

PROPOSED DEVELOPMENT AT THE OLD QUAY, HAVERFORDWEST



Historic Impact Statement

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1. Introduction and Objectives.

- 1.1** This heritage impact statement is intended to accompany a listed building application for the conversion and alteration of four historic buildings at the Old Quay into apartments for older people with garaging at ground floor level. It is intended to outline the constraints and objectives and the legislative/policy background.
- 1.2** The report draws on initial pre-application advice provided by Pembrokeshire County Council (ref. PR/0462/17) as well as a full site survey and desktop research. The relevant plans are referenced J75-10 (December 2018).
- 1.3** The report aims to provide a close understanding of the buildings and their setting and the likely impacts on their heritage values. It draws on the guidance (Heritage Impact Assessment in Wales) on the statutory requirement to prepare a heritage impact statement in tandem with an application for listed building consent. The guidance is complementary to the Historic Environment (Wales) Act 2016 and is underpinned by the modern conservation philosophy of Cadw's Conservation Principles for the Sustainable Management of the Historic Environment in Wales (2011).
- 1.4** The site comprises a group of four buildings within Haverfordwest Conservation Area facing the Western Cleddau, three of which are Grade II listed. The buildings are the best preserved of the town's mercantile past, when Haverfordwest was an important inland port. The buildings have been in various uses during the last century or so and are now empty and falling into disrepair. The proposal includes the conservation of existing fabric of defined architectural/historic importance, the reversal of intrusive later alterations and the replacement of the unlisted structure with a new link building of sensitive modernist design and materials. Given the constraints of both the buildings and the site, reversion to the historic commercial use is not a feasible option.

2. Heritage Assets and Policy.

2.1 The buildings are sited within Haverfordwest Conservation Area on Quay Street, facing the Western Cleddau. They comprise a row of four structures:-

- Building 1 - *warehouse adjoining former agricultural co-operative warehouse* - listed Grade II (Cadw ref. 12219)
- Building 2 - *warehouse occupied by Haverfordwest Agricultural Co-operative Society* - listed Grade II (Cadw ref. 12218)
- Building 3 - *link building* (not listed)
- Building 4 - *No. 26 Quay Street* - listed Grade II (Cadw ref 87038)

The list descriptions are attached at Annex A

2.2 The buildings are vacant and in deteriorating condition, having been used as snooker hall, storage, a garage and domestic accommodation over several years. Despite this, the buildings have a strong and prominent mercantile character, the best preserved structures from Haverfordwest's days as a thriving port.

2.3 The legislative and policy context includes the following:-

- 1990 Planning (Listed Buildings and Conservation Areas) Act, section 66
- 2016 Historic Environment (Wales) Act
- Technical Advice Note 24 (The Historic Environment) 2017 including annex 1 (Historic Impact Assessment in Wales), 2 (Managing Change to Listed Buildings in Wales) and 6 (Setting of Historic Assets in Wales)
- Planning Policy Wales Edition 10 (December 2016), Section 6
- Pembrokeshire County Council Local Development Plan (2013), Policy GN.38
- Conservation Principles for the Sustainable Management of the Historic Environment in Wales', Cadw, 2010.

2.4 In terms of national policy , paragraph 5.13 of TAN 24 requires consideration of a number of issues when determining a listed building consent application. These include:-

- The importance and grade of the building and its intrinsic architectural or historic interest.

- The physical features of the building which justify its listing and contribute to its significance, (for example its form and layout, materials, construction and detail) including any features of importance such as the interior, which may have come to light after the building's inclusion on the list.
- The contribution of curtilage and setting to the significance of the building, as well as its contribution to its local scene
- The impact of the proposed works on the significance of the building.
- The extent to which the proposed works would bring substantial community benefits for example, by contributing to the area's economy or the enhancement of its local environment.

Sections 3-4 of this report will address many of these points in terms of the overall significance of the buildings, their setting and the potential impact of the development. The last point is worth stressing in this section however - given the deteriorating state of the buildings and their long period of under-use, there will be substantial community gain in providing residential units in this part of town, their proximity to the town centre a clear benefit to the retail core, and the conservation of the buildings complementing the achievements of Pembrokeshire County Council in revitalising the town centre through the ongoing Townscape Heritage Initiative.

Haverfordwest, like many historic towns has been in commercial decline for some years, the usual reasons (primarily consumer trends) exacerbated by its extreme western location and relative distance from the coastal tourist destinations. Haverfordwest has fine townscape and deserves to flourish again - the proposed development is regarded as a positive step towards the revitalisation of the town centre not only in retail terms, but reversing the 'drain' of the residential population from the town centre.

2.5 In terms of local policy, Policy GN.38 states 'development that affects sites and landscapes of architectural and/or historic merit.....or their setting will only be permitted when it can be demonstrated that it would protect or enhance their character and integrity'.

2.6 In terms of the Conservation Principles, the six principles for the sustainable management of the historic environment in Wales are:

- Historic assets will be managed to sustain their values.
- Understanding the significance of historic assets is vital
- The historic environment is a shared resource.
- Everyone will be able to participate in sustaining the historic environment.

- Decisions about change must be reasonable, transparent and consistent.
- Documenting and learning from decisions is essential.

2.7 The assessment of significance of heritage assets may be defined within the following values :-

- evidential value
- historical value
- aesthetic value
- communal value

The evidential and historical values will be outlined in Section 3. The aesthetic and communal values are intertwined - even to the uninterested, the buildings are a combination of merchant's house and warehousing, prominently located on the riverside and reflecting the history of a medieval port so prosperous that it was the only town in Wales to comprise three separate parishes, where Anglo-Norman settlement fostered trade links with Bristol and further afield - thus, the survival of the Bristol Trader pub on the quay, as well as the three fine parish churches. Older locals will remember how much of the town's mercantile past was sacrificed to town improvements - Quay Street and Bridge Street were once lined with river-facing warehouses.

3. Significance of the Buildings and their Setting.

- 3.1 The mercantile history of Haverfordwest has been given in a number of sources including Douglas G James (*The Town and County of Haverfordwest* 1957), Dilwyn Miles (*A History of the Town and County of Haverfordwest*, ed. 1999) and most recently by Simon Hancock (*A Photographic History of Victorian and Edwardian Haverfordwest*, 2010). The medieval port was a key strategic point of communication with Ireland, as well as a major port trading with Bristol and continental Europe. A port was operating from the early C11, perhaps by Flemish settlers and by the early C13, the town was a centre of cloth-making and wool export, and a noted place for the import of French wine. By the C16, 90% of the inward trade was from Bristol, the port being responsible for licensing much of the local coastal trade between Haverfordwest and along the Milford Haven. A rare survival of a later C16 merchant's house and store from Quay Street was re-erected at the National Museum of Wales in 2012 (figure 1). The quays were expanded - in 1714, Hanover Quay was built slightly downriver, close to the ruins of the Priory and the Tan-yard, whilst just upriver was built the New Quay.

The port continued to thrive during the early C19, the main exports being grain to Bristol. This was a period of great improvement in the town, including the building of the New Bridge and Victoria Place by the influential County Surveyor, William Owen. Much of the town was remodelled or rebuilt, but the sash windows and smooth stucco does not disguise the thick walls and steep roofs of older houses, some of which were timber-framed. Even after the railway came in 1853, the port continued to serve its large agricultural hinterland. By the early C20 however, with increasing mass production of foodstuffs, the coastal trade dwindled, eventually only serving the agricultural co-operative stores (Building 2) from which local farmers picked up feedstuff and hardware.

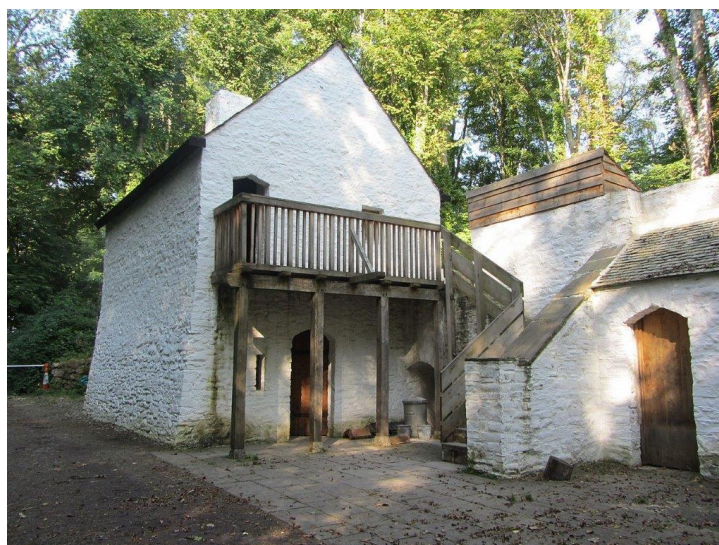


Figure 1 - C16 merchant's house from Quay Street re-erected at the National Museum of Wales



Figure 2 - view of Haverfordwest after H. Gastineau, c. 1835

The buildings subject to this report although sited on the town's medieval quay, appear to post-date c. 1700. Two views - of 1740 (figure 3) and c. 1830 (figure 4) - illustrated below provide some clues as to the history of each of the four buildings.

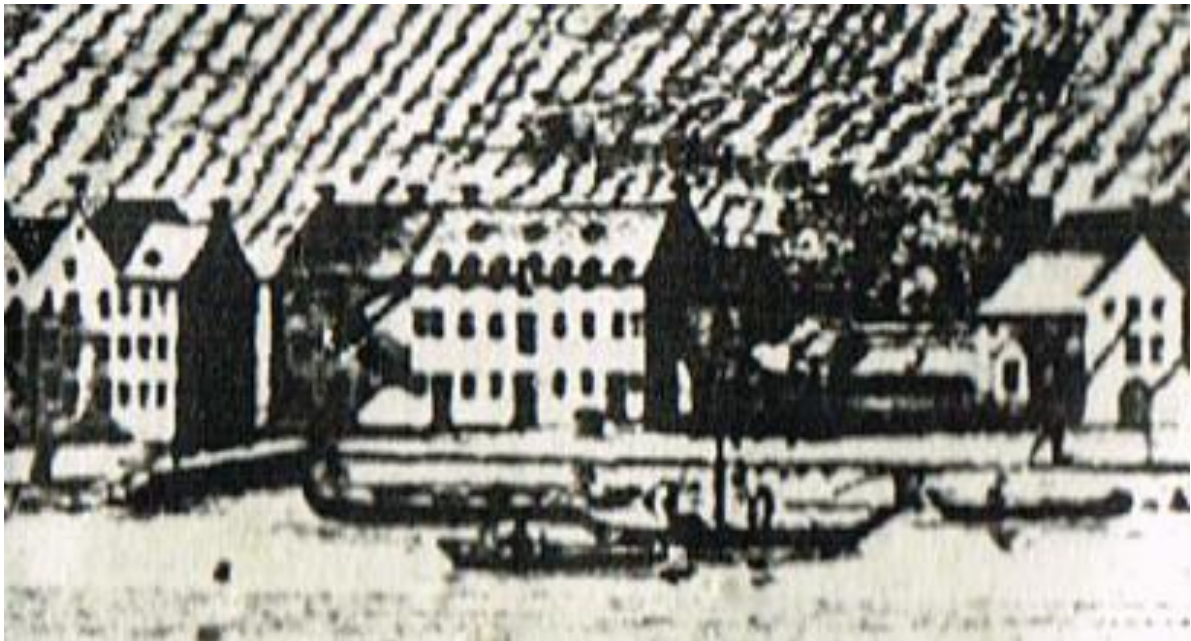


Figure 3 - extract from 1740 engraving by Samuel Buck



Figure 4 - engraving of c. 1830 by J.P. Neale

- 3.2** Building 1. This is the earliest of the buildings, the steep-roofed building of three rubble storeys and bays recognisable from the Buck engraving. The roof - five bays of steep oak collar-trusses - appears to be of c. 1720, retaining substantial purlins and some original rafters. The fenestration is modern, with a number of windows blocked to the gable end and rear



Figure 5 - Building 1 - east elevation

The interior detail is modern, with some reused bits of C19 stair balustrade. There is evidence of fireplaces at both ends to all storeys suggesting that the building was originally a dwelling. Local tradition associates the building with a

chapel - and it is known that the local Quakers were meeting in the later C17 in various premises in Quay Street until they built their own chapel in 1745. Similarly, the Moravians (who had a chapel in town until 1957) had premises within a Quay Street warehouse so a decade or so before they bought new premises in 1764. In C20, the building apparently housed an evangelical congregation.



Figure 6 - early C18 roof trusses to Building 1

- 3.3 Building 2.** This is the largest of the buildings, the river elevation of seven bays and four storeys, plus an attic loft within the mansard roof. The warehouse was clearly built later than Building 1, the flues of which were carried up in brick. There is no record of when the warehouse was built. The Buck print shows a two-storey building on the same footprint, the eaves and ridge of similar height to Building 1. An attic floor is shown by the prominent dormer windows. The present building is clearly a replacement of this, perhaps rebuilt in the early years of the C19. Some of the older fabric was probably retained, but the river front at least appears to be of a single new build, the historic openings all with rough stone cambered heads.

The central bay contained the loading doors at all levels, these widened and provided with brick jambs and concrete lintels in the early C20. The remaining windows retain simple paired boarded shutters spanning the C19-C20 (some old strap-hinges); boarded doors to the ground floor. The Quay Street elevation is of six bays, but only two storeys due to the terraced site.

The mansard roof, its planes awkwardly tapered due to the slight wedge-plan of the building, was clad in corrugated steel sheets in the early C20; some battens remain of the former slate roof. The roof structure comprises pine king-post trusses with diagonal struts, the trusses braced back to the floor joists. The detailing is typically later C19, confirming that the roof is not the original. Eight roof-lights are incorporated.

The interior has been rather altered. The first floor has been entirely removed to create a large snooker hall, the walls all dry-lined and a suspended ceiling inserted. The previous owner recalls that the ground floor originally contained 16 separate stores for coal, salt etc. The second floor has been renewed on steel beams, ply-boarded.



Figure 7 - later C19 roof to Building 2



Figure 8 - Second floor of Building 2

The second floor retains old props supporting the massive longitudinal beams, a mixture of timbers and plain hollow cast-iron columns; plain joists. The third

floor has square chamfered timber beam-props, which look earlier C19. Simple stairs at the north end; in poor repair. The north gable collapsed in the 1970s and was replaced in sheeted studwork, slate-hung to the apex (the latter replacing the previous finish)



Figure 9 - north gable of Building 2 rebuilt in 1970s.

3.4 Link Building.



Figure 10 - Building 3

The link building is not listed, a plain earlier C20 facade, the gap between Buildings 3 and 4 filled by a large mono-pitched corrugated roof. The modernised interior contains the former reception area of the snooker club. Early photos show a lofted store or cart house on the site, which became derelict.

- 3.5** No. 26 Quay Street. This is shown on the J.P Neale engraving of c. 1830, presumably not long after it was built. The building forms the domestic half of a hip-roofed three-storey pair (the right-hand element was a warehouse, misleadingly remodelled with sash windows in the later C20). The pair appear to have been built together, the whole of a courtyard plan with central well (figure 12).



Figure 11 - early C20 view of Building 4



Figure 12 -aerial view of Building 4

The Quay Street elevation of No. 26 originally comprised two cottages. The whole seems to be an interesting complex of merchant's house, cottages and warehousing of a single build. No. 26 was extensively altered in the mid-C20 when used for storage and then a garage. The river facade had a large garage door crudely inserted, later changes including the spa-dash finish and the four-paned sash windows (the originals were 12-paned). The rear had a massive garage door inserted and all the windows replaced in steel. The ground floor retains two stone barrel-vaulted cellars (possibly pre-C19) with a transverse vaulted passage (to be kept), but otherwise the interior of No. 26 has been much modernised, providing a maisonette on the two upper floors.

3.6 The setting of the buildings. The buildings enjoy an attractive setting against the wooded backdrop of The Parade and Hermon's Hill. Their immediate setting on the riverside and the narrow Quay Street still give a flavour of the old port, as do views downriver from the New Bridge across the New and Old Quays.

The Old Quay has been used for parking since motorised vehicles conveyed goods from the agricultural stores; it now serves as a busy car park for the town centre, the roads long since the focus of transport rather than the river.

Quay Street itself has changed greatly. Early prints show a prospering port, early C20 photos show gentle decline, soon to become dereliction and eventual demolition of the old warehouses downriver, as well as the tan-yard. The more 'polite' north end of Quay Street has survived fairly intact, but the mercantile end poorly so.

The fine setting from across the river as shown by Buck has altered over the later C20 with the building of Freeman's Way and the infill of the land between the road and the river with buildings such as the Picton Centre and County Hall, as well as the planting of several trees.

The whole of Quay Street lies within Haverfordwest Conservation Area, the Old Quay being obviously one of the most important features historically as the hub of the medieval town, and architecturally for the quality of the surviving, later buildings.

The setting, and how it has changed will be explored further below.

4. Justification of the Proposed Works

- 4.1** The buildings have long fallen out of their primary use. River trade dwindled in the later C19 due to the construction of the railway, and ended in the mid-C20 with the use of road transport. With obvious constraints to both site and building, commercial use is not viable, this exacerbated by the ongoing decline of the town centre. The buildings are now empty and vulnerable, showing signs of disrepair. The previous owner worked hard to maintain the structures, but much of the fabric is now requiring urgent attention, including external joinery, rainwater goods and the roofs. Pre-application discussions with Pembrokeshire County Council have established that the principle of conversion to residential use is acceptable and it is felt that the proposal is in tandem with the council's strategy to revitalise the town centre both in terms of attracting more residents and addressing dereliction.
- 4.2** The proposal offers the opportunity to restore and celebrate the history of the buildings as an important element of Haverfordwest's past, the port being the town's *raison d'être*. With much of the interior detail altered or removed, the chief character lies in the elevations of the buildings, prominently visible from the public realm. The scheme involves relatively little change, apart from the replacement of the existing link building.
- 4.3** Other options of redeveloping the site are obviously limited. The listed status of three of the buildings rightly ensures their preservation in terms of scale, proportions and detail. The constrained site prohibits any real increase in footprint. The option of creating fewer units of 'loft apartment' type (thus affording the preservation of the remaining open floors and recreation of the rest) was discounted at an early stage in terms of viability.

5. Impact of the Proposed Works.

5.1 The proposed works may be described as follows:-

5.2 Exterior works:-

- Roofs. Corrugated steel sheeted roof of Building 1 to be replaced with slate, retaining existing C18 trusses. 4 no low profile conservation type roof lights to be fitted, two to each slope (replacing 1 no. to east). Impact: **low**. *The reinstatement of slate is seen as a conservation 'gain', the existing sheeting of low aesthetic value. The proposed roof-lights are of modest proportions and evenly distributed.*
- Mansard roof of Building 2 to be reconstructed to allow provision for attic accommodation. Corrugated steel sheeted roof to be replicated. Low profile roof-lights to be inserted to lower slopes, six to east (four of balcony type) and four to west. Upper slopes to be fitted with six smaller conservation roof-lights to west and four to east slopes Impact: **medium**. *The existing roof whilst of some interest, appears to be a later C19 replacement in sawn pine. The closed truss construction will not facilitate the conversion of the upper floor, which is necessary in terms of viability (the two historic lower floors not being capable of conversion). In terms of the roof-lights, it is considered that these will not be prominently visible due to the sheer height of the building and limited short and medium range views. Eight roof-lights already exist, the proposal adding twelve more, evenly distributed across the slopes. Roof-lights are clearly part of the historic vocabulary of industrial buildings and it is considered that the large roof mass is capable of accommodating the proposed number. The upper apartments rely solely on these for light.*
- Slate/asbestos sheeted roofs to Building 4 to be replaced in slate on existing structure. Impact: **low**. *The existing patchwork of slate and asbestos sheeting has no visual appeal.*



Figure 13 - roof structure to Building 2



Figure 14 - detail of shuttered openings to Building 2

- Windows. Timber 4-paned sash windows to be reinstated to ground floor of Building 4, replacing the inserted C20 garage doors; windows to match existing above. Altered west elevation to be provided with regularly-spaced four-paned timber sash

windows to both storeys. Impact: **low**. *The ground floors of both elevations have been very crudely altered to insert garage doors and metal fenestration. The proposal - partly conjectural in the case of the west elevation - is considered as conservation gain.*

- Existing shuttered/louvred windows to Building 2 to be replaced with plain 2-light timber casements. Shutters to be remade to match existing to ground and first floors, being fully operable. Impact: **medium**. *The existing shutters whilst of character, are a mix of modern and historic, mostly in poor repair. Those to the lower floors may easily be replicated as working shutters. Retaining the feature at the two residential upper levels has proven problematic in combination with the necessary insertion of glazing - whereby they become incapable of operation or must be fixed permanently open. It was considered simplest to omit the shutters from the upper levels, the retention of such below of sufficient evidential value.*
- C20 windows to Building 1 to be replaced with plain timber casements. Impact: **low**. *Existing windows of standard domestic top-hung design.*
- Two new windows to be inserted into Building 1, one to east and one to angle (second floor). One window to be inserted to west elevation of Building 2. Impact: **low**. *The principle of two extra windows has been agreed with PCC, that to the angle 'reading' as a historic loading door, that to the east set at a different sill height so as to define its insertion.*
- Various windows to be unblocked (two to west elevation of Building 1) and sills of two former loading doors to west elevation of building 2 to be raised to form windows, the matching masonry indented. Impact: **low**. *The principle of unblocking windows has been agreed with PCC and obviously is preferable to disturbing primary fabric. The infill masonry to the west elevation will be recessed for legibility.*
- Doors. Central front door of Building 4 to be reinstated, replacing inserted garage door. Loading doors to ground floor and centre of Building 2 to be replicated (plain boarded with painted finish), infilled with plain tripartite glazing to second and third floors. Ground floor right-hand window of river elevation to Building 2 to be made into a doorway retaining voussoired head. Doorway to Building 1 to be reopened. Impact: **low**. *In terms of Building 2, the treatment of the doors follow a similar philosophy to the windows, the boarding of the lower doors spaced to assist ventilation of the parking area.*



Figure 15 - brutalised frontage to Building 4

- New link building involving the demolition of Building 3 and its replacement with a three-storey structure clad/roofed in grey metal standing-seam sheeting and glazed with powder-coated aluminium windows. Ground floor to be faced in stone salvaged from site to provide visual harmony. East elevation to be slightly recessed; vehicular entry to be in-filled with metal gridded gates. Impact: **low**. *From the outset, the intention was to keep this structure subservient to the adjacent listed buildings. Design options ranged from highly-glazed (brash here) to a solid stone-faced pastiche (visually deceitful). The metal-clad option is considered a modern interpretation of an industrial structure, the glazing also of non-domestic scale/design. The recessed frontage and neutral palette of materials are considered to visually blend the link with the adjacent buildings and the attractive wooded backdrop.*



Figure 16 - Building 3

5.3 Interior works:-

- Building 1. Removal of modern stairs and floors and reconfiguration for accommodation; cycle store to ground floor. Retention of C18 trusses within replacement roof. Impact: **low**. *The interior fabric has been wholly altered but for the trusses.*



Figure 17 - typical internal detail of Building 4

- Building 2. Removal of 2 no. remaining upper floors and insertion of 3 no. new floors to provide subdivided units. Impact: **medium**. *The existing character of the interior has been much compromised by the removal of the first floor to create the snooker hall. The existing construction and levels of the remaining floors do not permit a viable conversion to multiple units of accommodation, the principle of which has been agreed with PCC*
- Building 4. Retention of 2 no. stone barrel-vaulted cellars. Careful infilling of arched doorway to transverse vaulted passage; creation of opening from passage to existing office. Impact: **medium**. *The vaults are the most interesting internal features to have survived: the proposal allows them to be retained as stores/part of the office suite.*
- Demolition of south gable wall to ground floor of Building 4 including chimney breasts to facilitate parking spaces and bin store. Abutments to be retained for evidential value. Impact: **high**. *Although not retaining any historic features (grates, cornices etc), the existing wall provides evidence (early C19) of the former domestic layout of the ground floor. The removal of the historic fabric is ideally to be avoided and is not realistically reversible. The requisite number of parking spaces within such a confined area means that this is the only viable solution, which at least retains the vaults and domestic features of the right-hand ground floor room. Short wall abutments will be retained.*
- Upgrading of modernised/altered interior of Building 4. Impact: **low**. *The existing interior retains little in terms of historic features apart from the upper section of an altered stick-baluster staircase. The doors, fireplaces, ceilings etc are all modern.*



Figure 18 - vaulted cellar, Building 4



Figure 19 - south wall to Building 4 (ground floor)

6. The Setting of the Listed Buildings.

- 6.1** The setting of the listed buildings has changed considerably over time. Quay Street itself still has something of a mercantile character, a typically narrow medieval street containing several listed buildings, including the old Wool Market of 1777, now offices. Southwards of the development site, little is preserved of the former warehouses and quays which once lined the west side of the river.

From the east, the setting has changed more. Whilst the attractive wooded backdrop of Quay Street remains, the east bank of the river has changed with the construction of Freeman's Way and the massive County Hall, the last built 1998-9. With the extensive planting of trees, the views of the river and Old Quay from the east have become rather less apparent than those shown in C18 and C19 views, with nonetheless attractive incidental views of a number of listed buildings including the site, medieval Priory, Bristol Trader Inn etc. In this context, the impact on the setting of the listed buildings and surrounding listed buildings will be low.

The main impact is the construction of the new link building. In addressing the character and setting of the listed buildings, the scale of the new building is subservient to Buildings 2 and 4 each side and the materials neutral/recessive in colour and nature. This avoids the potential glare of a fully glazed structure or the visual incoherence of a solid pastiche infill.

The reversal of the hideous alterations to Building 4 and the replacement of the unattractive Building 3 may reasonably be argued to be an improvement both to the character of the buildings, their setting and the setting of surrounding buildings within the street..

7. Evaluation of the proposed scheme in the context of national and local policy

7.1 The main material policy document is Technical Advice Note 24 (The Historic Environment) 2017. This is examined in paragraph 2.4 above.

7.2 Paragraph 5.14 states that 'Many listed buildings can sustain a degree of sensitive alteration and extension to accommodate continuing or new uses. Past changes that reflect the history of use and ownership may themselves be aspects of the special interest of the listed building'. It advises that 'when applicants and the local planning authority assess the heritage values and significance of a listed building, which is the subject of a consent application, they must consider the sensitivity of that building to the proposed changes. Sustaining the special interest and significance of a listed building through the process of alteration, extension or re-use is exacting, and should always be based on specialist knowledge and skill in order to realise the benefits that well-designed interventions can bring'.

It is considered that the buildings are capable of sustaining the degree of alteration proposed to sustain the new use as apartments with modern-day requirements and that a careful balance has been made against the heritage values of the building. .

7.3 In terms of current Local Authority Policy, Policy GN.38 of the 2013 Local Development Plan states 'development that affects sites and landscapes of architectural and/or historic merit.....or their setting will only be permitted when it can be demonstrated that it would protect or enhance their character and integrity'.

It is considered that the proposal complies with this policy objective.

8. Evaluation of the proposed scheme in the context of the Conservation Principles.

8.1 *1 – Historic Assets will be managed to sustain their values*

Changes in the historic environment are inevitable and conservation of historic buildings is about the careful management of change, having special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

The proposed works are perceived as conserving the special character of the buildings whilst upgrading their facilities for modern-day residential use. The works of alteration mainly centres on the insertion of new floors and subdivision for upper rooms, together with partial reconstruction of the roofs and insertion of new glazing all designed in a legible and reversible manner. The character of the structures as quayside buildings of strong group value and visual importance remains unaltered..

8.2 *2 – Understanding the significance of historic assets is vital*

In evidential terms, the structural history of the buildings is relatively straightforward, as examined above.

In terms of communal value, to the historian, the buildings are an important survival from the town's mercantile past, the significance of the river trade all but forgotten. The original function of the buildings is quite obvious and that will remain the case.

8.3 *3 – The historic environment is a shared resource*

Although the buildings will become private apartments, they will remain as part of the social history and fabric of the area, easily appreciated 'in the round' from the public realm. In terms of public interest, the legal procedures needed to obtain listed building consent provide the mechanisms for arbitrating between private and public interests.

8.4 *4 – Everyone can participate in sustaining the historic environment*

It is hoped that this document will assist ensuring that decisions about the Old Quay buildings are taken in an open and transparent manner, as well as sharing what is known about them to date, raising people's awareness and understanding of their heritage.

All contractors involved will be suitably qualified and/or experienced in undertaking works to best conservation practice.

8.5 *5 – Decisions about change to be reasonable, transparent and consistent*

It is hoped that this document will underpin this principle and provide a clear justification for proposed changes to the building

8.6 *6 – Documenting and learning from decisions is essential*

The information and documentation gathered as a result of the proposed scheme will be retained by the owners, with a copy provided to the RCAHMW's public archive.

9. Assessing the changes to the buildings in the context of the Conservation Principles

Changes to the building may be categorised as follows:-

9.1 *Repair*

- Overhauling existing sash windows

9.2 *Periodic Renewal*

- Replacing the roof claddings

9.3 *Restoration*

- Reinstating historic openings to primary elevations of Building 4
- Reinstating slate roof to Building 1
- Reopening various blocked windows

9.4 *New work or alteration*

- Replacement of roof structure to Building 2
- Replacement of floors to Building 2
- Insertion of roof-lights
- Creation of opening within south wall of Building 4
- Construction of link structure, replacing Building 3
- Replacement of shuttered windows to Building 2 with shuttered glazing..

10 Conclusion

10.1 It is hoped that this report adequately addresses the impact of the proposal on the character and setting of the buildings, balancing the statutory requirement to preserve the listed buildings with government and local policy to retain them in suitable use and condition.



Figure 20 - rear elevation of building 4

Annex A - List Descriptions

Entry Name: ,26,Quay Street,,Haverfordwest,,
Listing Date: 1 July 1974
Last Amended: 30 November 2005
Grade: II
Source: Cadw
Source ID: 87038
Building Class: Commercial
Location: The left half of double warehouse S of the Bristol Trader inn.
County: Pembrokeshire
Town: Haverfordwest
Community: Haverfordwest (Hwlfordd)
Community: Haverfordwest
Built-Up Area: Haverfordwest
Traditional County: Pembrokeshire

History

C18 warehouse, a pair with No 24, much altered from old photograph which shows a formal domestic-looking facade of small-paned sash windows and centre door, suggesting possibly that this was the house attached to a warehouse at No 24, under the same roof.

Exterior

Warehouse, roughcast with slate roof hipped to SE, with brick thin S end stack and small brick ridge stack to N. Three storeys, three bays with 4-pane sashes to upper floors, smaller to top floor. C20 garage on ground floor centre and left, with window in right bay. Two- storey, flat-roofed C20 single-bay extension to left with parapet, door and window above.

The rear to Quay St big C20 folding doors and two C20 metal windows to first floor. Ground floor has door to left and metal window to right. Rear roof is of asbestos sheet, hipped to right.

Interior

Interior not inspected.

Reasons for Listing

Included for its special architectural interest with No 24 as a pair of large warehouses of visual importance on the quay.

Entry Name: Warehouse adjoining former Agricultural Co-op Warehouse

Listing Date: 1 July 1974

Last Amended: 30 November 2005

Grade: II

Source: Cadw

Source ID: 12219

Building Class: Commercial

Location: Situated attached to left end of largest warehouse on the quay.

County: Pembrokeshire

Town: Haverfordwest

Community: Haverfordwest (Hwlffordd)

Community: Haverfordwest

Built-Up Area: Haverfordwest

Traditional County: Pembrokeshire

History

Warehouse, probably C18. Said without clear evidence to have been a meeting-house of the Society of Friends, or Quakers, and possibly also once a Customs House. For many years used as a warehouse. The Quakers met first in the Quay Street house of William Bateman, then in a warehouse on Quay Street. A meeting house is mentioned in 1729, but not its location. In 1745 they built a meeting house at the N end of Quay St, in Short Row, demolished in 1835. There was a painted board on rear wall in 1974 reading 'Gospel Meeting Room'.

Exterior

Warehouse, rubble stone with corrugated iron roof. Three storeys to front, two-storey to rear to Quay St due to slope of ground. Front has chamfered angle to left. One boarded window to second floor left with thin timber lintel, two windows to first floor left and centre with C20 glazing and stone voussoirs, and ground floor door to centre (boarded over 2005) flanked by stone voussoirs of long blocked low openings. To right is a long opening, perhaps infill of former gap between this warehouse and larger one to N. Brickwork infill at top, rubble stone lower down. S gable end has door with timber lintel to left. Rear to Quay St has flight of steps up to entrance to upper floor extreme left, and three small windows to right with stone voussoirs, two blocked, one boarded.

Interior

Not inspected.

Reasons for Listing

Included for its special interest as a C18 warehouse of group value with the larger warehouse to N.

Entry Name: Warehouse occupied by Haverfordwest Agricultural Cooperative Society
Listing Date: 14 December 1971
Last Amended: 30 November 2005
Grade: II
Source: Cadw
Source ID: 12218
Building Class: Commercial
Location: The largest warehouse on the Old Quay facing E and the river.
County: Pembrokeshire
Town: Haverfordwest
Community: Haverfordwest (Hwlffordd)
Community: Haverfordwest
Built-Up Area: Haverfordwest
Traditional County: Pembrokeshire

History

The largest of the surviving Haverfordwest warehouses, possibly late C18 altered. It appears to be of later date than the small warehouse attached to S. Occupied by the Haverfordwest Agricultural Co-operative Society Ltd for much of C20.

Exterior

Warehouse, rubble stone with corrugated iron large mansard roof. Larger scale, four storeys and loft, seven bays, the centre bay altered in C20 and filled by large doors. The windows all have cambered heads with sandstone voussoirs, stone sills and boarded shutters. On the ground floor there are two broad segmental arched double doorways in the second and fifth bays, the window in first bay is bricked-up and there is a door in the third bay. The doors in the centre are probably C20 with brick sides and concrete lintels, double boarded doors. An old photograph also shows loading doors here, but narrower on the two upper floors. Rear to Quay St of two storeys, has four widely spaced shuttered two-light windows over ground floor with three doors alternated with two windows, all with stone voussoirs. A blocked door set lower to extreme right. Some slate-hanging in broad N gable.

Interior

Not inspected.

Reasons for Listing

Included for its special architectural interest as the largest warehouse on the river, of visual importance on the quay.