the extent and layout of the earlier settlement. In 1457 extensive refortifications were carried out including the cleaning out of a 9m wide dry moat around the town walls. The North, or Carmarthen Gate to the town originally stood partly on the site of the Royal Lion Hotel. It was described by John Leyland circa 1540:

'the gate that ledith to Cairmardin ward is the most seemliest, as cirulid without with an embatelid but open rofid towr, after the fascion of the east gate of Pembroke'.

There are also suggestions that there may have been a barbican outside the North Gate. An account of the attack on the North Gate by Parliamentary forces in 1644 mentions that 'first there was a breastwork of stone and lime within a small distance of the gate, on the outside thereof'. (Leach 1937)

By 1706-7 much of the gateway had been removed. The remaining stonework of the gatehouse and part of the northern town wall, which was causing an inconvenience to street traffic, was finally demolished in 1781.

It is noticeable that the north town wall is not straight. There is a slight change in its alignment about half way along White Lion Street. It has been suggested (Thomas 1992) that this may indicate the location of an earlier tower. What form it took, or when it was removed is unknown.

By the mid 1245 three extra-mural suburbs were developing outside the town Gates. A survey made in 1585 showed that of 256 burgages, 56 were extramural. Norton (North Town) was established beyond the North Gate, as a ribbon development along the Carmarthen Road. Although it is uncertain exactly where the settlement was located, the property boundaries immediately north of the Royal Gatehouse Hotel may derive from medieval burgage plots.

A 13th century reference in the charter of William de Valence, Earl of Pembroke refers to a right of common pasture of cattle in the tenement of Tenby after gathering in of hay and straw until the time of fencing off until the Purification of the blessed Mary (2nd February). What the field patterns may have been at this time is unknown, but interestingly, some street alignments appear to follow medieval field patterns. Property boundaries along south Parade (between the war Memorial and the Congregational Church) have preserved evidence of medieval strip field boundaries. Although less apparent, field boundaries may have influenced the layout of roads and property boundaries to the north of the town walls. The 1811 map of Corporation lands, and the tithe map of circa 1841 do not indicate the presence of any buildings on the proposed development areas, perhaps suggesting that these were as yet undeveloped agricultural land, or (more likely) that they were excluded from the tithe survey.

18th and 19th Centuries

Following a decline in fortunes during the 17th and early 18th centuries, Tenby began to gain popularity as a resort town from the 1780s. As a consequence extensive rebuilding took place throughout the town to provide houses, hotels and recreational venues. It is the buildings of this period that give the town much of its present day character and appearance. Most of the buildings within the study area were built during this period. It is unclear whether these replaced earlier buildings in the same locations.

Although the two hotels and Assembly Rooms are all Grade II listed buildings, the listing appears primarily intended to preserve the external appearance and group value of the buildings in relation to the character of the town as a whole. It is uncertain to what extent the interiors of these buildings have been assessed for any surviving original fabric.

ARCHAEOLOGICAL POTENTIAL

Below-ground archaeology

In the absence of direct evidence, it is difficult to predict what, if any archaeological features are likely to be present within the proposed development areas. Until proven otherwise therefore, both sites must be assumed to have some potential to add to our understanding of the development history of the town or to reveal the presence of any earlier human activity in the area.

It is also unclear to what extent 19th and 20th century activities will have already destroyed or damaged earlier archaeological features. The town ditch, Civil War defences and later buildings (especially those large seafront buildings with cellars), may have removed all evidence of earlier features, but small 'islands' of earlier archaeological deposits can survive between areas of deeper excavations. Away from the seafront, the existing developments may have shallower foundations, increasing the possibility of survival for any archaeological deposits present.

Royal Lion Hotel

This site lies within the town wall. Originally, to allow for a lane, buildings did not extend right up to the town walls. But, as space within the town became scarcer, this space was filled. There are no records to show what buildings may have stood on the site before the Royal Lion Hotel. The former Billiards Room is thought to have incorporated part of the north town wall but it is uncertain whether any remnants of the town wall, gateway or earlier buildings still survive within the fabric of the hotel. The 1889 1:500 map of Tenby indicates that the north wall of the Royal Lion Hotel incorporates the medieval town wall. Other maps, and documentary sources, however, suggest the wall has gone.

White Lion Street

Laws records that drainage excavations undertaken in the 1890s did not reveal a defensive ditch in the stretch of wall between the North Gate and the cliffs. A ditch was, however, revealed during excavations at the top end of Frog Street and in South Parade (Laws 1896).

Laws also mentions that road repairs exposed the foundations of a small semicircular tower close to the cliff and in front of the Gatehouse Hotel, which may have been part of the barbican.

The possible tower half way along White Lion Street (roughly opposite the Royal Playhouse Cinema) is only likely to have archaeological implications for the proposed development area if it extended out from the line of the walls.

Although these features are unlikely to be encountered within the development area, any associated service trenches or other roadworks undertaken as part of the development might reveal important evidence of their presence. In addition, deposits associated with these features, might extend into the development area.

Royal Gatehouse Hotel and Royal Playhouse Cinema

Apart from the existing standing buildings there was originally stabling associated with the hotel. It is uncertain whether the stables were located within the present car parking area behind the cinema, or were the row of buildings depicted on historic maps that are now part of the garage complex on Greenhill Road.

Although there is some documentary evidence to suggest that there was medieval settlement in this location, within the footprint of the Hotel and Assembly Rooms

any evidence of earlier settlement is likely to have been destroyed. In any case, it is assumed that the hotel and cinema buildings will remain *in-situ*.

Away from street frontages in parts of the property that have not been built upon, there is a higher likelihood that any surviving archaeological deposits will survive. Medieval burgage plots might be used for a variety of purposes (such as domestic or industrial processing and waste disposal). There is also some evidence to suggest that Civil War defences may survive in the area. A lack of destructive activity in later-periods of archaeological activity might also improve the chances of survival for any prehistoric features that might prove to exist.

Clifton Rock House

Although the house itself is not included within the proposed development area, the proposed development may nevertheless have an impact upon the setting of the house. In addition, if the formerly scheduled garden wall were found to be a remnant of an earlier building or structure, there is potential for any associated archaeological remains to extend towards the cinema, into the proposed development area.

Delphi Apartments

There is no known evidence to suggest that the location of this property was the focus for any settlement in the medieval period. Rather, it would appear to have been agricultural land. There would therefore appear to be little reason to expect significant archaeological deposits to be present on the site. Due to the absence of any reliable data however, the presence of archaeologically significant deposits cannot be discounted.

Human Remains

There is no evidence to suggest that human remains are likely to be present at any of the sites proposed for development. Chance finds of prehistoric burials can however occur in surprising locations.

Environmental Archaeology

There are no known sites, within the proposal area with identified potential to contain deposits of significance to environmental archaeological studies.

IMPACT OF DEVELOPMENT UPON THE ARCHAEOLOGICAL RESOURCE

Below ground archaeology

To summarise the previous section, although there is no direct evidence to suggest that specific archaeological features of any particular period are to be expected within the proposed development areas, this does not mean that significant archaeological deposits are not present. It is likely that later large buildings will have destroyed most evidence of any earlier archaeology, but smaller buildings, gardens and back yards may have had a lesser impact on any buried archaeological features.

The potential impact of the proposed development upon the buried below ground archaeological resource cannot be judged until the presence/absence, character, complexity and extent of any archaeological features that may or may not be present has been ascertained.

The actual impact of the development will depend on whether the finalised plans can be modified to minimise the disturbance of any archaeological deposits that may prove to be present.

Standing buildings

It is assumed that the development will incorporate some or all of the existing buildings with Grade II listings, in some form or other. The impact of the proposed development upon the built heritage will depend upon the details of the design proposals and cannot be assessed at this stage.

Although the two hotels and assembly rooms described above are all Grade II listed buildings, the listing was primarily intended to preserve the external appearance and group value of the buildings in relation to the character of the town. The listing does however cover the entire fabric of the building including the interiors. To what extent these have been assessed or are valued is uncertain. Such an assessment is beyond the scope of this survey. These issues are covered by various guidelines, statutory obligations and development constraints, outlined below.

Visual impact

An assessment of the visual and physical impact of the proposed development scheme upon the built environment generally, is beyond the scope of this survey and could only be made when more specific detailed plans are available. Because the proposed development site lies within the Pembrokeshire Coast National Park, is within a conservation zone and contains several Grade II listed buildings, there are several constraints upon the nature of the proposed development in relation to the existing buildings. These are outlined in the following section. The significance of any impact, and the need and extent of any mitigation, will be for the judgement of PCNP and Cadw.

DEVELOPMENT CONSTRAINTS

Listed Building status

Although primarily listed for the importance of the group value of the exteriors the listed buildings to the appearance of the town as a whole, the listing protections cover the entire fabric of the buildings, regardless of their age or architectural merit. The significance of any modifications to the exterior of the individual listed buildings will need to be considered in relation to the wider group.

If listed buildings are to be altered, two permissions have to be obtained, firstly to demolish, and secondly to rebuild. Obtaining planning permission does not grant permission to demolish a listed building.

Tenby Conservation Area

The conservation zone aims to conserve the characteristics of the built environment of Tenby to ensure the town does not gradually lose general or specific aspects of its perceived character through piecemeal, cumulative or inappropriate development. The details of the proposed development will be required to conform to a number of constraints intended to preserve the visual appearance of this part of the town.

The Delphi Apartments site is not included within a conservation zone, but is opposite the western medieval town walls, and may therefore be considered to have an impact upon the setting of the town walls.

The Royal Gatehouse Hotel site lies within Zone 2 of the Conservation Area. The listed buildings within the proposed development area form an important part of several 'views and vistas' identified in the Conservation Area Statement for Tenby.

The Royal Lion Hotel lies on the northern edge of Zone 1. It too forms part of several 'views and vistas' identified in the Conservation Area Statement for Tenby. The views out from the seafront buildings were important to their builders. The buildings and their setting were also designed to be seen from elsewhere. If the development is considered likely to adversely affect an important view this issue would be a major concern. Consideration should also be given to whether a development will block or otherwise negatively impact on views from neighbouring properties.

In addition to the visual impact of the proposed development scheme, the cumulative impact of this and future developments upon the character of the town may need to be considered.

Tenby Local Development Plan

The Local Development Plan identifies various parts of the town as suitable for specific types of development, with the intention of encouraging the economic future of the town and improving residential and visitor facilities, while ensuring the character of the town is not affected by inappropriate development.

The Rocky Park/ White Lion Street area is to the north of the town walls includes the proposed development area and is covered by Conservation Constraints 'TB3 EM2 Shopping' and TB6 Development Opportunities'. Several recommendations on the type of development suitable for the area have been made in the development plan and are included in this report as Appendix 1.

POSSIBLE ARCHAEOLOGICAL MITIGATION OPTIONS

The best mitigation for the impact of any development on the archaeological resource is to avoid direct physical impacts upon all known archaeologically significant sites and features. Where avoidance is considered to be impossible, or where the existence, exact location or extent of a feature is uncertain, additional mitigation measures may be required. While detailed mitigation can only be made when the development plans have been finalised, a number of measures can be undertaken in advance of a planning application that will both inform, and potentially reduce or remove the need for archaeological mitigation at a later date. These options are outlined below:

Preservation in situ

This is the preferred option for all significant cultural heritage features and can be achieved by avoiding direct physical impact upon features through careful consideration at the design stage. In this instance there is no known buried archaeology within the proposed development area, but there is some potential for previously unknown archaeology to be impacted upon.

Evaluation

If there is an unavoidable impact upon a known archaeological site, or where it is uncertain if there will be an impact because the existence, exact location or extent of the any archaeology is not known, then an archaeological evaluation (before the submission of the development scheme for planning approval) may be advisable in order to assess the presence or absence of archaeological features and their vulnerability from the development. The results of the evaluation can then inform decisions as to whether to re-design the scheme to avoid the features, or to mitigate the development impact through 'preservation by record' (see 'excavation' below).

If the development proposal is submitted for planning permission without consideration of the potential impact upon such sites, then such mitigation may be required as a condition of granting planning consent.

In some instances non-intrusive evaluation methods such as geophysical survey might be sufficient to ascertain the presence of archaeological features. Otherwise, trial trenches can be excavated within accessible parts of the proposed development area with identified potential (gardens, yards and other open areas) to ascertain the presence or absence of archaeological deposits.

Excavation

Where previously identified archaeological features cannot be avoided by the development, or are considered to be of insufficient importance to warrant preservation *in situ*, then 'preservation by record' can be undertaken to excavate and record archaeological deposits before development commences. Such mitigation may also be required as a condition of granting planning consent.

Building recording

There are several Grade II listed buildings within the proposed development area. Although these were originally primarily listed for their external appearance within the context of other buildings in the vicinity, it may be now be considered important to preserve *in situ* any surviving historic fabric of these buildings. If not it may still be required that a record is made to document the character of the buildings, and to record any original fabric and features that may be lost through demolition, alteration or refurbishment. Such recording would potentially be required both before and during building work, as previously hidden features come to light.

Detailed archaeological building recording would also help limit the extent of the impact of the development on the original fabric of the listed buildings and could inform the techniques, materials and aesthetic details that might be employed in undertaking renovations and repairs to original fabric.

Watching brief

Development impact upon minor sites, or where the absence of archaeological features has not been established by other methods, can be mitigated by undertaking an archaeological watching brief to record any unforeseen archaeological features that may be encountered during construction. This can however, result in delays during construction while archaeological recording is undertaken.

Assessment of visual impacts

Once detailed development proposals are presented a more accurate assess of the likely visual impact of the development, especially on the group value of the listed buildings of the seafront, may be necessary. The results of such an assessment may be used to inform additional mitigation through design.

CONCLUSIONS AND SUGGESTIONS

There is insufficient documentary and physical evidence to be able to ascertain whether significant buried archaeological deposits can be expected within the proposed development area or not. There could feasibly be deposits derived from the construction and cleaning out of the defensive ditch outside the town wall, or evidence of civil war defences. There is also potential for archaeology from earlier periods.

The degree to which any archaeological deposits will survive depends on what they are, how deep they are, and the extent to which they may have been damaged or destroyed by later activities. Along street frontages, building foundations and service trenches may have removed all evidence of earlier archaeological deposits, especially if the buildings have cellars.

Behind street frontages, there is less likely to have been significant disturbance to any underlying archaeological deposits. In such locations there may be evidence of outbuildings, domestic rubbish disposal or industrial activity from any earlier phases of occupation.

No development of a similar scale has taken place in the town core of Tenby in recent times. The size of the development area may increase the possibility that there will be buried archaeology of some sort within the development areas. While in this case, the extent and complexity of any archaeology that may be present cannot yet be anticipated, any archaeology that is present has the potential to provide important evidence of the development history of the town. It will also inform any future developments within the area of likely archaeological implications.

It is therefore suggested that additional field evaluation is desirable, in order to ascertain more clearly, whether or not there are any significant buried archaeological deposits present. Such an evaluation may conclude that no further archaeological investigation is necessary. Should significant deposits be identified, further archaeological mitigation may be required before development commences.

The development may have a considerable impact upon the fabric of several buildings. It is recommended that an assessment is made to ascertain the survival and importance of the interiors of any buildings likely to be effected. A considerable amount of building recording may be required in advance of any work on the fabric of the listed buildings. Some aspects of building recording may have to be undertaken as features are revealed during development works. Such building recording will help to inform the style character and materials used in any restoration and renovation of interiors. Building recording may also be required for lesser buildings that may be demolished as part of the proposals.

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Maps

Plan of Corporation Lands, Parish of St. Mary's Tenby 1811. W. Couling surveyor. NLW Coll 488 PB6365.

Parliamentary Boundary Map 1831, Lt R K Dawson RE surveyor. PCRO D/EE/Misc/4

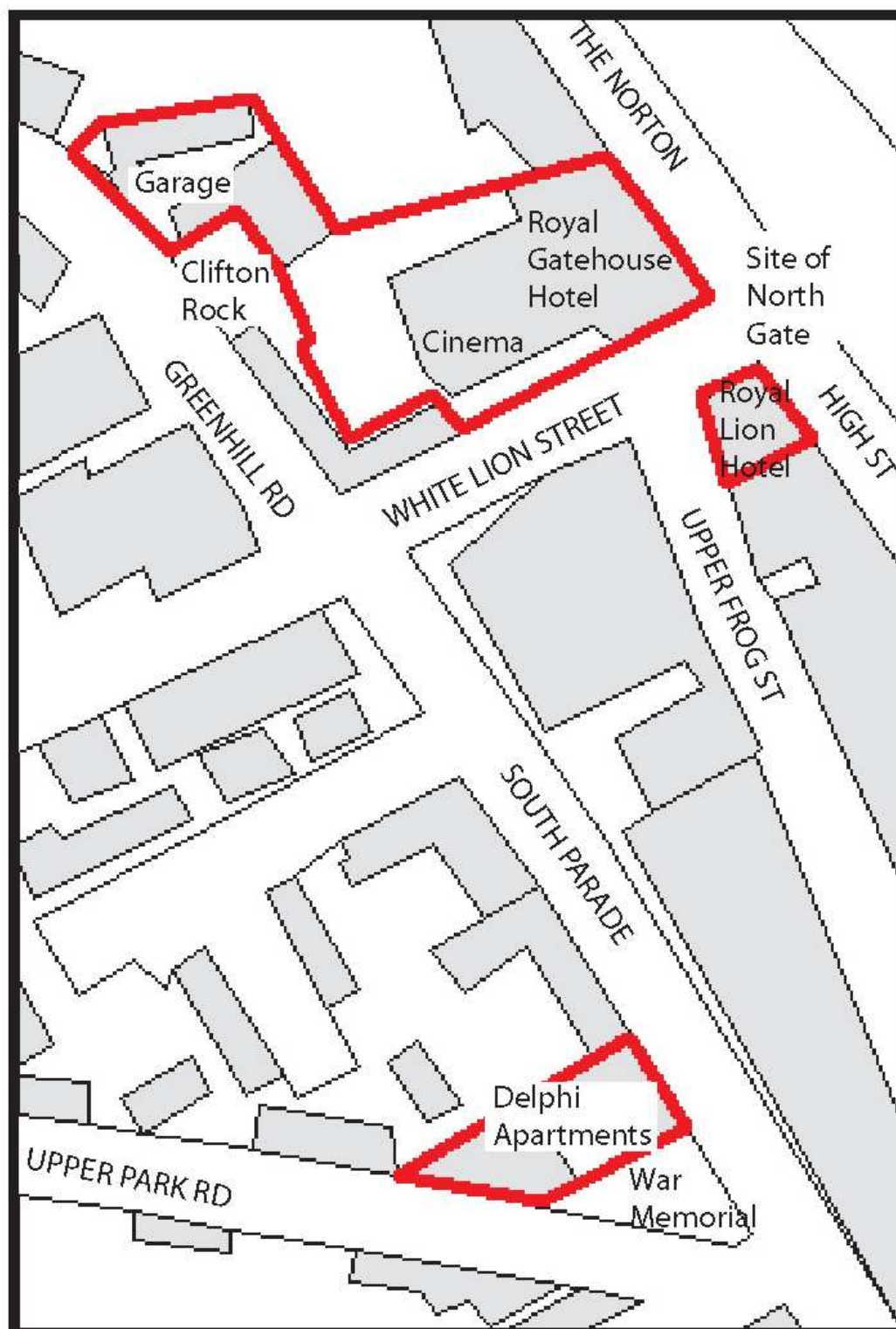
Original Surveyors Drawings 2" Ordnance Survey. 1810. Revised 1836 Sheet 181

Tithe map C1841 Goode and Philpotts Landsurveyors, Haverfordwest

1st edition 6" Ordnance Survey map 1890 XLI SE

2nd Edition 6" Ordnance Survey map 1909 XLI SE

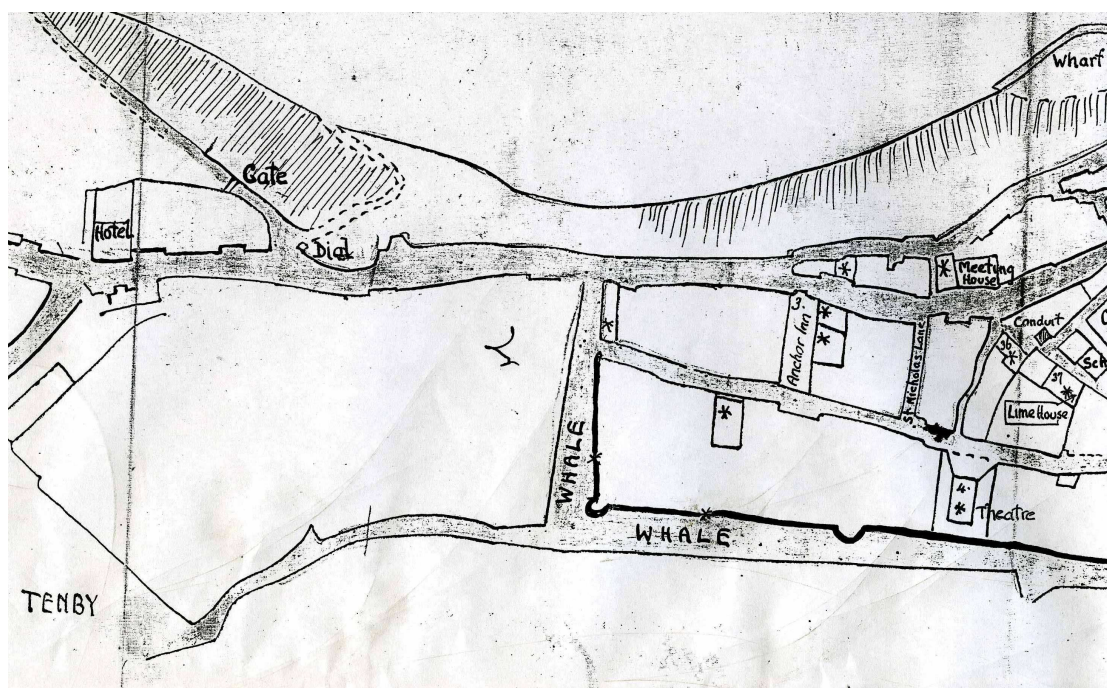
1:500 Ordnance Survey map of Tenby 1889



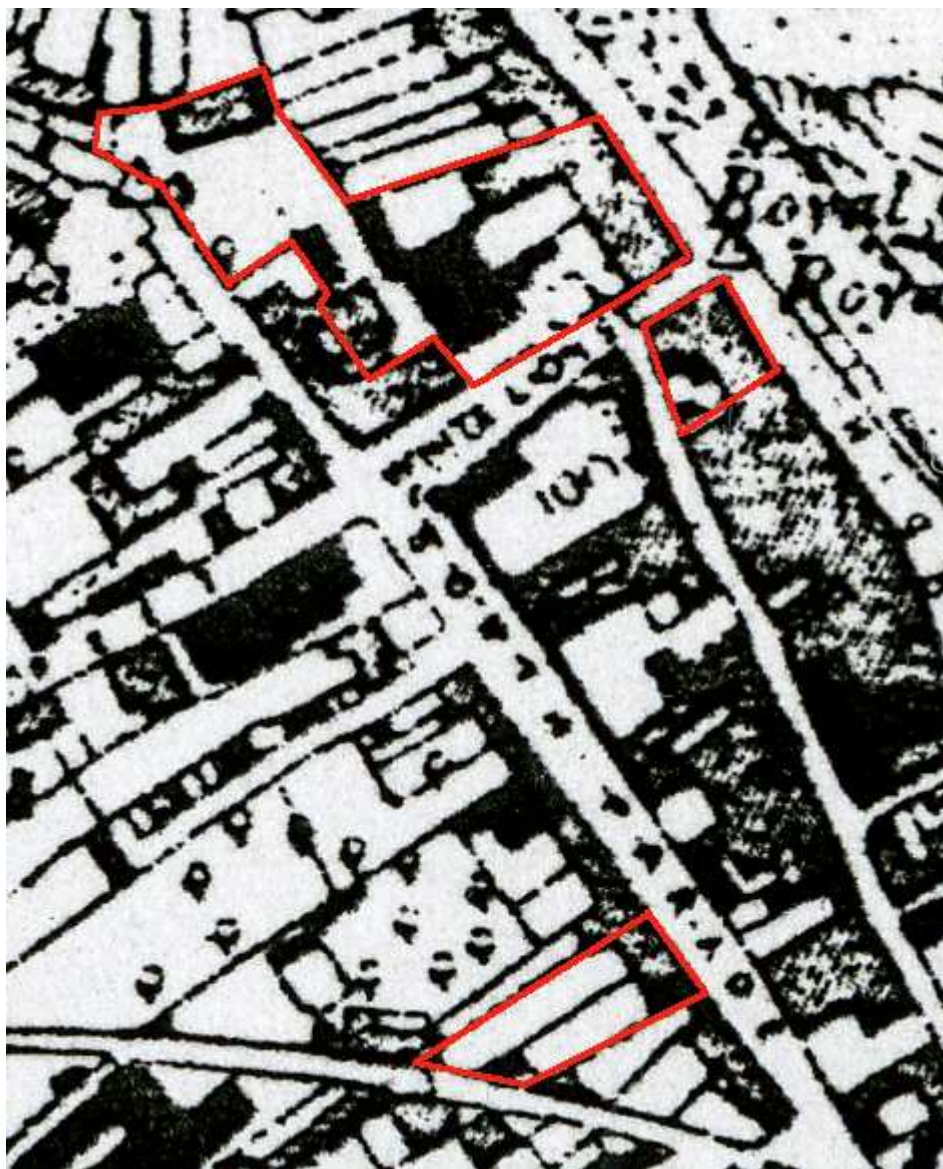
Plan 1: Location of proposed development sites



Map 1: St Mary's Parish Tithe map c1841



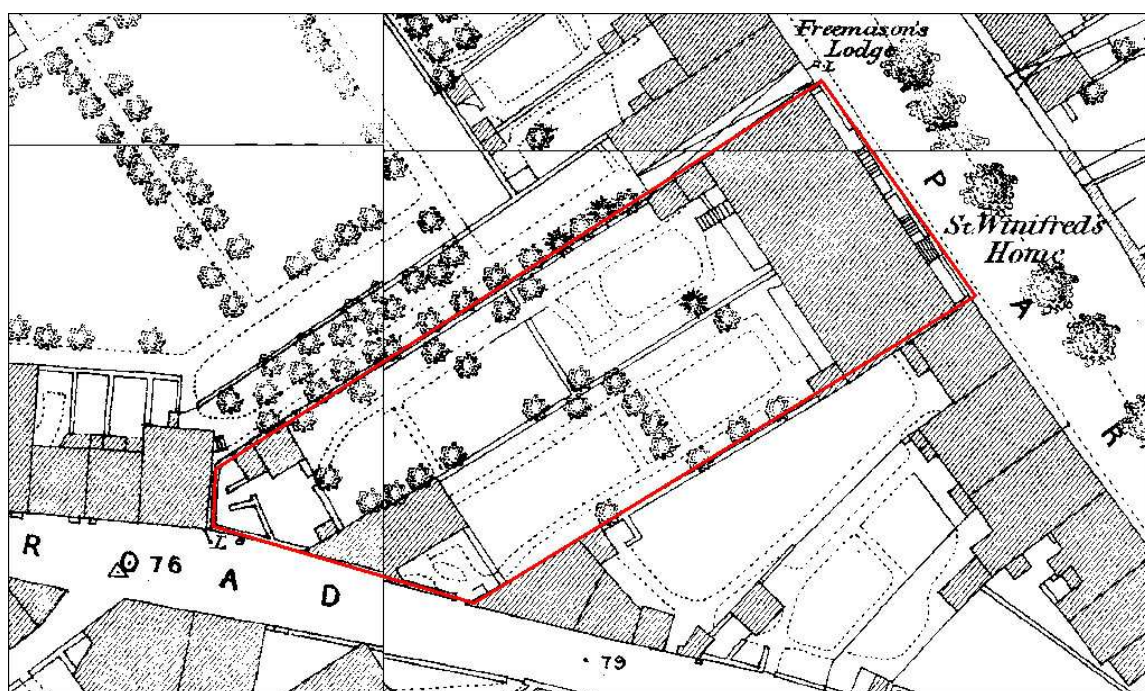
Map 2: Plan of Corporation Lands, Parish of St. Mary's Tenby 1811.



Map 3: Extract from the 1st edition 6" Ordnance Survey map of 1887 showing proposed development areas



Map 5: Detail of the 1:500 map of Tenby showing the Royal Gatehouse Hotel proposed development area



Map 6: Detail from the 1:500 map of Tenby showing the Delphi Apartments proposed development area

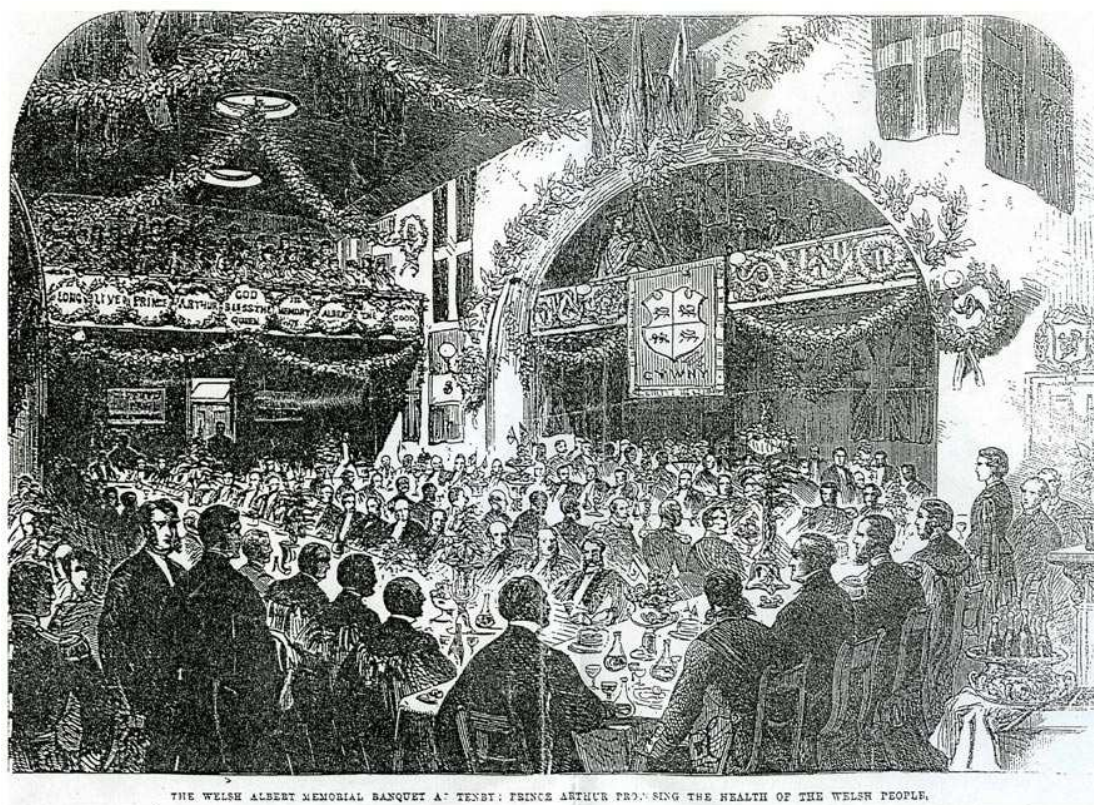


Plate 1: An illustration from the London Evening News 1865, of a banquet in the Assembly Rooms



Photo 1: General view of the seafront properties



Photo 2: The Royal Lion Hotel from the seafront



Photo 3: The Royal Lion Hotel from White Lion Street



Photo 4: The Royal Gatehouse Hotel from the seafront



Photo 5: The back of the Royal Gatehouse Hotel taken from White Lion Street



Photo 6: Buildings at the back of the Royal Gatehouse Hotel from White Lion Street



Photo 7: The Royal Playhouse Cinema (formerly the Assembly Rooms)



Photo 8: The back of the Royal Playhouse Cinema



Photo 9: The Garage on Greenhill Road



Photo 10: The garden Wall (former SAM) on Greenhall Road



Photo 11: A previously unrecorded blocked opening in the wall of Clifton Rock House.



Photo 12: The rear of Clifton Rock House



Photo 13: View of the Delphi Apartments and neighbouring properties from South Parade



Photo 14: The Memorial Garden and rear of the Delphi Apartments

APPENDIX 1:

Extracts from the conservation Area Statement

TB3/EM2	SHOPPING
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The enhancement and development of retail, commercial, office and hotel uses (Classes A1, A2, A3, B1 and C1 of the Use Classes Order 1987) within the "Commercial Core Area" of Tenby (See Proposals Map) will be permitted provided that such proposals would not create any significant access, parking, amenity or public service provision objections.

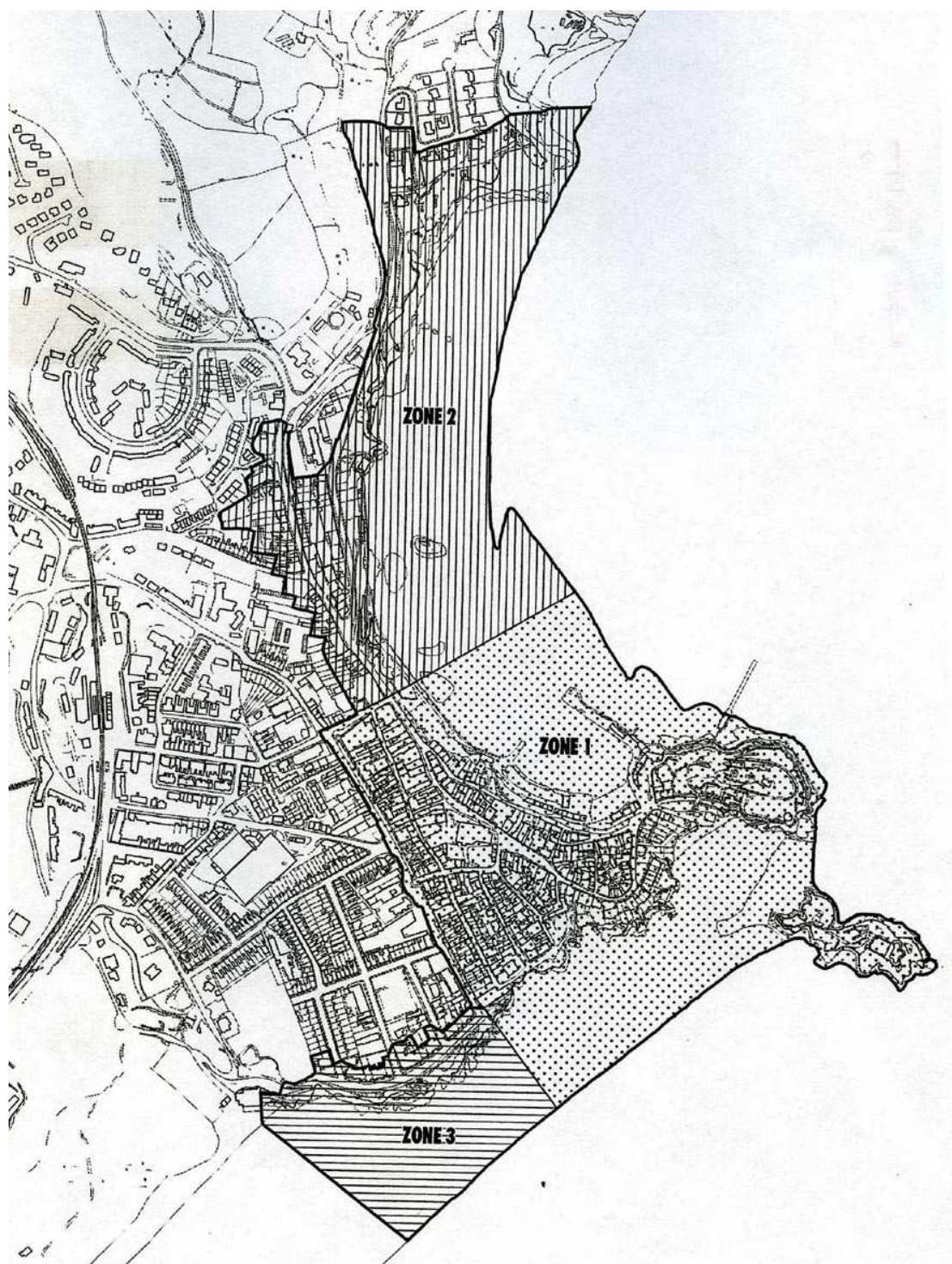
- 31.26 Planning consent will be granted for the provision of further shopping floorspace in Tenby through the conversion of under-used properties and within allocated schemes.
- 31.27 The current diverse shopping structure in Tenby should be retained and consolidated as far as possible in order to serve both residents and visitors. Premises which act as keyholders for holiday flat agencies cause particular traffic problems, especially at weekends. These, together with accommodation information and booking facilities, are best located outside the walled town.
- 31.28 Other opportunities exist, particularly for the expansion of small businesses and formation of new businesses, particularly those providing commercial and personal services. Planning proposals for a wide range of small business uses will be acceptable, providing they comply with other Plan policies.

TB6	DEVELOPMENT OPPORTUNITIES
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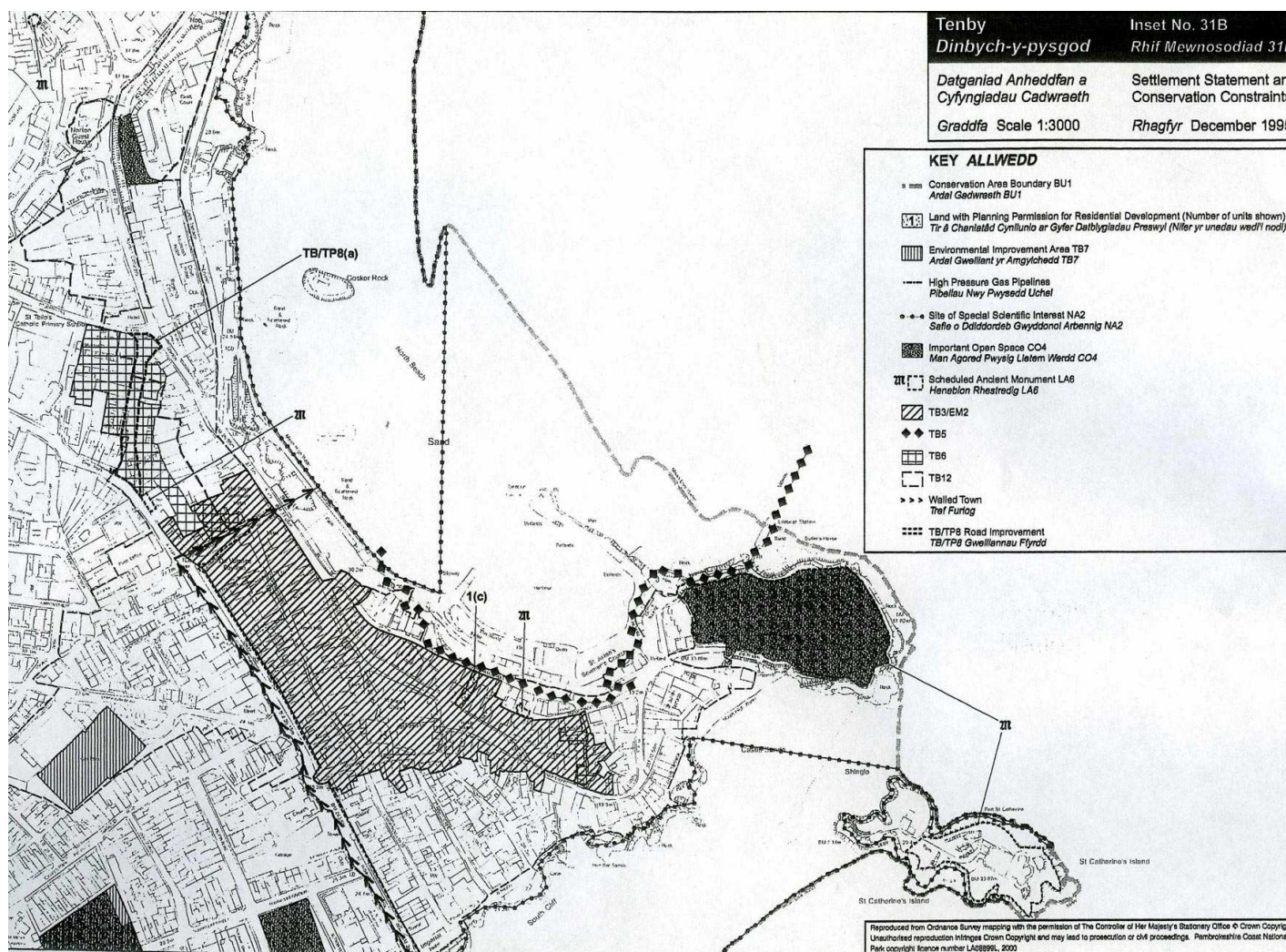
2.11 acres (0.82 ha) of land is allocated for the rehabilitation or, where more appropriate, redevelopment for sustainable mixed commercial uses subject to adequate access and servicing arrangements being achievable at the following sites:

- (1) Rocky Park and White Lion Street 1.8 acres (0.7 ha);
- (2) Sargeants Lane 0.18 acres (0.07 ha);
- (3) South Beach Pavilion site 0.13 acres (0.05 ha).

- 31.35 Rehabilitation or redevelopment schemes would offer both significant environmental improvements and investment opportunities in shopping, tourism, community facilities and housing. End uses should serve both the local community and visitors to the town throughout the year.
- 31.36 Uses should be sustainable, developing existing strengths in the local economy and community, in an environmentally acceptable way, so that economic benefits accrues particularly to the local community.
- 31.37 Design briefs will be prepared for sites where they would assist landowners and prospective developers.
- 31.38 **Rocky Park and White Lion Street:** redevelopment of this site with potential to take in an enlarged area, depends on the construction of a new link road between the Norton and Greenhill Road (TB/TP8). The area, the last sizeable redevelopment site in Tenby, is "underused" and its visual appearance is poor. There is, therefore, considerable scope for high quality development and landscaping to enhance the appearance of this "entrance" to central Tenby.
- 31.39 "Rocky Park" was originally allocated for new housing development in the Tenby/Amroth/Saundersfoot Local Plan Interim Policies 1987. A mixture of new uses, with emphasis on retail and tourist facilities, is proposed.
- 31.40 The site should also accommodate a coach alighting point (see TB/TP8). The cinema site in nearby White Lion Street may be included, subject to the appropriate conservation of the Listed Building and enhancement of its setting; if so, a replacement studio cinema should be included in the proposal.
- 31.41 The site is capable of accommodating buildings of up to 74,054 sq. ft (6,880 sq. m) ground floor space. Proposed schemes must include improved rear access to hotels and other properties fronting onto the Norton, and alternative provision must be made to accommodate residents' and hotel parking presently available on the site.
- 31.42 **Sargeants Lane:** A mixture of commercial uses with an element of residential accommodation is proposed together with the relocation of non-conforming and traffic-generating uses to outside the walled town. Emphasis should be on rehabilitation rather than redevelopment, with a sensitive approach to conserving the existing character and structure of the lane. A development brief is available from PCC.
- 31.43 **The South Beach Pavilion Site:** Strategically located at a major beach access. Emphasis should be placed on environmental enhancement incorporating redevelopment and landscaping of the existing toilet block, sheds and car park. Buildings should be limited to the core area defined on the Inset Map, forming a small element in the scheme because of the presence of the Ritec and the site's environmental sensitivity. The provision of services ancillary to the use of the beaches and coastal waters, together with landscaped gardens are proposed. This site is not considered appropriate for development of either holiday or permanent residential accommodation.



The Tenby Conservation Areas



Settlement and Conservation Constraints

**THE ROYAL GATEHOUSE HOTEL AND FORMER DELPHI APARTMENTS,
TENBY
ARCHAEOLOGICAL SURVEY**

RHIF YR ADRODDIAD / REPORT NUMBER 2007/

**Chwefror 2007
February 2007**

Paratowyd yr adroddiad hwn gan / This report has been prepared by Duncan Schlee

Swydd / Position: Archaeologist

Llofnod / Signature Dyddiad / Date 20/02/2007

Mae'r adroddiad hwn wedi ei gael yn gywir a derbyn sêl bendith
This report has been checked and approved by

Nigel Page

ar ran Archaeoleg Cambria, Ymddiriedolaeth Archaeolegol Dyfed Cyf.
on behalf of Cambria Archaeology, Dyfed Archaeological Trust Ltd.

Swydd / Position: Senior Project Manager (Field Services)

Llofnod / Signature Dyddiad / Date 20/02/2007

Yn unol â'n nôd i roddi gwasanaeth o ansawdd uchel, croesawn unrhyw
sylwadausydd gennych ar gynnwys neu strwythur yr adroddiad hwn

As part of our desire to provide a quality service we would welcome any
comments you may have on the content or presentation of this report