

**The Old Coal Office,
Ocean Square Development (Phase 2),
Saundersfoot Harbour,
Pembrokeshire.**

Archaeological Appraisal



By

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ARCHAEOLOGICAL APPRAISAL

The Old Coal Office, Ocean Square Development (Phase 2), Saundersfoot Harbour, Pembrokeshire.

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Executive Summary

The following report presents the results of an archaeological appraisal undertaken by Heritage Recording Services Wales (HRS Wales), commissioned by The Urbanists on behalf of the Saundersfoot Harbour Authority, prior to the proposals to develop the old coal office (PRN 79770), otherwise known as 'The Barbecue' and attached enclosed land at Saundersfoot Harbour, Saundersfoot, Pembrokeshire (centered on NGR: SN 1365 0483), as part of Phase 2 of the Ocean Square Development.

The development proposes to redevelop the current old coal office by establishing a mixed commercial and community facility that would directly complement and support the Marine Centre of Excellence & Storm Centre (MCoE & SC), through short stay budget accommodation for the Water Sports Academy as well as visitors walking the Wales coastal path given that the building is situated directly along its path, as well as supporting further marine based retail shops.

The scope of the study was agreed in advance with the planning archaeologist at Dyfed Archaeological Trust - Heritage Management section. It was agreed that the archaeological dimension would include an archaeological appraisal of all undesignated and undesignated sites up to a 500m radius from the old coal office building. A Project Specification was submitted and approved by DAT-HM in January 2018.

The desk based appraisal and site visit identified four (4) heritage assets where there will inevitably be direct physical impact from the proposed development: the direct physical impact on the old coal office building from the removal of the interior floors and walls and the covering over of the west facing external elevation with the newly proposed three storey extension; the direct impact on the southern grassed garden area and the surrounding low enclosure wall from the creation of the proposed new plaza area and the construction of a series of retail units; the demolition of the existing single storey retail units at the far west end of the old coal office enclosure, and; the direct impact on the Saundersfoot conservation area itself as a whole,

The assessment of effects concluded that the proposed development on the old coal office building will inevitably have a significant impact on the building, covering and damaging external fabric, along with the anticipated complete removal of all of the existing internal floors and walls. However, given the fact that are in keeping with the scope of the Saundersfoot Conservation Area planning proposals, the appraisal predicts that any direct physical effect on the old coal office building from the proposals will be of Moderate magnitude and therefore of only Moderate significance and the proposals will in fact offer a positive and beneficial effect to the building as well as to the Saundersfoot community. To reduce any predicted direct impacts on the old coal office, it has been recommended that a mitigation strategy should be put in place in the form of a program of building recording at least equivalent to English Heritage Level 1.

The desk based work has shown that apart from the old coal office enclosure wall itself, which is probably early - mid 19th century in origin, there are no known archaeological sites in the existing garden area. However, given that the Historic Environment Record (HER) has shown that there is the existence of possible Mesolithic activity in and around the area of the coastline of the Saundersfoot area in the form of a flint-working site in the area of the Dingle), there is a slight chance that similar archaeological remains may

become exposed during any groundworks in this area. As well, there is also the chance that 19th century industrial mining remains may also become exposed during groundwork in this area. Because of this slight potential for buried archaeological features or finds becoming exposed during any groundwork in this area, it is recommended that as well as a program of photographic recording, an archaeological watching brief is also undertaken during ground-works in this garden area as part of any future mitigation. The assessment also predicted that the proposed development in the existing garden area will have only a Minor magnitude of effect and therefore will be of only Minor significance.

Inevitably due to the proposed new three storey extension to the old coal office building, the existing retail unit building will need to be demolished in its entirety and as such the direct impact on this building and its shop frontage will be permanently lost. However, this demolition will also expose the lower part of the west wall of the old coal office again which will need to be recorded. The assessment of effects predicted that the impact from the proposed development on the existing retail units building will have a Major magnitude of effect and therefore will be of only Major/Moderate significance. In order to reduce the severity of the impact on this building and its indirect impact on the old coal office building, it has been recommended that as a mitigation strategy, a program of photographic recording is undertaken prior to and following demolition of the building.

It is predicted that the direct physical impact from the proposals on the Conservation Area will be of only Minor magnitude and therefore of only Moderate/Minor significance.

With regards to indirect effects, within the 500m radius from the proposed application site, the assessment identified a total of only fourteen designated sites and one designated area. All of the sites were Listed Buildings (LBs), all of which have Grade II Listing. The designated area is the Saundersfoot Conservation. Given that the proposed development is focused entirely on the old coal office building and its associated rectangular enclosure, the setting study was very focused and confined itself to those designated sites within visibility of the proposed development area only, designated sites positioned along Cambrian Place and the High Street. As such the setting study was confined to assessing the predicted indirect effect of the proposals on only three (3) listed buildings and the conservation area only. The designated sites included: the Cambrian Hotel (LB No. 6094), the Swn y Mor Hotel (LB No. 6096), The Hean Inn (LB No. 6097), and the Saundersfoot Conservation Area.

It was predicted that the indirect effect on Cambrian Hotel (LB No. 6094) will be of only Minor magnitude and therefore of only Moderate/Minor significance, but also positive and beneficial to the Saundersfoot community. Regarding the Swn y Mor Hotel (LB No. 6096), it was predicted that the indirect effect on this high value designated site, in accordance with the PCNP 2011 report, will be of only Minor magnitude and therefore of only Moderate/Minor significance, but also positive and beneficial to the Saundersfoot community. Regarding the Hean Inn (LB No. 6097), it was predicted that the indirect effect on this high value designated site will be of Minor magnitude and therefore of only Moderate/Minor significance. However, as well as this indirect effect, the introduction of beneficial activity from what the proposals will bring to the area

in this area will encourage inward investment and confidence in the area, whilst also enhancing the special qualities of the Conservation Area and in particular around the Saundersfoot Harbour. As such, in view of these conservation area considerations, it is also predicted that the indirect effect on this high value designated site will also be positive and beneficial.

With regards to the Saundersfoot Conservation Area, given that the proposals hope to install new retail outlets and an events plaza in the position of this existing garden area, these proposals will certainly introduce a new component to this central core of the Saundersfoot conservation area and this new component should encourage more inward investment and confidence in the area by encouraging tourism and renewed activity to the seafront. Essentially the proposed development should further enhance the special qualities of the Conservation Area. As such, it was predicted that none of the development proposals will have any significant indirect effect on the Conservation Area, therefore in accordance with the significance of effect methodology, the magnitude of indirect effect is considered to be Minor and therefore of Moderate/Minor significance, but also positive and beneficial.

1 Introduction

- 1.1 The following report presents the results of an archaeological appraisal undertaken by Heritage Recording Services Wales (HRS Wales), commissioned by The Urbanists on behalf of the Saundersfoot Harbour Authority, prior to the proposals to develop the old coal office (PRN 79770), otherwise known as 'The Barbecue' and attached enclosed land at Saundersfoot Harbour, Saundersfoot, Pembrokeshire (centered on NGR: SN 1365 0483), as part of Phase 2 of the Ocean Square Development.
- 1.2 The development proposes to redevelop the current old coal office (PRN 79770) by establishing a mixed commercial and community facility that would directly complement and support the Marine Centre of Excellence & Storm Centre (MCoE & SC), through short stay budget accommodation for the Water Sports Academy as well as visitors walking the Wales coastal path given that the building is situated directly along its path, as well as supporting further marine based retail shops.
- 1.3 The specific objectives of the assessment were to:
- Identify the cultural heritage baseline within and in the vicinity of the proposed development;
 - Consider the application site in terms of its archaeological and historic environment potential;
 - Assess the potential and predicted effects of the proposed development elements on the baseline cultural heritage resource within the context of relevant legislation and planning policy guidelines; and
 - Propose measures, where appropriate, to mitigate against any predicted significant adverse effects.
- 1.4 The assessment comprised two main elements:
- i) An archaeological appraisal of all Historic Environment Record (HER) sites within a 500m radius from the old coal office and its attached gardens.
 - ii) Direct and In-direct Assessment of predicted effects on all designated and undesignated High Value sites (Scheduled Ancient Monuments, Listed Buildings, Parks and Gardens, Historic Landscapes and Conservation Area) within the application area and within a 500m radius.
- 1.5 The Technical Appendices for this Chapter contains the following information:
- *Appendix I:* Figures;
 - *Appendix II:* Photographs
 - *Appendix III:* Gazetteer of all known HER sites, designated and undesignated sites up to 500m radius from the proposed development area i.e. the old coal office building.
 - *Appendix IV:* Archive Cover Sheet
- 1.6 The assessment entailed a site visit and an appraisal of all readily available primary historical and archaeological documentary sources for the immediate application area and an appraisal focusing on the indirect effect of the development proposals on the setting of designated sites (Scheduled

Ancient Monuments, Listed Buildings, Parks & Gardens, Registered Historic Landscapes and Conservation Areas) and undesignated high value sites within a 500m radius from the old coal office building and its accompanying gardens.

- 1.7 The study of the application area has assessed the direct and indirect impact of the proposed development on known heritage assets and also the potential for hitherto unknown heritage assets. It has also appraised the known heritage assets within a 500m radius of the proposed application area, in order to inform the assessment of the application area, in accordance with Planning Policy Wales 2014 and Planning Policy Wales, Ed 7: Technical Advice Note 24.
- 1.8 All works were undertaken in accordance with the ClfA's Standards and guidance: for an *archaeological desk based assessment* (2014)

Site Location & Description

- 1.9 Saundersfoot lies in the Pembrokeshire Coast National Park and on the Pembrokeshire Coast Path. The small coastal village lies in a broad valley fronted by a fine sandy beach and the harbour. The heart of the village is intensely built up, but is embraced on the fringes by mature trees with a rural backdrop.
- 1.10 The harbour is positioned within the Saundersfoot Conservation Area. The old coal office is positioned approximately 100m northeast of the main harbour, between Cambrian Place and the public car park (centered on SN 1365 0483).
- 1.11 The old coal office, also known as 'The Barbecue' is set within a rectangular low walled enclosure with an open lawned picnic area at the southwest end and a sensory garden area at the northeast end.

Brief Historical & Archaeological Background

- 1.12 The settlement of Saundersfoot largely dates back to the early 19th century, although coal was being mined locally as early as 1324. Probably by the 17th century, when anthracite became a valuable export, a small settlement began to grow. The building of the harbour and tramlines to outlying collieries (1829-36) established the village as an important coal-port. Colliery housing was built along Railway Street (The Strand) and in 1850, larger houses were built on Milford Terrace.
- 1.13 By the late 19th century, the village had slowly developed along High Street, Cambrian Place, Wogan Terrace and Brewery Terrace: large undeveloped open areas were gradually in-filled by modern development. In 1930, the main colliery at Bonvilles Court closed as the Pembrokeshire coalfield entered decline. As the village gained increasing popularity as a seaside resort, new housing developed in the Ridgeway, St Brides and Rushylake areas.

- 1.14 The historic harbour area still retains elements of its former 19th century 'working' character, including the boatyard, fishmongers and chandlery.
- 1.15 The Coal Office building (known more widely as the BBQ and takeaway) was constructed in the late 1860's by the Bonville's Court Colliery as a site Office. However, post 1913 after a catastrophic fire, the building was gutted and rebuilt, and the following 100 years housed several restaurants and fast food takeaway outlets.
- 1.16 Prior to its closing in Dec 2013 it operated reasonably for a couple of years as a tourist information centre, which due to the state of the building and strain on Council budgets, was relocated to the new Regency Hall in April 2014, and integrated as part of the library. Unfortunately, the relocation has moved this valuable resource away from the main tourist area which is greatly missed by visitors to the village as a valuable point of contact.

Geology

- 1.17 The geology of the application area is generally of the Lower and Middle Pennine Coal Measure formations, consisting of Coal, Ferricrete, Ironstone, Mudstone, Sandstone and Siltstone.

Development Proposals

- 1.18 The Coal Office site occupies a prominent central location within the village and directly adjacent to the harbour. The building has been slowly falling into a state of decay. However, since Dec 2013 when the visitor centre was relocated, has rapidly fallen into a state of dereliction and a public hazard, with a real fear that this building in its current dilapidated state is creating a negative public and tourist perception of the village, which could harm the commercial trade. Due to the prominent location of the building and access via Trust Port land the Commission have a vested interest in its future for the long-term prosperity of the Port and the village, with a view to revitalising the area creating a community facility which will create future employment and attract future private commercial investment to the village.
- 1.19 It is the vision of the Commissioners to redevelop the current old coal office establishing a mixed commercial and community facility that would directly complement and support the Marine Centre of Excellence & Storm Centre (MCoE & SC), through short stay budget accommodation for the Water Sports Academy as well as visitors walking the Wales coastal path given that the building is situated directly along its path, as well as supporting further marine based retail shops.
- 1.20 A significant enhancement would be the installation of an all- weather canopy covering a large plaza that will create a venue for visitors to shelter from the inclement weather creating a central meeting point in which families and groups can gather and disperse around the numerous shops, restaurants and pubs of Saundersfoot.

- 1.21 The proposed retail units, 10 in total, will open both into the covered Plaza and onto the adjacent Cambrian Terrace to ensure that public movement is promoted through the village's commercial retail areas, linking East and West commercial sectors creating a unified shopping experience.
- 1.22 The covered Plaza area will be of significant benefit to the village providing wet weather cover both in the winter and summer period, equally this space that should accommodate up to 250 persons will provide a functional area continuity to build on the success of Saundersfoot as a leader in regional events that to date have increased the outer season tourist trade, thus creating additional year around jobs within existing businesses.
- 1.23 In partnership with the MCOE offering a total of 25 short stay unit's sleeping up to 4 persons, addressing the needs of both active and short stay visitors.
- 1.24 *Existing Coal Building* – The existing stone & brick built building is to be retained and the façade conserved. The existing stonework and masonry is to be sandblasted to remove layers of non-breathable masonry paint, the pointing raked and replaced with a suitable lime based mortar and lime wash allowing the building to breathe. The existing slate roof is to be repaired with welsh slate and all leadwork checked for signs of deterioration and repaired appropriately.
- 1.25 *Floor levels* – Due to the tidal flood risk in the area it is recommended that the ground floor of the building be raised by 0.4m. The raise in floor level would be subject to coordination with the existing building openings and the provision of internal ramped access from doorways. Reference FCA. The raised floor level should extend across the buildings and the central square in order for the public to gain views to the sea over the adjacent car parking.
- 1.26 *Building structure* - It is anticipated that many of the internal walls and floors will be removed from the existing building, with a steel frame inserted to provide structural stability and to create the new floors. The extensions are to be steel frame with an open plan grid to allow for future flexibility of internal partitions.
- 1.27 *Canopy* – The Central square is to be for 'all weather' use, therefore a canopy structure with sections of glass and fabric is to be developed. The fabric sections will be closed for use in poor weather, and opened to allow sunlight to penetrate when weather permits. The design should also consider access for maintenance.

2 Planning Policy Context and Legislation

2.1 *Ancient Monuments and Archaeological Areas Act 1979*

- 2.2 Under the Ancient Monuments and Archaeological Areas Act 1979 (1979 Act) (Ref. 1), the Welsh Assembly Government and Cadw are required to compile and maintain a Schedule of monuments considered to be of national importance. The statutory consent of Cadw is required before any works are carried out which would have the effect of demolishing, destroying, damaging, removing, repairing, altering, adding to, flooding or covering up a Scheduled Ancient Monument (SAM). In

addition, impacts of development works upon the setting of a SAM form an important consideration in the granting or refusal of planning consent to conduct development works.

- 2.3 There are no Scheduled Ancient Monuments within the proposed development area (red line boundary) and no SAMs within the prescribed 500m wider study area.

2.4 ***Town and Country Planning Act 1990***

- 2.5 Other known sites of archaeological/heritage significance can be entered onto county-based Sites and Monuments Records (many now called Historic Environment Records) under the 1990 Town and Country Planning Act (Ref 2). Historic hedgerows are protected under the Hedgerow Regulations 1997. A hedgerow is historic if it marks a parish or township boundary which pre-dates 1850 AD, incorporates an archaeological feature or is part of or incorporates an archaeological site, marks the boundary of (or is associated with) an estate or manor which predates 1600 AD or forms an integrated part of a pre-parliamentary enclosure.

2.6 ***Planning (Listed Building and Conservation Areas) Act 1990***

- 2.7 Under Technical Advice Note 24, 'The Historic Environment (May 2017)' and the 'Planning (Listed Buildings and Conservation Areas) Act 1990 (Ref. 3) and the Historic Buildings and Ancient Monuments Act of 1953 (Ref.4), listed buildings are categorised as Grades I and II in decreasing order of special architectural and historic importance. These buildings are of acknowledged importance to the nation's built heritage. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning decision makers to have special regard to the desirability of preserving listed buildings, their settings or any features of special architectural or historic interest which they possess. There are no listed buildings within the proposed development area.

- 2.8 Conservation Areas may be designated under the Planning (Listed Buildings and Conservation Areas) Act 1990. Section 72 of the 1990 Act requires decision makers on applications for planning consents to pay special attention to the desirability of preserving or enhancing the character or appearance of the area. As a matter of policy, planning decision makers must take into account the potential effects of development on the setting of Conservation Areas. Saundersfoot Harbour is positioned within the Saundersfoot Conservation Area.

2.9 ***Planning Policy Wales: Technical Advice Note 24***

- 2.10 This guideline establishes the principles and framework within which archaeological matters are a material consideration within the planning process. It identifies how sites are preserved and recorded, and the role of local authorities and the Welsh Office working through Cadw. Technical Advice Note 24 (Ref 5) replaces Welsh Officer Circulars 60/96 and 61/96. The purpose of this TAN is to provide guidance on how the planning system considers the historic environment during development plan preparation and decision making on planning and Listed Building (LBC) applications.

2.11 In policy terms, the historic environment is defined as:

“All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and deliberately planted or managed.”

2.12 Technical Advice Note 24 states that 'local development plans may include locally specific policies for the protection or enhancement of conservation areas. In such circumstances, the local development plan should make clear that development proposals will be judged against their effect on the character or appearance of a conservation area as identified in the appraisal and management document. Certain development proposals within a conservation area, including the provision of one or more dwelling houses, the provision of a building or buildings where the floor space created by the development is 100 square metres or more, will require a design and access statement' (TAN 24. p29 section 28).

2.13 Many conservation areas include the commercial centres of towns and villages. Generally, there will be an emphasis on controlled and positive management of change that encourages economic vibrancy and social and cultural vitality, and accords with the area's special architectural and historic qualities. Many conservation areas include sites or buildings that make no positive contribution to, or indeed detract from the character or appearance of the area; their replacement should be a stimulus to imaginative, high-quality design and an opportunity to enhance the area (TAN 24. p29 section 29).

2.14 **PCNPA - Saundersfoot Conservation Area Proposals:** Supplementary Planning Guidance to the Local Development Plan for the Pembrokeshire Coast National Park (Oct 2011) (Ref 6).

2.15 Following extensive consultations the historic core of Saundersfoot was designated a Conservation Area in September 1995. (Following further consultation the boundary was amended in April 2002 to take in a portion of the beach to mean low water). Once designated, the Pembrokeshire Coast National Park Authority (PCNPA) were required to formally produce Proposals for the preservation and enhancement of the conservation area.

2.16 The National Park Authority adopted the Proposals Document as Supplementary Planning Guidance to the PCNPA Local Development Plan (LDP). The Statement sets the context for considering the effect of development proposals on the character and appearance of the Conservation Area. The Proposals Document supports the policies of the LDP and is a material planning consideration in determining applications for development affecting Saundersfoot Conservation Area.

2.17 The Supplementary Planning Guidance seeks to set out proposals to show how the character of Saundersfoot Conservation Area can be preserved and enhanced.

3 Methodology and Consultations

Consultations

- 3.1 Following consultation by HRS Wales with the planning archaeologist at Dyfed Archaeological Trust - Heritage Management section (DAT-HM), it was agreed that the archaeological dimension would include an archaeological appraisal of all undesignated and undesignated sites up to a 500m radius from the old coal office building. A Project Specification was submitted and approved by DAT-HM in January 2018.

3.2 Methodology of Baseline Survey

- 3.3 In accordance with the ClfA's *Standards and guidance*, the purpose of a desk-based assessment is to gain information about the known or potential archaeological resource within a given area or site (including the presence or absence, character and extent, date, integrity, state of preservation and relative quality of the potential archaeological resource), in order to make an assessment of its merit in context, leading to one or more of the following:

- the formulation of a strategy to ensure the recording, preservation or management of the resource;
- the formulation of a strategy for further investigation, whether or not intrusive, where the character and value of the resource is not sufficiently defined to permit a mitigation strategy or other response to be devised; and
- the formulation of a proposal for further archaeological investigation within a program of research.

- 3.4 The other aim of the appraisal was to evaluate the potential direct effect of the proposed development on all cultural heritage features within the bounds of the application area, gather archaeological HER data for sites up to 500m from the proposed development area and to assess the potential indirect effect on the setting of all high value designated sites (Scheduled Ancient Monuments (SAMs), Listed Buildings (LBs) and other high value undesignated sites considered to be of national importance and worthy of scheduling) within the 500m radius from the proposed development. A further aim was to evaluate the potential impact of the proposals on hitherto unknown buried archaeological remains in the proposed development area.

- 3.5 The appraisal considered the following:

- the nature, extent and degree of survival of archaeological sites, structures, deposits and landscapes within the study area;
- the history of the site;

- the potential impact of the proposed development on the setting of known sites of archaeological importance; and
- a methodology for non intrusive survey and/or intrusive evaluation to determine the location, extent, date, character, condition, significance and quality of any surviving archaeological remains liable to be threatened by the proposed development.

3.6 In considering the above, the following repositories were consulted as part of the research assessment

- Dyfed Archaeological Trust (DAT) – HER database;
- Royal Commission on Ancient and Historic Monuments of Wales (RCAHMW), Aberystwyth – NMR, aerial Photos, maps, archives;
- National Library of Wales (NLW), Aberystwyth – maps, archives;
- Cadw – SAM Listings, Listed Buildings;
- County Records Office – Maps, plans; and

3.7 The following cartographic sources were included in the study:

- OS Surveyors drawing (1809-1811);
- Tithe apportionment and parish map of St. Issel (1839);
- Ordnance Survey 1st Edition map of 1889 (1:2500);
- Ordnance Survey 2nd Edition map of 1907 (1:2500);
- Ordnance Survey Edition map of 1953 (1:10560);
- Ordnance Survey Edition map of 1964(1:10560);
- Ordnance Survey Edition map of 1968 (1:10560);
- Ordnance Survey Edition map of 1971 (1:10560);
- Ordnance Survey Edition map of 1974 (1:2500);
- Ordnance Survey Edition map of 1987 (1:10000).
- RAF Aerial Photo 1946

3.8 **Photographs**

3.9 Aerial photos consulted spanned the years 1946 – 2009.

3.10 All photographs appropriated during the site walkover were undertaken using a 18MP Olympus SLR in SHQ JPEG format and where considered necessary RAW file format were also appropriated.

3.11 Following the results of the desk based assessment, the potential for further archaeological work was considered in order to assess the viability for further study of the assessment results and to provide an indication of the relative importance of the material in any subsequent decision-making and mitigation strategies.

3.12 **Assessment of Effects Methodology**

- 3.13 The assessment of significance of any effect is largely a product of the importance/sensitivity of a feature, as informed by legislation and policy, and the magnitude of the effect on it, qualified by professional judgement. The system employed to evaluate the cultural value and direct effects of the proposed development on the archaeological resource is based on the site significance value scale as set out in the Design Manual for Roads and Bridges (DMRB, Volume 11, Section 3, part 2 HA 208/07) (Ref. 7).

Importance of Heritage Assets

- 3.14 In order to assess the significance of effects, it is necessary to have an understanding of the nature, extent and importance of the asset. Therefore a feature must have a degree of significance before it can be considered as a heritage asset, and not all assets are of equal value. The significance of assets, including the contribution of their setting to their significance, can be based on values which are set out in Conservation Principles. These are:

- Evidential value: the potential of a place to yield evidence about the past;
- Historical value: the ways in which the past can be connected to the present through a place through association with or illustration of the past;
- Aesthetic value: the ways in which people draw sensory and intellectual stimulation from a place either through design or fortuitous development over time; and
- Communal value: the meanings of a place to the people who relate to it through social, spiritual or commemorative values attached to a place.

- 3.15 For the purposes of assessing the significance of effects in EIA terms, the importance of a heritage asset has also been assigned to one of four classes. This is done with reference to the heritage values described above, but also relies on professional judgement as informed by policy and guidance. The hierarchy given below is independent of any specific designation, although it should be noted that the interests (e.g. archaeological interest) of an asset that contributed to its designation will also bear on the assessment of its significance.

- *Very High* - World Heritage Sites (including nominated sites). Assets of acknowledged international importance. Assets that can contribute significantly to acknowledged international research objectives;
- *High* - Asset has importance for an outstanding level of archaeological, architectural, historic or artistic interest or a high level of more than one interest. Scheduled Monuments (including proposed sites). Undesignated assets of schedulable quality and importance. Assets that can contribute significantly to acknowledged national research objectives;

- *Medium* - Asset has importance for a high level of archaeological, architectural, historic or artistic interest or several elements of more than one interest. Heritage assets that contribute to regional research objectives;
- *Low* - Asset has importance for elements of archaeological, architectural, historic or artistic interest. Heritage assets of local importance. Assets compromised by poor preservation and/or poor survival of contextual associations. Assets of limited value, but with potential to contribute to local research objectives;
- *Negligible* - Asset has importance for elements of archaeological, architectural, historic or artistic interest. Assets with very little or no surviving archaeological interest; or
- *Unknown* - The importance of the resource has not been ascertained.

Sites of National Importance

- 3.16 By legal definition, scheduled monuments are considered as being of national importance. As the process of scheduling is ongoing, there are further features which are not scheduled but which may also meet the established criteria¹ and may also be of national importance.
- 3.17 All listed buildings are given equal protection by law and are of special architectural or historic interest, although the buildings are graded in importance, with Grades I (most important), II*, and II. Buildings listed at Grade I are described as being '*of paramount importance to the nation*' and those listed at II* are of '*outstanding interest*' and therefore these are considered as being of potential national importance for the purposes of this assessment.

Sites of Regional and Local Importance

- 3.18 Archaeological sites of regional or local importance are those which do not merit scheduling but which are nevertheless of interest.
- 3.19 Conservation areas are normally designated by local planning authorities and National Park Authorities and maintained on county registers, and are therefore considered to be of local or regional importance. For the purpose of this assessment, Grade II listed buildings are also considered to be of local or regional importance.

Non-statutory Registers

- 3.20 The non-statutory Register of Landscapes, Parks and Gardens of Special Historic Interest in Wales is maintained by Cadw.

Sites of Lesser Importance

- 3.21 This includes sites of potential heritage significance, although the site or feature itself is of no intrinsic interest.
- 3.22 The following list provides an indication as to the predicted effect the Development will have on

individual archaeological features. Potential impacts, direct and indirect, have been assessed in terms of their longevity, reversibility and nature (beneficial / neutral / adverse):

- **Permanent impacts** are those that persist beyond the predicted operational lifetime of the Development. All direct impacts are considered to be permanent;
- **Temporary impacts** arise as a result of the presence of elements of the Development but which would be removed by the dismantlement of those elements. Temporary impacts can be short-term (e.g. construction phase impacts); or long-term (arising from the long-term presence of the development affecting the setting of a receptor);
- **Reversible impacts** are those that are removed by the decommissioning / dismantling of the Development;
- **Irreversible impacts** are those that persist beyond the lifetime of the Development. All permanent and direct impacts are irreversible;
- **Beneficial impacts** are those that contribute to the value of a receptor through enhancement of desirable characteristics or the introduction of new, positive attributes. In terms of cultural heritage, beneficial impacts include those that add to an appreciation of the receptor and/or its setting;
- **Neutral impacts** occur where the development can be accommodated comfortably by the receptor while neither contributing to nor detracting from the value of the receptor; and
- **Adverse impacts** are those that detract from the value of a receptor through a reduction in, or disruption of, valuable characterising components or patterns, or the introduction of new inappropriate characteristics. In terms of cultural heritage, adverse impacts include those that detract from an appreciation of the receptor and/or its setting, or compromise views to or from the receptor.

3.23 The magnitude of the effect needs to be viewed in conjunction with the value of the monument, in order to appreciate the overall significance of any effect on a given archaeological feature. The magnitude of the effect (degree of change) can also be negative or positive, and should be ranked without regard to the value of the asset. The total destruction of a Low Value asset will have the same magnitude of impact on the asset as the total destruction of a High Value asset; the value of the asset is factored in when the significance of the effect is assessed.

3.24 The magnitude of the effect was ranked according to the following scale:

High: Total or substantial loss of a feature or complete loss of the characteristics of a feature's setting.

Medium: Partial loss or alteration of a feature. Substantial change to the key characteristics of a feature's setting, or a more total loss which is temporary and/or reversible.

Low: Minor loss to or alteration of a feature. Changes to a setting which does not affect the key characteristics, or which is short term and reversible.

Negligible: Minor alteration of a feature. Minor and short term, or very minor and reversible changes to its setting which do not affect the key characteristics.

No Change: No change to the feature, resource or its setting.

- 3.25 As noted above, the assessment of magnitude of an effect essentially relies on professional judgement rather than any scoring of the criteria. With respect to potential effects on the *setting* of designated historic assets, the magnitude of an effect reflects the extent to which the key characteristics of the setting (the 'immediate setting') will be altered. As set out above, this is judged on a range of factors including the degree of inter-visibility (direct views) between the feature and the development, inter-visibility between features where this was intended and the effect on views towards features or groups of features from tertiary locations.
- 3.26 The setting of an historic asset includes the surroundings in which it is understood, experienced, and appreciated embracing present and past relationships to the surrounding landscape. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral. Setting is not an historic asset in its own right but has value derived from how different elements may contribute to the significance of a historic asset (TAN 24, p10, section 1.25).
- 3.27 Assessing the significance of the effects of the scheme brings together the value of the resource and the magnitude of the effect for each cultural heritage asset, using the matrix illustrated in the Table 1. The adverse or beneficial significance of effect has been expressed according to the following scale: Major; Moderate; Minor; or Negligible.
- 3.28 Effects are considered to be significant, or not significant according to the matrix given in the table below. For this assessment, only changes of moderate magnitude and above may result in effects of significance, depending on the importance of the feature and the exercise of professional judgement.

Table 1. Matrix of Significance Criteria						
		Magnitude of Effect				
		No Change	Negligible	Minor	Moderate	Major
Value	Very High	Negligible	Minor	Moderate / Major	Major	Major
	High	Negligible	Minor	Moderate / Minor	Moderate / Major	Major
	Medium	Negligible	Negligible / Minor	Minor	Moderate	Moderate / Major

	Low	Negligible	Negligible / Minor	Negligible / Minor	Minor	Moderate / Minor
	Negligible	Negligible	Negligible	Negligible / Minor	Negligible / Minor	Minor

Site Inspection

3.29 The site visit set the context of the assessment, identifying:

- The location, character, form and condition of known and previously unknown archaeological sites and features within the proposed development area and the building itself.
- The current site condition.

4 Baseline Conditions

4.1 Historical & Archaeological Background

4.2 Saundersfoot was known in medieval Wales as *Llanussyllt* and after the Norman conquest as *St Issels* (sometimes *Issells*), both after the parish church dedicated to the Welsh Saint Issel. Its bishop or abbot was considered one of the seven principal clerics of Dyfed under medieval Welsh law. In 1870-72, John Marius Wilson described the village and parish as St Issells in his Imperial Gazetteer of England and Wales. The present church lies in a dingle to the north of Saundersfoot and is a grade II* listed building.

4.3 It is generally believed that coal was being mined locally from as early as 1324. Probably by the 17th century, when anthracite became a valuable export, a small settlement began to grow. The building of the harbour and tramlines to outlying collieries (1829-36) established the village as an important coal-port. Colliery housing was built along Railway Street (The Strand) and in 1850 larger houses were built on Milford Terrace.

4.4 Permission to build the harbour was granted by Parliament in 1829 to the Saundersfoot Railway and Harbour Company for the export of anthracite coal from the many mines in the area, although coal was exported from the beach for centuries before this. The village grew up to serve the port, which by 1837 had five jetties handling coal and iron ore and subsequently pig iron and firebricks from local sources. The course of the tramway from Bonville's Court mine bisects the village and ends at the jetty. The tramway from Stepside forms the sea front (Ref 9).

4.5 By the late 19th century, the village had slowly developed along High Street, Cambrian Place, Wogan Terrace and Brewery Terrace: large undeveloped open areas were gradually in-filled by modern development. In 1930, the main colliery at Bonvilles Court closed as the Pembrokeshire coalfield entered decline. As the village gained increasing popularity as a seaside resort, new housing developed in the Ridgeway, St Brides and Rushylake areas. The historic harbour area still retains elements of its former 19th century 'working' character, including the boatyard, fishmongers and chandlery.

- 4.6 The *Saundersfoot Railway* was a Welsh industrial narrow gauge railway built between 1830 and 1834 to carry the coal from the mines, situated near Begelly and Stepside, to the harbour at Saundersfoot on the Pembrokeshire coast. It provides the first example in Pembrokeshire of the joint construction of a harbour and tramway, and remained independent until it closed in 1939.
- 4.7 The Saundersfoot Railway and Harbour Company was formed in 1828 to build a harbour at Saundersfoot and a tramway connecting it to the collieries around Begelly and Stepside. The tramway, which consisted of two main mineral lines and a number of small branches, originally used horses to pull up to three laden wagons along the tracks. Of the two main lines, the first was built in two stages to connect collieries near Stepside and the later ironworks (a mile east of Kilgetty railway station) to Saundersfoot, running along the coast through a series of short tunnels and terminating in the centre of the village at the harbour. The second line ran from the harbour to Thomas Chapel colliery, Begelly. The route, which traversed an incline of 1 in 5 approximately half a mile from the harbour, passed beneath the GWR station through a tunnel at Kingsmoor. As part of a modernisation project, the whole line was upgraded to a narrow gauge railway in 1874. The tramway was relaid with flat bottom rails on wooden sleepers allowing a locomotive to be used on the line to Stepside. Following the cessation of large-scale mining around Begelly, the track from the Kingsmoor tunnel to Thomas Chapel was lifted in 1887. Around 1914 it was re-laid and a new 1.5 mile branch line built to support the opening of a short-lived colliery at Reynalton. A new engine was purchased for this purpose. But by the late 1920s coal mining was in recession and the line closed. In 1932 a brief resurgence in local mining led to the lines being briefly reopened. However, only seven years later, due to financial considerations and the workings becoming exhausted, the railway finally closed on the eve of the Second World War. Subsequently, the rolling stock along with the tracks were scrapped for use in the war effort (Ref 7).
- 4.8 According to Samuel Lewis' *Topographic Dictionary of Wales (1833)*, St. Issel is ".....a parish, in the union and hundred of Narberth, county of Pembroke, South Wales, 3½ miles (N.) from Tenby; containing, with the village of Saundersfoot, 1552 inhabitants. The parish is situated at the western extremity of Carmarthen bay, and has its surface singularly diversified with abrupt and precipitous eminences and deep dingles, which, being richly wooded, form a striking contrast to the dingy and sterile appearance occasioned by the coal-mines in the immediate vicinity. But the greatest ornament of this part of the county is the wooded eminence on which stands the seat of Hean Castle. This house commands extensive marine views, embracing a great variety of beautiful and romantic scenery along the coast: the estate attached to it formerly belonged to the Wogans of Wiston, from whom it passed to its present proprietor, by marriage with one of the co-heiresses of that family. Kilgetty, an ancient mansion in the parish, in which the late Lord Milford was born, is now in the occupation of a farmer, and going to decay. The sands on the coast are extremely favorable for sea-bathing, and a few families, who wish retirement and tranquility, resort hither during the summer season, preferring the humbler, but more peaceable, accommodations which the inns of this parish afford, to the gaities of Tenby. The beach abounds with most of the species of shells found

at Tenby, and numerous fossil remains are discovered in the mines, at a great depth from the surface. The turtle, or "scorpion" stone, as it is here called, is frequently met with; it is susceptible of a beautiful polish.

- 4.9 The parish abounds with excellent coal and culm, of which great quantities are raised; the anthracite coal-field here contains 95% of carbon. There is also an abundance of ironstone and limestone. The ironstone was formerly wrought extensively by the Penbrey Iron Company; and from the improvements about to be made at Saundersfoot, it seems likely to be again worked by another company on a large scale; if, indeed, operations have not already been commenced for working and smelting the ore. Saundersfoot is a thriving coal-port, picturesquely situated in a sheltered part of the bay: the harbour belongs to a company formed in 1829; it is artificial, protected by piers, and connected with the collieries of St. Issel's and the neighbouring parish of Begelly by tramways. In 1846 an act was passed for the formation of the Tenby, Saundersfoot, and South Wales railway company, who have power to purchase all the works at Saundersfoot, and intend to carry out important improvements. The line will commence at Tenby, have a short branch to Saundersfoot, proceed through the parish of Begelly, and terminate in junction with the great South Wales railway at Reynoldston. At present, however, its construction has not even been begun, owing to the delay that has taken place in the formation of the South Wales line, which is not likely to be brought into this part of the country for some time.
- 4.10 The living is a discharged vicarage, rated in the king's books at £3. 17. 6., and endowed with £600 royal bounty, and £400 parliamentary grant; patrons and impropiators, the Dean and Chapter of St. David's: the vicarial tithes have been commuted for a rent-charge of £105, and those payable to the chapter for one of £140; attached to the vicarage are also a house, and a glebe of ten acres valued at £8 per annum. The church is romantically situated in one of the richly-wooded dells with which the parish abounds, and is a neat structure in the early style of English architecture, with a square embattled tower, seen to great advantage above the wood in which it is embosomed. There is a place of worship for Calvinistic Methodists. John Jones, Esq., in 1712, bequeathed £300 in trust for the gratuitous instruction of fifteen boys and fifteen girls, the children of poor parents in the parish; the interest is £15 per annum, and is applied towards the support of a National school, held in a school-house erected in the churchyard. Three Sunday schools are supported, one of them in connection with the Church, another belonging to the Calvinistic Methodists, and the third to the Wesleyans" (Ref 8).
- 4.11 At the same time the Saundersfoot Railway was built to connect several local collieries with the coal shipping shoots at the harbour, a small cottage was also built in the area of the harbour which served as a small office. In the early 1860s another much larger two storey building (PRN 79770) was built on the site of the earlier cottage to serve as an administrative building for the Saundersfoot Railway and Harbour Co. Approximately 100 years later this building became a café and restaurant and become known as the 'Barbecue' (PRN 79770). In its original Victorian state, the building was a three-storey building with two dormer windows facing the sea with a porched front. Following its

initial use by the Saundersfoot Railway and Harbour Co., the building eventually became the coal office serving as the administration centre for the growing Bonvilles Court Colliery Co. Although the building served as an administrative office for several decades, a tragedy occurred in October 1913, when the upper floors of the building were gutted by fire. As a consequence of the fire, as well as destroying much of the structure, valuable administrative records pertaining to the Bonville Court Colliery were also destroyed.

- 4.12 Opened in 1842 by the Myers Mining Co. to exploit the anthracite seams, Bonville was the largest colliery in the Pembrokeshire coalfield. The mine was situated approximately half a mile inland from the sea at Saundersfoot, the pit having taken its name from a local estate house. The mine worked a large area of the coal measures between the Harbour and the Erroxhill faults. Along with five other collieries the Bonville mine was connected by a railway link to Saundersfoot harbour which had been purposefully built. From the Inspector of Mines list of 1896, there were 195 men employed at Bonville. The workforce numbered 314 and 347 in 1908 and 1918 respectively. From the same list in 1923 there were 356 men employed. However, by 1926, because of long haulage roads and bad faulting the output of the mine decreased until it was eventually closed down in 1930, with many of the miners transferring to the Hook colliery. As a consequence railway traffic to the harbour stopped briefly, but with the reopening of the mining pits at Broom and Kilgetty, railway traffic around the harbour was revived. This resurgence was short-lived however with both these pits closing again in 1939 at the outset of the Second World War. Saundersfoot's industrial days had now come to an end.
- 4.13 Subsequently, following the closure of all of the collieries around Saundersfoot, Lord Merthy, owner of Hean Castle Estate, acquired the Railway and Harbour Co. including the old coal office. In 1965 ownership of the building was transferred to Narberth RDC. The building was then rented out as a café restaurant and became known as the 'Barbecue'. By 1974 the building had been passed to South Pembrokeshire District Council and subsequently to Pembrokeshire County Council who used it as a Tourist Information Centre.
- 4.14 Presently, the old coal office, aka the 'Barbecue' is in a bad state of repair and needs immediate and urgent attention. The ground floor of the building is presently used for storage purposes. Due to water ingress from the leaking roof, the floors, ceilings and stairs are now suffering with access becoming more problematic with each visit. Given the building's rich industrial local and regional history it would be a tragedy to see the building lost to decay and ruin. As such the proposal to turn the building into a museum and an arts and heritage centre for Saundersfoot would be an obvious and positive development for the building and its future as well as for the Saundersfoot community.
- 4.15 Previous Archaeological Works**
- 4.16 Other than general field work that has taken place in the wider landscape over the decades in the region, including a desk based assessment of Saundersfoot Settlement Morphology (PRN: 38755), a photographic record of Maryland (PRN: 49661) and a field survey of the Inter-tidal and Coastal Zone of Saundersfoot (PRN: 52686), there has been no significant archaeological work undertaken within the wider study area itself. In 2014 HRS Wales undertook an archaeological appraisal for the

Saundersfoot Harbour Authority for Phase 1 of the redevelopment of the Harbour. This appraisal assessed the predicted impact of the proposals on heritage assets and the Saundersfoot Conservation Area. The proposed development included a series of outer harbour visitor floating pontoons, a series of outer harbour visitor late tide swinging moorings, a new slipway, a dry boat racking system, an inner harbour landing pontoon and decking over the existing sluice. Each of these proposals was approved by the Pembrokeshire Coast National Park Authority (PCNPA).

4.17 **Pembrokeshire Historic Landscape – LANDMAP**

- 4.18 The proposed application area falls entirely within one (1) historic Landscape character area within the LANDMAP survey region of Pembrokeshire. The Pembrokeshire region survey was surveyed in 2003.
- 4.19 The Pembrokeshire Historic Landscape was defined at Level 3 according to LANDMAP methodology (Ref 10). The application area falls within one (1) identified historic landscape area. This area is listed below followed by a detailed description of its characteristics and value to the Pembrokeshire Historic Landscape as a whole.

Saundersfoot (LANDMAP Ref id: PMBRKHL46160)

- 4.20 This character area was surveyed at Level 3 in 2003 and is described as a Pembrokeshire built environment, with nucleated and clustered settlement. Saundersfoot is a relatively small historic landscape covering approximately 118 hectares in extent with mortared walls making up the dominant boundary type. Significant archaeological interests are confined to post medieval buildings and structures of the modern and industrial use. There is only one Scheduled Ancient Monument (SAM) and seventeen (17) Listed Buildings (LBs) within this historic landscape. There are no Registered Parks & Gardens or Registered Historic Landscape. However, there is one Conservation area, which incorporates Saundersfoot Harbour.
- 4.21 The area is considered of *High* value historically and is in generally in a fair condition. However its trend is declining.
- 4.22 According to LANDMAP evaluation, the landscape is considered to have Moderate integrity, High survival, High rarity and is generally of High value overall. Management of this area was not assessed. The following table lists the principle evaluation criteria for this character area. The overall evaluation of this landscape concludes that it is a High value landscape, which scores moderate in one category and High in two others. The areas Condition and Potential criteria have not been assessed.

Table 2 - LANDMAP Evaluation Criteria (Ref id: PMBRKHL46160)					
Integrity	Survival	Condition	Rarity	Potential	Overall Evaluation
<i>Moderate</i>	<i>High</i>	-	<i>High</i>	-	<i>High</i>

4.23 **Heritage Assets within 500m radius from proposed development area** (see Figures 21 and 22 and Site Gazetteer in Appendix III for details)

Prehistoric Periods (Palaeolithic, Mesolithic, Neolithic, Bronze Age)

4.24 There are no known prehistoric sites of any period recorded within the proposed application red line boundary, neither within the regional Historic Environment Record (HER) nor the National Monuments Record database.

4.25 However, within the prescribed 500m radius from the old coal office there is one known prehistoric site. This site, known as 'The Dingle', is the position of a possible a Mesolithic/Neolithic flint working site and a 'soil drift' site (PRN: 3678) as evidenced from a findspot and recorded in 1963. This findspot site is positioned approximately 440m south of the old coal office.

Iron Age and Romano-British periods

4.26 There are no known Iron Age or Romano-British sites of any period recorded within the proposed application red line boundary, neither within the regional Historic Environment Record (HER) nor the National Monuments Record database.

4.27 Within the prescribed 500m radius from the old coal office there are no known Iron Age or Romano-British sites of any period recorded.

Medieval Periods

4.28 There are no known Medieval sites of any period recorded within the proposed application red line boundary, neither within the regional Historic Environment Record (HER) nor the National Monuments Record database.

4.29 However, within the prescribed 500m radius from the old coal office there is one known medieval site. This site, known as 'Churchway' (PRN: 33763), is the probable position of a former medieval trackway as found within documents only. This site is positioned approximately 130m northwest from the old coal office.

Post-Medieval periods

4.30 Within the HER database there are only two (2) known sites recorded within and on the boundary of the old coal office enclosure. These include:

- 1) The Old Coal Office, aka the 'Barbecue' (PRN: 79770)
- 2) Stand pipe and metal door set into enclosure wall (PRN: 99100)

4.31 The full description of the old coal office (PRN: 79770) has already been described in detail earlier in section 4.11 - 4.14.

4.32 Regarding the stand pipe (PRN: 99100). This feature consists of a metal door and standpipe set in the low stone wall of the old coal office enclosure wall at the far northeast end. The metal door is badly rusted. The standpipe is still in use. It is unclear if this was a drinking water spout or merely

part of the water feeding system. Presumably of 19th century date.

4.33 As would be expected, this chronological period marks the greatest number of known undesignated medium value sites within the wider study area, a further forty-six (46) medium value post medieval sites are located within the 500m radius from the old coal office building. Site types include: 1 Boat Yard, 1 Brickworks, 2 Buildings, 1 Chapel, 4 Churches, 3 Coal Shafts, 1 Cottage, 1 Culvert, 5 Dwellings, 2 Hotels, 8 Houses, 1 Library, 1 Lighthouse, 1 Limekiln, 1 Lodge, ,1 Quarry, 1 Railway, 1 Railway building, 1 Railway tunnel, 2 Schools, 1 Slipway, 1 Trackway/Road, 1 Tramway and 3 Water Supply Systems.

4.34 Within the 500m radius from the old coal office enclosure, there are fourteen (14) designated high value Listed Buildings. All of these designated buildings are Grade II Listed (see Figure 22 and Site Gazetteer in Appendix III for LB details). Seven (7) of these listed buildings are in the area of Milford Terrace. The other seven (7) remaining sites are spread to the west, northwest and north of the old coal office enclosure. The closest listed buildings to the old coal office and garden areas are the *Cambrian Hotel* (LB No. 6094) and the *Swn y Mor Hotel* (LB No. 6096), both positioned on the west side of Cambrian Place, only approximately 15m from the old coal office building. As well as these two buildings, only approximately 50m north of the old coal office along the High Street is the *Hean Inn* (PRN: 6097) There are no Listed Buildings within the old coal office walled enclosure area. Each of these immediate designated sites and the old coal office are positioned within the Saundersfoot Conservation Area. Below is a list of each of the designated listed sites that fall within the 500m wider study area.

- 1) *The Cottage* (LB No. 18429)
- 2) *Pen-y-dre, No 1 Milford Terrace* (LB No. 18430)
- 3) *Coppers, No. 2 Milford Terrace* (LB No. 18431)
- 4) *Penydre Cottage, No.3 Milford Terrace* (LB No. 18432)
- 5) *No. 4 Milford Terrace* (LB No. 18433)
- 6) *No. 5 Milford Terrace* (LB No. 18434)
- 7) *Ynysfach, No.6 Milford Terrace* (LB No. 18435)
- 8) *Tryweryn Cottage, No.7 Milford Terrace* (LB No. 18436)
- 9) *Coedrath House* (LB No. 18437)
- 10) *Saundersfoot Railway Tunnel (South)* (LB No. 18439)
- 11) *Cambrian Hotel* (LB No. 6094)
- 12) *Swn y Mor Hotel* (LB No. 6096)
- 13) *The Hean Inn* (LB No. 6097)
- 14) *Rose Cottage* (LB No. 6561)

4.35 Including the old coal office walled enclosure, there are no Scheduled Ancient Monuments (SAMs). within the wider 500m study area. The closest SAM sites to the wider study area include the *Rhode*

Wood Shaft Mounds (SAM Ref: PE458) and the *Tramroad Incline at Saundersfoot* (SAM Ref: PE479)

Modern Periods

- 4.36 Within the HER database there are no modern sites recorded within the application area study area.
- 4.37 Within the prescribed 500m wider study area, there are only two (2) modern medium value sites. This are a modern concrete slipway associated with access to the beach (PRN: 32807) and a modern bridge that leads down to the beach (PRN: 32804).

Unknown Periods

- 4.38 Within the HER database there are no unknown sites within the old coal office enclosure or within the wider study area.

4.39 Cartographic Sources

OS Surveyors Drawing 1809-1811 (Figure 8)

- 4.41 This earliest Ordnance Survey map edition clearly shows that there is no harbour at Saundersfoot at this time. Although this early map series does show a number of small buildings along the sea front, the scale of the map is too small as to offer any useful information regarding the position of the future coal building.

Tithe Map and Apportionment of the parish of St. Issels (1839) (Figure 9)

- 4.42 The Tithe map for the parish of *St. Issels* of 1839 clearly shows a rectangular enclosure boundary (944) in the position of the old coal office enclosure. It also shows a small square building with small enclosure (940) toward the north end of the enclosure. This building is presumably the earlier cottage building before the coal office was constructed in the 1860s. The tithe map also clearly shows the lay out of the tramline from the colliery to the harbour. According to the apportionment records at the time, the enclosure (944) was owned by one Sir Richard Buckley Phillips, who leased the harbour and its area of shore to the north to the Railway Company.

OS First Edition map 1:2500 (1888) (Figure 10)

- 4.43 This first published Ordnance Survey map series shows the harbour much as it is today, but with the position of the tramway and the five tramlines along the loading area jetty and running along passed the coal office and its accompanying enclosure. Northeast of the coal office is marked the position of a water tap (W.T). It is interesting to note that the Hean Inn is called the Hean Castle Hotel at this time.

OS second Edition map 1:2500 (1907) (Figure 11)

- 4.44 No great change on this map edition from the earlier 1889 edition, apart from the appearance of

some garden feature in the coal office enclosure to the northeast and the insertion of another water tap west of the coal office.

OS 1938 Edition map 1:2500 (Figure 12)

- 4.45 The only change on this pre-war edition is an absence of tramlines.

OS 1953 Edition map 1:10560 (Figure 13)

- 4.46 No great change from the earlier map series. All former tramlines have now been removed, much having probably been used for the war effort.

OS 1967-68 Edition map 1:2500 (Figure 14)

- 4.48 By the 1967 OS series map the commercial extension to the west of the old coal office has now already been constructed and the old coal office is now called the 'Barbecue'.

OS 1974 Edition map 1:2500 (Figure 15)

- 4.50 No great change to the previous series.

Aerial Photos (Figure 16)

- 4.52 Aerial photos investigated as part of the desk based assessment included vertical sheets from the RAF 1946 vertical photograph series. This early aerial photo shows the old coal office enclosure area as being grassed over with a mature tree growing at the northeast end. No extension attached to the old coal office at this time.

Table 5. RAF Vertical Aerial Photos consulted				
Sheet No.	Sortie	Frame No.	Date	Type
-	106G/UK/1425	3422	15/05/1946	RAF

4.53 Site Visit

- 4.54 The site visit to the old coal office and enclosure walked around the grassed garden area and the sensory garden area and then visited the house itself and accessing the interior to appropriate photos.
- 4.55 The site visit also assessed the potential effect of the proposal on the designated listed buildings along Cambrian Place and the High Street
- 4.56 The site visit to the southern and northern garden areas did not discover any new archeological sites or features of any interest other those already recorded in the historic environment record.
- 4.57 With regards to the old coal office building, also known as the Barbecue, firstly the character and

condition of the exterior of the building was assessed and then the interior of the building was inspected and photographs appropriated.

- 4.58 The old coal office building is a three-storey stone built building, square in plan with four gabled sections, with its main porched entrance facing the sea, or rather the harbour and the former tramlines given that the building was originally built to administratively serve the railway and the colliery. The building is presently painted in white limewash and is roofed in purple slate with decorative terracotta ridge tiles. The building presently has four existing brick built chimney stacks, one at the end of each gable. Fenestration around the whole building is predominantly tall rectangular sash windows with a larger square window at first floor level in the front façade which appears to be a later or enlarged insertion. The upper second storey occupies the attic space and windows in the south and north end are both small pointed arch windows, one set into each gable end. The west facing elevation of the second storey is lit by two sash windows. Attached to the western elevation at ground level are single storey commercial premises built in the early 1960s. This commercial extension has a light yellow painted crenellated boundary wall, somewhat sympathetic and characteristic of the adjacent Hean Inn immediately to the north. At ground floor level in the south facing elevation is a single entrance. Another doorway, now obsolete, is positioned at first floor level in the north facing elevation. This doorway presumably was inserted in the 1960s to serve as a fire escape from the main restaurant area on the first floor.
- 4.59 Generally the exterior of the building is in a relatively poor state in need of renovation, with a number of roof tiles, damp visible on the external walls and paint either flaking or absent from fascia boards and sash windows.
- 4.60 Access to the building was gained from the main entrance porch (Room 1) in the east facing elevation and then through the main glass paneled front door headed with a pointed arch. The ground floor of the building consists of five (5) rooms, a main front room (Room 2) at the east end of the house, a wide hallway with storage room (Room 3), two downstairs toilets (Room 4), a further hallway (Room 5) with stairs to the upper floor and a further blocked room with door blocked in the north facing elevation. At the time of the site visit, the ground floor main front room and the larger hall rooms were being used for storage. All of the ground floor rooms have hard tiled flooring and been modernized with modern florescent lighting and doors. Areas of damp were of observed on nearly all of the ground floor walls and a number of areas of the ceilings.
- 4.61 Access to the first floor is gained via a flight of wooden stairs in the main stair hall at the west end of the house. The staircase is in poor condition with damp and mould clearly permeating the walls, which has rendered a number of steps on the staircase unsafe.
- 4.62 Once at the top of the stairs the first room visited is the large main room (Room 7) at the east end of the house with views overlooking the sea. This room had been used as the main restaurant in recent

years and the bar and serving area is still in place at the far southern end of the room. The defining character of this room is a series of pointed arch recesses in both the north and west walls, of which two of the recesses arches are obscured following the insertion of a lowered ceiling, possibly as a result of the fire of 1913. At the far north end of this room is a fireplace. This main room is generally in good condition with both the floor and ceiling maintained. Across the landing (Room 6) is a former kitchen room (Room 8). This room is generally in very poor condition and has been left by the last tenant in very poor condition. Plaster is missing from one partition wall and the wall coverings from all walls are either torn or missing. All pre-existing wall furniture, shelving etc in this room has been stripped away leaving their position mark on all of the walls.

4.63 At the other end of the hallway are the remains of the ladies and gents toilet rooms (Room 9). Both these rooms have been modernized with no original features. Both rooms are in a poor state with damp and mould.

4.64 From the landing of the first floor (Room 6) a narrow wooden staircase leads to the second floor attic rooms. As with the first floor rooms, each of these rooms (Rooms 10, 11, 12 and 13) is in a very poor state of decay and in need of desperate attention. No original features remain in any of the upstairs room other than the sash windows in the west wall and the pointed arch window bays in both the south and north elevations.

4.65 **Sites noted within the Application Area**

4.66 Within the application area, the regional HER database and the NMR database recorded only two known sites, the old coal office building (PRN: 79770) and the remains of a now obsolete water stand pipe (PRN: 99100).

4.67 The cartographic study and site visit however, identified a further eight (8) features of archaeological interest within the red line study boundary. A list of all the sites or features identified is given below (see also Figure 17).

1. Bonville Court Coal Office (PRN: 79770)
2. OS Bench Mark as shown on OS first edition map of 1888.
3. 1970s extension
4. Enclosure wall
5. Position of telephone call box (TCB)
6. Position of telephone call box (TCB)
7. Former position of water tap
8. Former position of water tap (PRN: 99100)
9. Position of former square roofed structure as shown on Tithe map of 1839. Probable former cottage/office associated with the Saundersfoot Railway and Harbour Co.
10. Enclosure wall associated with former roofed structure as shown on Tithe map of 1839.

- 4.68 Other than the sites noted above, no further new sites or features were recorded within the bounds of the old coal office enclosure and gardens.

5 Assessment of Effects

Direct Physical Effects

- 5.1 The desk based appraisal and site visit has identified four (4) elements where there will inevitably be direct physical impact from the proposed development.
- 1) the direct physical impact on the *old coal office* building from the removal of the interior floors and walls and the covering over of the west facing external elevation with the newly proposed three storey extension and the partial covering over of the north wall by the proposed new canopy area.
 - 2) the direct impact on the southern *grassed garden* area and the surrounding low enclosure wall from the creation of the proposed new plaza area and the construction of a series of retail units.
 - 3) the demolition of the *existing single storey retail units* at the far west end of the old coal office enclosure, and;
 - 4) the direct impact on the Saundersfoot *conservation area* itself as a whole, Each of these direct physical impacts are discussed in the following section.
- 5.2 For ease of reference, a summary of the development proposals are included again here:
- 5.3 The existing old coal office building is to be retained and the façade conserved. The existing stonework and masonry is to be sandblasted to remove layers of non-breathable masonry paint, the pointing raked and replaced with a suitable lime based mortar and lime wash allowing the building to breathe. The existing slate roof is to be repaired with welsh slate and all leadwork checked for signs of deterioration and repaired appropriately.
- 5.4 Due to the tidal flood risk in the area it is recommended that the ground floor of the building be raised by 0.4m. The raise in floor level would be subject to coordination with the existing building openings and the provision of internal ramped access from doorways. Reference FCA. The raised floor level should extend across the buildings and the central square in order for the public to gain views to the sea over the adjacent car parking.
- 5.5 It is anticipated that many of the internal walls and floors will be removed from the existing building, with a steel frame inserted to provide structural stability and to create the new floors. The extensions are to be steel frame with an open plan grid to allow for future flexibility of internal partitions.
- 5.6 The Central square is to be for 'all weather' use, therefore a canopy structure with sections of glass and fabric is to be developed. The fabric sections will be closed for use in poor weather, and opened

to allow sunlight to penetrate when weather permits. The design should also consider access for maintenance.

- 5.7 Construction of the new retail units will involve groundwork in the area of the existing garden in order to lay foundations and services. It is anticipated that this work will remove the greater part of the existing low stone enclosure wall at the southern end of the application area.

1) Old Coal Office

- 5.8 The old coal office building is set in a very prominent lone position within the harbour area and although not a designated building in its own right, it is still a building of significant value given its association with Saundersfoot's mining history and is one of the few surviving remnants of this important regional history. Also, given the fact that it sits within the core of the Saundersfoot Conservation Area, its presence here in conjunction with its history and character alone make it a building of considerable local and regional importance and as such it has been evaluated as a *Medium Value* building.
- 5.9 The proposed external works of sandblasting and re-pointing are minor impacting works which will have a positive and beneficial impact on the building as a whole, as will the proposed re-roofing and leading replacement. However, areas of external fabric that will be more impacted on by the proposals will be the covering from external view of the west facing and part of the north facing external elevations with the new extensions. Presently, the first and upper floor levels of the external west wall have clear views looking west, although the former ground floor external west wall has already been compromised by the construction of a single storey retail unit sometime in the 1960s and presently operating as commercial premises. Because of difficult access this exposed section of wall has suffered somewhat over the decades from lack of maintenance, so much so that the sash windows are deteriorating and the wall paint is flaking. Although this presently externally exposed elevation will be hidden from view externally by the proposed extension, the greater part of the fabric itself will still be retained within the extension. However, in order to conjoin the two buildings together existing window openings will have to be enlarged into doorways which will have a detrimental effect on the original fabric of the west wall.
- 5.10 It is anticipated that the proposed internal works will mean that many of the internal walls and floors will be removed from the existing building, with a steel frame inserted to provide structural stability and to create the new floors. The extensions are also to be of steel frame with an open plan grid to allow for future flexibility of internal partitions.
- 5.11 Since the fire in 1913 gutted most of the original Victorian features of the building and the fact that the interior has been altered significantly over the ensuing decades following the building being used as a café and a restaurant, the interior of the old coal office building has little if any internal features of any interest archaeologically. Also, given the poor state of the existing internal features from damp and mould and decaying interior décor, the proposed internal works, married to the fact that the

proposed heritage theme, which will be complimentary to the buildings history, will have a beneficial effect on the interior of a significant building that is essentially at risk.

- 5.12 Given all of the above considerations, the proposed development on the old coal office building will inevitably have a significant impact on the building, covering and damaging external fabric, along with the anticipated complete removal of all of the existing internal floors and walls. However, given the fact that the building is in desperate need of maintenance externally and internally and the fact that the proposals are heritage related in scope, which will help promote and enhance the building's history and its community, and the fact that the proposals are in keeping with the scope of the Saundersfoot Conservation Area planning proposals, the appraisal predicts that any direct physical effect on the old coal office building from the proposals will be of *Moderate* magnitude and therefore of only *Moderate* significance and the proposals will in fact offer a positive and beneficial effect to the building as well as to the Saundersfoot community.
- 5.13 To slightly reduce any predicted direct impact on the old coal office, a mitigation strategy can be put in place in the form of a program of building recording.

2) Garden Area and Enclosure wall (Proposed events plaza area)

- 5.14 The grassed over garden area south of the old coal office building is presently used as a small picnic area with a walkway running alongside the west wall of the old coal office building linking Cambrian Place with the harbour car park. This garden area is enclosed by a low stone wall, the greater part of which, accepting that there have been repairs over the years, is probably early-mid 19th century in date as it is depicted on the tithe map of 1839, therefore predates the old coal office.
- 5.15 Development proposals intend to construct a series of fifteen retail units along the southern and western sides of the enclosure and create an open events plaza area. The creation of the retail units and events plaza will entail fairly extensive groundwork turf and top soil stripping in order to lay foundations for the units themselves as well as for the plaza paving and services. It is also anticipated that the low stone enclosure wall in this southern region will be removed. But the northern part that encircles the existing sensory garden and the garden itself will remain.
- 5.16 The desk based work has shown that apart from the enclosure wall itself, which is probably early - mid 19th century in origin, there are no known archaeological sites in the existing garden area. The site visit also did not reveal any new previously unknown sites or features. However, given that the Historic Environment Record (HER) has shown that there is the existence of possible Mesolithic activity in and around the area of the coastline of the Saundersfoot area in the form of a flint-working site in the area of the Dingle (PRN: 3678), there is a slight chance that similar archaeological remains may become exposed during any groundworks in this area. As well, there is also the chance that 19th century industrial mining remains may also become exposed during groundwork in this area. Because of this slight potential for buried archaeological features or finds becoming exposed

during any groundwork in this area, it is recommended that as well as a program of photographic recording, an archaeological watching brief is also undertaken during ground-works as part of any future mitigation.

- 5.17 With the above considerations and given that the southern half of the existing enclosure wall is to be removed for the creation of the new retail units and plaza area, it is predicted that the proposed development in the existing garden area will have only a *Minor* magnitude of effect and therefore will be of only *Minor* significance.

3) Existing Retail Units

- 5.18 The existing retail units are positioned along the west side of the old coal office, facing Cambrian Place and consist of a single storey square building with decorative crenellations sympathetic to the architecture of the Hean Inn along the High Street. Because of its position within the conservation area, this building is evaluated as being a Medium Value site.
- 5.19 These retail units were constructed in the early 1960s and are very functional and almost utilitarian in character in the building's entirety, although the existing three shop frontages do have an early 20th century style and character.
- 5.20 Inevitably due to the proposed new three storey extension to the old coal office building, the existing retail unit building will need to be demolished in its entirety and as such the direct impact on this building and its shop frontage will be permanently lost. However, this demolition will also expose the lower part of the west wall of the old coal office again which will need to be recorded.
- 5.21 With the above considerations, it is predicted that the impact from the proposed development on the existing retail units building will have a *Major* magnitude of effect and therefore will be of only *Major/Moderate* significance.
- 5.22 In order to reduce the severity of the impact on this building, it is recommended that as a mitigation strategy, a program of photographic recording is undertaken prior to and following demolition of the building.

4) Saundersfoot Conservation Area

- 5.23 The only other direct physical effect to consider, is that of the direct effect on the high value Saundersfoot Harbour Conservation Area itself.
- 5.24 As a whole, the Saundersfoot Conservation Area covers an area of 20.4 hectares. The area of the proposed application site covers only 0.18 hectares. As such the area directly affected by the proposal only covers an area of only 0.88% of the entire conservation area. As such, it is predicted that the direct physical impact from the proposals on the Conservation Area will be of only *Minor*

magnitude and therefore of only *Moderate/Minor* significance.

Indirect non-physical Effects

- 5.26 Indirect non-physical effects associated with the development are not considered to be of sufficient magnitude in this instance to warrant separate assessment. There are no *known* sites within the development site boundary that include fragile deposits (for example waterlogged organic remains) that might be affected by changes in hydrology or from increased erosion. Therefore any potential indirect non-physical effects are considered to be of *Negligible* magnitude and therefore of only *Negligible/Minor* significance.

Indirect Visual Effects (Setting Study)

- 5.27 Within the 500m radius from the proposed application site, the assessment has identified a total of only fourteen (14) designated sites and one (1) designated area. All of the sites are Listed Buildings (LBs), all of which have Grade II Listing. The designated area is the Saundersfoot Conservation
- 5.28 Given that the proposed development is focused entirely on the old coal office building and its associated rectangular enclosure, the setting study is very focused and confined to those designated sites within visibility of the proposed development area only, designated sites positioned along Cambrian Place and the High Street. As such the setting study is confined to assessing the predicted indirect effect of the proposals on only three (3) listed buildings and the conservation area only. These designated sites include:
- 1) Cambrian Hotel (LB No. 6094)
 - 2) Swn y Mor Hotel (LB No. 6096)
 - 3) The Hean Inn (LB No. 6097)
 - 4) Saundersfoot Conservation Area.
- 5.29 The indirect visual effect from the proposed development on each of these designated sites are discussed in the following section.

1) Cambrian Hotel (LB No. 6094)

- 5.30 The following is the official listing text for the Grade II listed Cambrian Hotel

History

Part of a row of houses built in the mid/late 1860s. The two-storey houses immediately to the N carry the date 1863, and are known to predate the Cambrian Hotel. The row including the Cambrian was the only development in Saundersfoot of superior urban type, with front areas and basement level kitchens. The hotel is seen to be displaying its present name on a photograph of c.1870. The original hotel is no. 6 in the terrace, but now includes no. 5. The hotel was badly damaged in 1984 when the adjacent house to the S (No.7) was destroyed in a gas explosion.

Exterior

Range of 7 windows, facing E to the seafront. Three storeys and basement, with one of the original basement areas surviving to the front, and iron railings. The left part of the hotel, CARRYING THE NAME "CAMBRIAN HOTEL", is designed as a double-fronted three-window house with a central porch. The raised lettering of the name is worked in the render. The letters are about 0.4 m in height in a serif style and are an interesting survival of unsophisticated mid-Victorian display lettering. The middle part of the hotel, carrying the words "Hotel Entrance" on a board, is a narrow two-window unit with a coachway FORMERLY LEADING to the rear yard, now disused and the entrance screened off. The right part (no. 5) is a single-fronted two-window house. The whole front is rendered and painted. Slate roof and tile ridge, with a rendered brick end-chimney at the left. At the right is a rendered chimney which is probably shared with the adjacent Swn y Môr Hotel. The door and window frames are all now replaced in original openings. At the rear there are original 16-pane hornless sash-windows.

The main entrance has a Doric porch with two cast-iron columns. The old coachway entrance has a segmental arch with a keystone and stilted ends, and a separate bracketted cornice above. The doorway of the former house (no. 5) has a bracketted cornice. The ground-storey windows are large and square with moulded architraves. There are separate cornices, some with brackets. The upper windows have simple surrounds and stone sills.

Reasons for Listing

Listed as part of a fine urban group from the period when Saundersfoot was beginning to take on the character of a seaside resort; notwithstanding some loss of detail and the destruction of the adjacent building.

Setting

- 5.30 The Cambrian Hotel has an urban and coastal setting positioned on the west side of Cambrian place and has clear views of the seafront and is clearly visible from the harbour area. In its immediate foreground is the existing old coal office garden area set within the southern end of the low stone walled enclosure that surrounds the old coal office complete with a scattering of young trees. Beyond this garden area is the public seafront car park. At the time of the site visit this garden area gave the impression that it was very much an infrequently used green space that was only used by dog walkers and as a means to take a short cut from Cambrian Place to the seafront.

Assessment of Effects

- 5.31 Presently the front seafront facing façade of the Cambrian Hotel has clear views of the sea with the old coal office building and its later constructed retail units within peripheral view to the north. The construction of the new proposed retail units, the proposed events plaza and the new extension to the old coal office will introduce a new component into the setting of this listed building and will certainly compromise the existing view of the seafront to a degree. However, given that the proposed development of the new retail units are fairly low in height being sympathetic to the setting and views afforded to the Cambrian Hotel, the degree to which the view of the seafront is affected is confined to street level only.

- 5.32 Given the above considerations, it is predicted that the indirect effect on this high value designated site as a whole will be of *Moderate* magnitude and therefore of *Moderate/Major* significance. However, given that the garden area immediately east of the Cambrian Hotel is presently a rather infrequently used space and fairly neutral in respect of activity, especially out of season, the introduction of beneficial activity in this area will encourage inward investment and confidence in the area, whilst also enhancing the special qualities of the Conservation Area and in particular around the Saundersfoot Harbour. As such, in view of these conservation area considerations, it is predicted that the indirect effect on this high value designated site, in accordance with the PCNPA 2011 report, will be of only *Minor* magnitude and therefore of only *Moderate/Minor* significance, but also positive and beneficial to the Saundersfoot community.

2) Swn y Mor Hotel (LB No. (LB No. 6096)

- 5.33 The following is the official listing text for the Grade II listed Swn y Mor Hotel.

History

Built in the 1860s as part of the same development as the Cambrian Hotel. For most of its history it has probably been a private house, but shortly before the War it had become a bank. It was still a bank in the 1970s but it has in recent years been converted to a hotel.

Exterior

Three storeys and basement with a basement area at the front, two windows. Roughcast and painted. Roof of slates with a tile ridge. To the left is a rendered chimney probably shared with the Cambrian Hotel. To the right another brick chimney. The entrance door and hallway are at the right. Large square ground storey window with surrounding moulded architrave; upper windows have a simple render surround with ears. Doors and windows all replaced in original openings. At the right of the elevation is a broad and shallow plain stone pilaster marking the end of the terrace. (A corresponding one at the left end of the terrace was lost with the destruction of no. 7 in 1984.)

Reasons for Listing

Listed as part of a fine urban group from the period when Saundersfoot was beginning to take on the character of a seaside resort; notwithstanding minor loss of detail.

Setting

- 5.34 As with the Cambrian Hotel, the Swn y Mor Hotel also has an urban and coastal setting positioned on the west side of Cambrian place. Swn y Mor also has clear views of the seafront and is clearly visible from the harbour area given that it is attached to the Cambrian Hotel. In its immediate foreground is the old coal office with retail outlets with the old coal office garden area and low stone enclosure wall immediately to the south complete with a scattering of young trees. Beyond this garden area is the public seafront car park. As with the Cambrian Hotel already discussed, at the time of the site visit this garden area gave the impression that it was very much an infrequently used green space that was only used by dog walkers and as a means to take a short cut from Cambrian

Place to the seafront.

Assessment of Effects

- 5.35 Presently the front seafront facing façade of the Swn y Mor Hotel has clear views of the sea and the old coal office building, garden picnic area and the 1960s constructed retail units. The construction of the new proposed retail units, the proposed events plaza and the new extension to the old coal office will introduce a new component into the setting of this listed building and will certainly compromise the existing view of the seafront and even street view to a degree. However, given that the proposed development of the new retail units are fairly low in height being sympathetic to the setting and views afforded to the Swn y More Hotel, the degree to which the view of the seafront is affected is again confined to street level only.
- 5.36 Given the above considerations, as with the Cambrian Hotel, it is predicted that the indirect effect on this high value designated site as a whole will be of *Moderate* magnitude and therefore of *Moderate/Major* significance. However, given that the garden picnic area immediately east of the Swn y Mor Hotel is presently a fairly infrequently used space and rather neutral in respect of activity, especially out of season, the introduction of beneficial activity in this area will encourage inward investment and confidence in the area, whilst also enhancing the special qualities of the Conservation Area and in particular around the Saundersfoot Harbour. As such, in view of these conservation area considerations, it is predicted that the indirect effect on this high value designated site, in accordance with the PCNPA 2011 report, will be of only *Minor* magnitude and therefore of only *Moderate/Minor* significance, but also positive and beneficial to the Saundersfoot community.

3) The Hean Inn (LB No. 6097)

- 5.37 The following is the official listing text for the Grade II listed Hean Inn.

History

Built c.1840. The Inn was originally known as the Picton Castle Inn, and was held by the Saundersfoot Railway and Harbour Company as lessees under the Picton Castle estate; but by 1887 had been renamed the Hean Castle Hotel. There is no known connection with Hean Castle. Major alterations were carried out c.1890: a full height porch was added at the front, the parapet of which rises higher than the general parapet level. A single-storey porch was added at the W side, where the ground rises sharply, entering the first floor. A projecting block was also added at the centre of the E side, containing windows at levels intermediate to those of the main structure, and so probably originally containing staircases. The original roof outline facing E and W was concealed behind a crenellated parapet. These alterations appear on a photograph dated 1893.

In c.1960, when the Hean was owned by Mr Wyndham Thomas, a flat roof was added above the crenellations, creating space for a windowless storage storey at the top of the building. In 1979 the bar was extended E into the former stables area.

Exterior

A building in a simple Victorian Tudor style, three storeys and an attic, the latter concealed behind a deep parapet with a later overall flat roof. Rendered and painted stonework. Corbelled parapets to the main walls, now capped with a later roof. Shallow string courses at 1st and 2nd floor levels.

Three-window elevations to W, S and E. The main elevation faces S. A full height central porch rises to above the general roof and terminates in blind machicolations. There is a single storey porch at E and a two storey extension at W. The main windows have two deep thin timber mullions and a transom, deeply chamfered, and a Tudor label mould. The front opening and the side windows of the porch have two-centred pointed openings and label moulds.

Reasons for Listing

Listed as a prominent building in the development of Saundersfoot, in a striking and unusual style.

Setting

- 5.38 As with all of the buildings around Cambrian Place and at the east end of the high street, the designated Hean Inn has an urban and coastal setting positioned at the east end of the high street and at the juncture of the northern end of Cambrian Place. The Hean Inn has clear views looking toward the harbour area and the seafront to the east. In its immediate foreground is the northern sensory garden area of the rectangular old coal office enclosure, presently laid out and used frequently as a sensory garden. Further south from the garden area is the old coal office building that lies some 44m away from the Hean Inn, partly obscured by young trees.

Assessment of Effects

- 5.39 Presently the Hean Inn has clear views of the seafront, the car park, the old coal office building and the sensory garden, with further distant views over Cambrian Place and beyond. The construction of the new extension on the old coal office building and the proposed canopy area will introduce a new component into the setting of this listed building, but its outward views will not be significantly affected and will not compromise the existing view of the seafront or even street view. From the Hean Inn the newly proposed retail units and plaza event area will not be visible from this designated building.
- 5.40 Given the above considerations, it is predicted that the indirect effect on this high value designated site as a whole will be of *Minor* magnitude and therefore of only *Moderate/Minor* significance. However, as well as this indirect effect, the introduction of beneficial activity from what the proposals will bring to the area in this area, will encourage inward investment and confidence in the area, whilst also enhancing the special qualities of the Conservation Area and in particular around the Saundersfoot Harbour. As such, in view of these conservation area considerations, it is also predicted that the indirect effect on this high value designated site will also be positive and beneficial.

4) Saundersfoot Conservation Area

- 5.41 Following extensive consultations, the historic core of Saundersfoot was designated a Conservation Area in September 1995. (Following further consultation the boundary was amended in April 2002 to take in a portion of the beach to mean low water).
- 5.42 In 2011 Pembrokeshire Coast National Park published a report that sought to set out proposals to show how the character of Saundersfoot Conservation Area can be preserved and enhanced (see *Saundersfoot Conservation Area Proposals – Supplementary Planning Guidance to the Local Development Plan. For the Pembrokeshire Coast National Park*). This report laid out a set of Strengths, Weaknesses, Opportunities and Threats associated with the Saundersfoot Conservation Area.
- 5.43 Among the Strengths, Saundersfoot CA was considered to be a beautiful location on the coast with sandy beaches within a sheltered bay and attractive harbour. With regards heritage assets, the conservation area has 11 Listed Buildings within the Conservation Area and 35 Listed Buildings and 1 Scheduled Ancient Monument within the community area and a surrounding area rich in commercial, industrial, agricultural and maritime heritage with numerous undesignated archaeological/heritage sites and features.
- 5.44 The purpose of this report was to offer proposals that would preserve and enhance appropriately and where possible, sustainably, the special architectural, archaeological and historic qualities which contribute to the character of Saundersfoot Conservation Area. These proposals would ensure that:
- the special qualities which contribute to the character of the Saundersfoot Conservation Area are appreciated, conserved, and enhanced for their historic, architectural and aesthetic value and for the contribution they make to the quality of our lives and the local economy.
 - all new works and development respect and add to the special character of the Conservation Area and that no new works detract from or harms its character.
 - the use and management of the Conservation Area respects and adds to its special qualities and that no future use or management detracts from or harms its character.
 - the protection and enhancement of the setting of the Conservation Area.
 - development and uses comply with the policies set out in the LDP (within this document key policies are highlighted but it should be noted that the LDP is to be read as a whole and therefore other policies could also be relevant) and the objectives set out in the National Park Management Plan and the Community Plan.
 - historic buildings are conserved using best conservation practices (e.g. SPAB, Cadw etc), retaining maximum exterior and interior historic fabric, using traditional and where possible, sustainably sourced materials.

- 5.45 With regards to new development the PCNP 2011 report stresses that it is important that new development respects the character of the Conservation Area in terms of scale, materials and detail. The sensitive redevelopment or upgrading of buildings for housing, business and other uses will result in a greater capital value for the owner which will in turn encourage inward investment and confidence in the area.
- 5.46 According to this planning guidance, one of the main principles of any new re-development with the Conservation Area is to ensure that new development and redevelopment conserves and enhances the special qualities of the Conservation Area.
- 5.47 In terms of the Phase 2 development proposals and in this case, the redevelopment and retention of the old coal office building and enhancement of the southern garden area, the proposals are in accordance with the above conservation principles *i.e* they will all conserve and enhance the special quality of the Conservation Area and in particular the historic and architectural value of the surrounding harbour itself. With regards to the proposed old coal office extension, all the materials being used will be sustainable and they will all be sensitive to the historic and architectural character and setting of the existing building as well as the general character and setting of the seafront and particularly the recently approved Marine Centre of Excellence within the harbour area,
- 5.48 Regarding the redevelopment of the existing southern garden area, although this area has been a green space for some considerable time, it could be said to be in need of enhancement. Given that the proposals hope to install new retail outlets and an events plaza in the position of this existing garden area, these proposals will certainly introduce a new component to this central core of the Saundersfoot conservation area and this new component should encourage more inward investment and confidence in the area by encouraging tourism and renewed activity to the seafront. Essentially the proposed development should further enhance the special qualities of the Conservation Area.
- 5.49 In considering all of the above, it is predicted that none of the development proposals will have any significant indirect effect on the Conservation Area, therefore in accordance with the significance of effect methodology, the magnitude of indirect effect is considered to be *Minor* and therefore of *Moderate/Minor* significance, but also positive and beneficial.
- 5.50 **Significance of the remains**
- 5.51 In terms of rarity, the appraisal and the site visit identified only four new archaeological sites or features of interest within the bounds of the application area. As well as the already recorded old coal office and the position and remains of an old 19th century water stand pipe, the assessment also recorded the position of one further 19th century water stand pipe and the position of a former early 19th century cottage building, with small enclosure, toward the central northern end of the application area. The appraisal also identified the old coal office low stone enclosure wall itself. Each of these features are either early Victorian or else late Victorian in date and today the only

sites that remain visible of these at the surface today are the old coal office, built in the 1860s, the remains of a former water stand pipe and the old coal office enclosure wall. Given that this enclosure wall seems to be shown on the tithe map of 1839, its foundation or parts of it that haven't seen any repairs over the decades, must pre-date this time, suggesting its foundation date is most probably early 19th century. In relation to the industrial history of the Saundersfoot railway and harbour each of the sites identified are of significant interest archaeologically and historically and should ideally be preserved and considered in the light of any development proposals.

6 Mitigation

- 6.1 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 not considered possible or where the existence, exact location or extent of a feature is uncertain, additional mitigation measures may be required. A number of mitigation 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 or by Record

- 6.2 Preservation in situ is the preferred option for all significant cultural heritage features and can be achieved by avoiding direct physical impact upon known features through careful consideration at the design stage. However, at times this option is not feasible in relation to development proposals, as such preservation by record is the other option. In this instance, there are two known sites that will be directly impacted upon by the development proposals, the old coal office and the old coal office enclosure wall. Regarding the old coal office, although it will be impacted upon to a significant degree in light of the development proposals, the exterior west wall being covered over, the lower part of the north wall by the proposed new canopy building and the internal floors and walls removed, these measures are also believed to offer some positive and beneficial impact to a building potentially at risk as well as to offer enhancement to the Saundersfoot Conservation Area and the Saundersfoot community. Regarding the low stone enclosure wall that surrounds the southern end of the enclosure, development proposals anticipate that the greater part of this enclosure wall will be removed in order to allow clear and easy access to the proposed events plaza and retail units. However, although a greater part of this walling will be removed permanently, a large part of the walling will still survive in the northern area of the old coal office building, the area of the existing sensory garden.
- 6.3 Given these predicted direct impacts, it is recommended that the loss of these heritage assets are mitigated against by preservation by record, by undertaking a program of building recording to a level at least equivalent to English Heritage Level 1. This building recording work should be undertaken prior to any work commencing on the site and also following the demolition of the existing retail unit building in order to create a lasting record.

Evaluation

- 6.4 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 or 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 in order to avoid the features or to mitigate the development impact by other means (see 'excavation' below). In this instance, there are no known heritage assets that will be directly impacted upon by the proposed development that warrant an archaeological evaluation.

Excavation

- 6.5 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. In this instance, there are no known heritage assets that will be directly impacted upon by the proposed development that warrant an archaeological excavation.

Watching brief

- 6.6 Development impact upon minor sites, or where the absence of archaeological features has not been established by other methods, can be mitigated against 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.
- 6.7 In this instance, there are no known heritage assets that will be directly impacted upon by the proposed development. However, given that potential Mesolithic lithic material has been found before along the coast line and slightly inland in the area of the Dingle and that the fact that the area has been party to mining industry throughout the 19th century and the early 20th century, there is a slight chance that buried archaeological remains could become exposed during ground work for the creation of the proposed events plaza. As such, it is recommended that during groundwork for the proposed events plaza, retail units and services an archaeological presence is on site is required in the form of an archaeological watching brief, during all turf and top soil stripping and the cutting of any foundation and service trenches.

7 Summary of Effects and Conclusions

Direct Effects and Conclusions

- 7.1 The desk based appraisal and site visit identified four (4) elements where there will inevitably be

direct physical impact from the proposed development.

- 1) the direct physical impact on the *old coal office* building from the removal of the interior floors and walls and the covering over of the west facing external elevation with the newly proposed three storey extension and the partial covering over of the north wall by the proposed new canopy area.
- 2) the direct impact on the southern *grassed garden* area and the surrounding low enclosure wall from the creation of the proposed new plaza area and the construction of a series of retail units.
- 3) the demolition of the *existing single storey retail units* at the far west end of the old coal office enclosure, and;
- 4) the direct impact on the Saundersfoot *conservation area* itself as a whole,

1) *Old Coal Office*

7.2 The assessment of effects concluded that the proposed development on the old coal office building will inevitably have a significant impact on the building, covering and damaging external fabric, along with the anticipated complete removal of all of the existing internal floors and walls. However, given the fact that the building is in desperate need of maintenance externally and internally and the fact that the proposals are heritage related in scope, which will help promote and enhance the building's history and its community, and the fact that the proposals are in keeping with the scope of the Saundersfoot Conservation Area planning proposals, the appraisal predicts that any direct physical effect on the old coal office building from the proposals will be of *Moderate* magnitude and therefore of only *Moderate* significance and the proposals will in fact offer a positive and beneficial effect to the building as well as to the Saundersfoot community.

7.3 To reduce any predicted direct impacts on the old coal office, it has been recommended that a mitigation strategy should be put in place in the form of a program of building recording at least equivalent to English Heritage Level 1.

2) *Garden Area and Enclosure wall (Proposed plaza area)*

7.4 The desk based work has shown that apart from the enclosure wall itself, which is probably early - mid 19th century in origin, there are no known archaeological sites in the existing garden area. The site visit also did not reveal any new previously unknown sites or features. However, given that the Historic Environment Record (HER) has shown that there is the existence of possible Mesolithic activity in and around the area of the coastline of the Saundersfoot area in the form of a flint-working site in the area of the Dingle (PRN: 3678), there is a slight chance that similar archaeological remains may become exposed during any groundworks in this area. As well, there is also the chance that 19th century industrial mining remains may also become exposed during groundwork in this area. Because of this slight potential for buried archaeological features or finds becoming exposed during any groundwork in this area, it is recommended that as well as a program of photographic

recording, an archaeological watching brief is also undertaken during ground-works in this garden area as part of any future mitigation.

- 7.5 The assessment predicted that the proposed development in the existing garden area will have only a *Minor* magnitude of effect and therefore will be of only *Minor* significance.

3) Existing Retail Units

- 7.6 Inevitably due to the proposed new three storey extension to the old coal office building, the existing retail unit building will need to be demolished in its entirety and as such the direct impact on this building and its shop frontage will be permanently lost. However, this demolition will also expose the lower part of the west wall of the old coal office again which will need to be recorded.
- 7.7 The assessment of effects predicted that the impact from the proposed development on the existing retail units building will have a *Major* magnitude of effect and therefore will be of only *Major/Moderate* significance.
- 7.8 In order to reduce the severity of the impact on this building, it has been recommended that as a mitigation strategy, a program of photographic recording is undertaken prior to and following demolition of the building.

4) Saundersfoot Conservation Area

- 7.9 As a whole, the Saundersfoot Conservation Area covers an area of 20.4 hectares. The area of the proposed application site covers only 0.18 hectares. As such the area directly affected by the proposal only covers an area of only 0.88% of the entire conservation area. As such, it is predicted that the direct physical impact from the proposals on the Conservation Area will be of only *Minor* magnitude and therefore of only *Moderate/Minor* significance.

Indirect Effects and Conclusions

- 7.10 Within the 500m radius from the proposed application site, the assessment identified a total of only fourteen (14) designated sites and one (1) designated area. All of the sites were Listed Buildings (LBs), all of which have Grade II Listing. The designated area is the Saundersfoot Conservation
- 7.11 Given that the proposed development is focused entirely on the old coal office building and its associated rectangular enclosure, the setting study was focused and confined itself to those designated sites within visibility of the proposed development area only, designated sites positioned along Cambrian Place and the High Street. As such the setting study was confined to assessing the predicted indirect effect of the proposals on only three (3) listed buildings and the conservation area only. The designated sites included: the *Cambrian Hotel* (LB No. 6094), the *Swn y Mor Hotel* (LB No. 6096), *The Hean Inn* (LB No. 6097), and the *Saundersfoot Conservation Area*.

- 7.12 Regarding the Cambrian Hotel (LB No. 6094), the assessment predicted that the indirect effect on this high value designated site as a single entity in its own right will be of *Moderate* magnitude and therefore of *Moderate/Major* significance. However, given that the garden area immediately east of the Cambrian Hotel is presently a rather infrequently used space and fairly neutral in respect of activity, especially out of season, the introduction of beneficial activity in this area will encourage inward investment and confidence in the area, whilst also enhancing the special qualities of the Conservation Area and in particular around the Saundersfoot Harbour. As such, in view of these conservation area considerations, it was predicted that the indirect effect on this high value designated site, in accordance with the PCNP 2011 report, will be of only *Minor* magnitude and therefore of only *Moderate/Minor* significance, but also positive and beneficial to the Saundersfoot community.
- 7.13 Regarding the *Swn y Mor Hotel* (LB No. 6096), it was predicted that the indirect effect on this high value designated site as a single entity in its own right will be of *Moderate* magnitude and therefore of *Moderate/Major* significance. However, given that the garden picnic area immediately southeast of the Swn y Mor Hotel is presently a fairly infrequently used space and rather neutral in respect of activity, especially out of season, the introduction of beneficial activity in this area will encourage inward investment and confidence in the area, whilst also enhancing the special qualities of the Conservation Area and in particular around the Saundersfoot Harbour. As such, in view of these conservation area considerations, it is predicted that the indirect effect on this high value designated site, in accordance with the PCNP 2011 report, will be of only *Minor* magnitude and therefore of only *Moderate/Minor* significance, but also positive and beneficial to the Saundersfoot community.
- 7.14 Regarding the *Hean Inn* ((LB No. 6097), it was predicted that the indirect effect on this high value designated site as a whole will be of *Minor* magnitude and therefore of only *Moderate/Minor* significance. However, as well as this indirect effect, the introduction of beneficial activity from what the proposals will bring to the area in this area will encourage inward investment and confidence in the area, whilst also enhancing the special qualities of the Conservation Area and in particular around the Saundersfoot Harbour. As such, in view of these conservation area considerations, it is also predicted that the indirect effect on this high value designated site will also be positive and beneficial.
- 7.15 With regards to the Saundersfoot Conservation Area, given that the proposals hope to install new retail outlets and an events plaza in the position of this existing garden area, these proposals will certainly introduce a new component to this central core of the Saundersfoot conservation area and this new component should encourage more inward investment and confidence in the area by encouraging tourism and renewed activity to the seafront. Essentially the proposed development should further enhance the special qualities of the Conservation Area.

- 7.16 As such, it was predicted that none of the development proposals will have any significant indirect effect on the Conservation Area, therefore in accordance with the significance of effect methodology, the magnitude of indirect effect is considered to be *Minor* and therefore of *Moderate/Minor* significance, but also positive and beneficial.

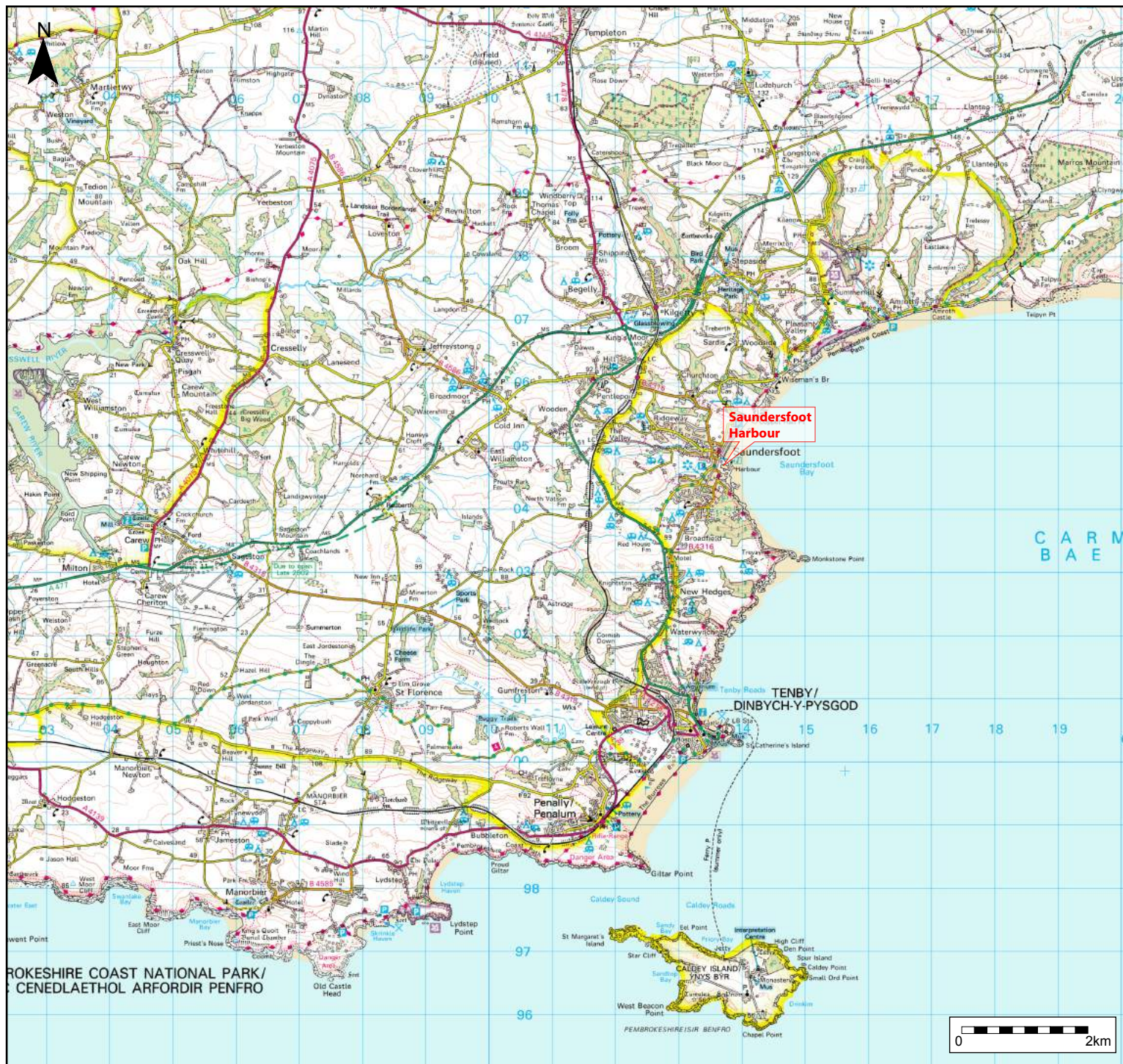
8 Bibliography & References

- Ref 1 Ancient Monuments and Archaeological Areas Act 1979
Ref 2 Town and Country Planning Act 1990
Ref 3 Planning (Listed Buildings and Conservation Areas) Act 1990
Ref 4 Historic Buildings and Ancient Monuments Act of 1953
Ref 5 Planning Policy Wales: Technical Advice Note 24 (2017)
Ref 6 PCNPA - Saundersfoot Conservation Area Proposals: Supplementary Planning Guidance to the Local Development Plan for the Pembrokeshire Coast National Park (Oct 2011)
Ref 7 *Design Manual for Roads and Bridges* (DMRB, Volume 11, Section 3, part 2 HA 208/07)
Ref 8 Samuel Lewis in 'A *Topographical Dictionary of Wales*' (1833).
Ref 9 Price, M.R.C. (1963). *The Saundersfoot Railway*. The Oakwood Press.

Ref 10 Pembrokeshire LANDMAP - Historic Landscape

APPENDIX I:

Figures



Approximate Scale (@ A4): 1:60,000

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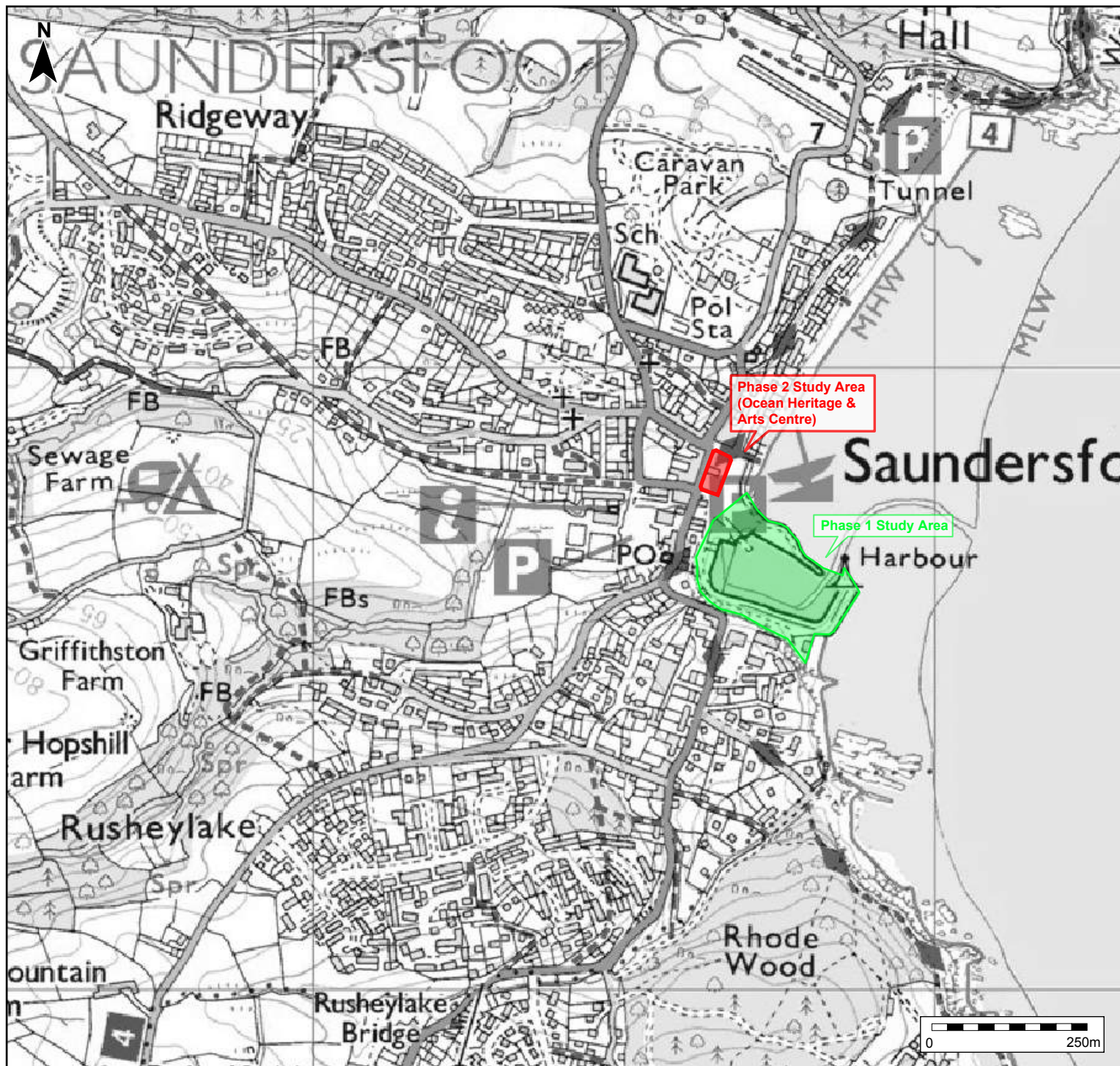
Prepared by:


Client:
 The Urbanists

On behalf of:
 Saundersfoot Harbour Authority

Project Title:
 Ocean Square Development - Phase 2

Figure 1. Site Location



Legend

- Phase 2 Study Area - Ocean Square Heritage & Arts Centre
- Phase 1 Study Area (2014)

Approximate Scale (@ A4): 1:15,000

Date: January 2018

Prepared by:

Heritage
Recording Services Wales

Client:

The Urbanists

On behalf of:

Saundersfoot Harbour Authority

Project Title:

Ocean Square Development - Phase 2

Figure 2.

Site Location (OS Explorer Map)



Legend

- Study Area (Phase 2) - Proposed Development area
- Study Area (Phase 1) - Completed and approved

Approximate Scale (@ A4): 1:1,000

Date: January 2018

Prepared by:



Client:

The Urbanists

On behalf of:

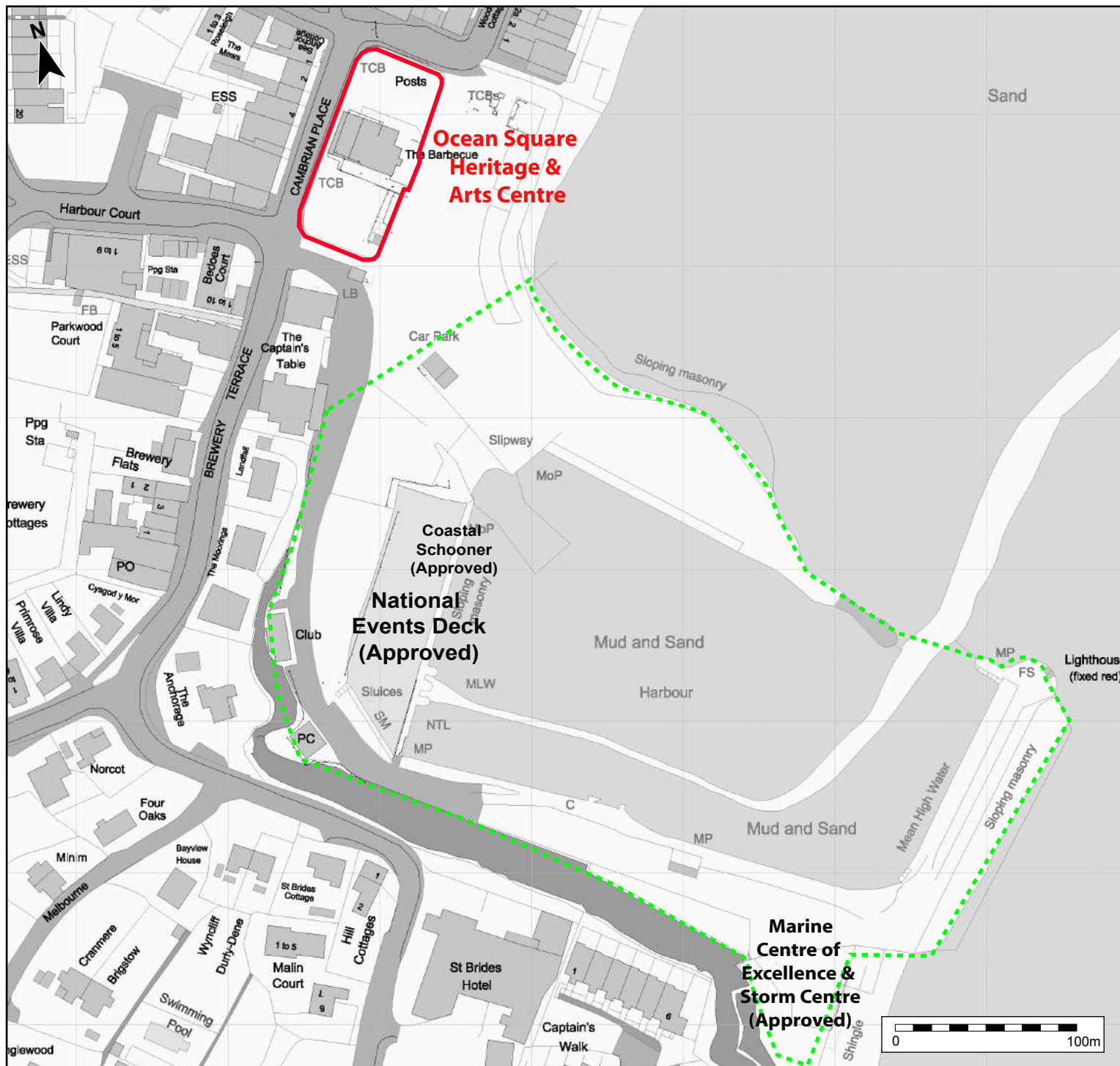
Saundersfoot Harbour Authority

Project Title:

Ocean Square Development - Phase 2

Figure 3.

Aerial Photo (2009)



Legend

- Study Area (Phase 2) - Ocean Square Heritage & Arts Centre
- Study Area (Phase 1) - Approved Development

Approximate Scale (@ A4): 1:500

Date: January 2018

Prepared by:



Client:

The Urbanists

On behalf of:

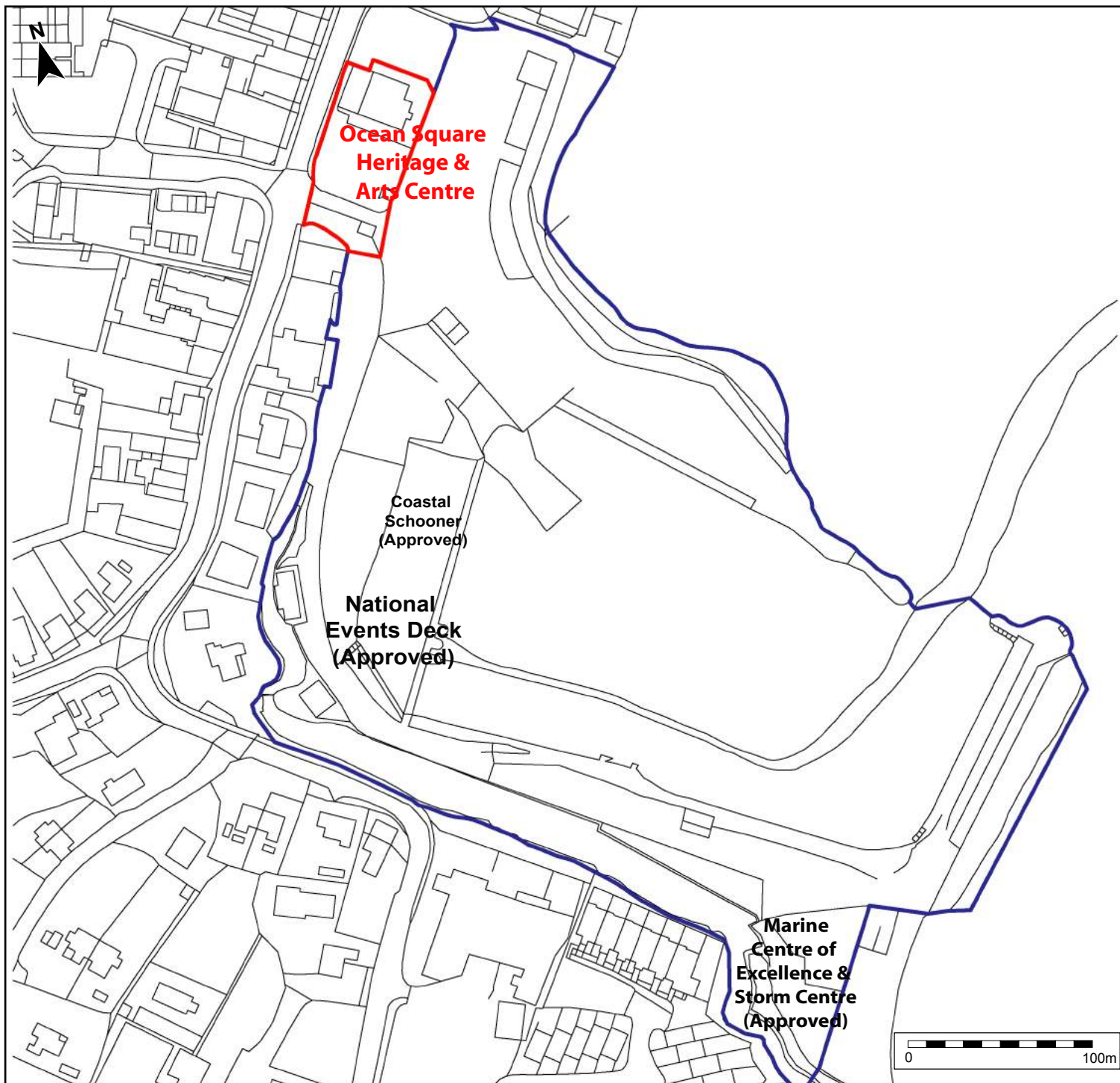
Saundersfoot Harbour Authority

Project Title:

Ocean Square Development - Phase 2

Figure 4.

Proposed Development Area



Legend

- Study Area (Phase 1) - Ocean Square Heritage & Arts Centre
- Land ownership boundary

Approximate Scale (@ A4): 1:500

Date: January 2018

Prepared by:



Client:

The Urbanists

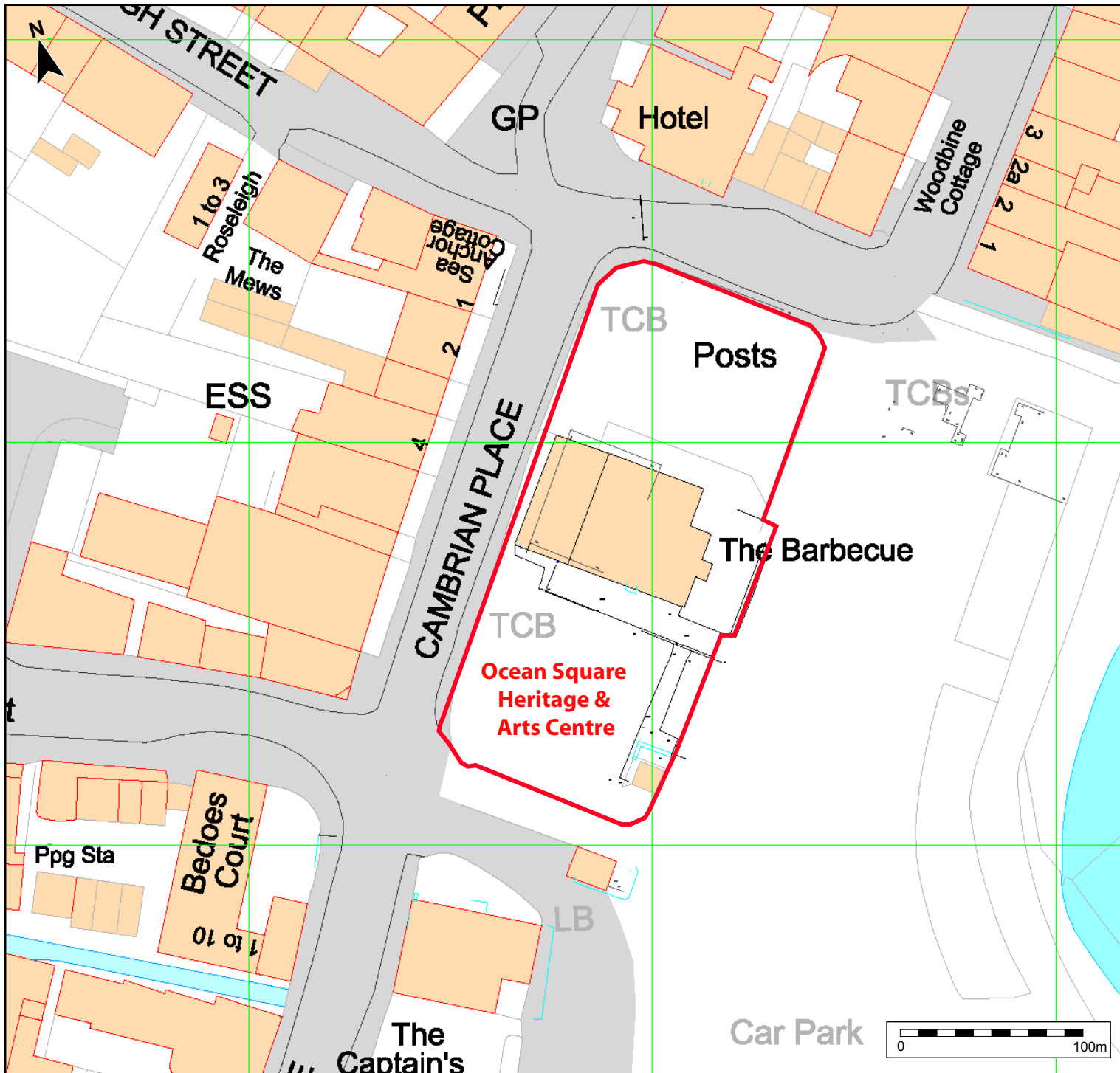
On behalf of:

Saundersfoot Harbour Authority

Project Title:

Ocean Square Development - Phase 2

Figure 4 (b) Proposed Development Area and Land Ownership Boundary



Legend

- Study Area (Phase 2) - Area of proposed Ocean Square Heritage & Arts Centre

Approximate Scale (@ A4): 1:500

Date: January 2018

Prepared by:



Client:

The Urbanists

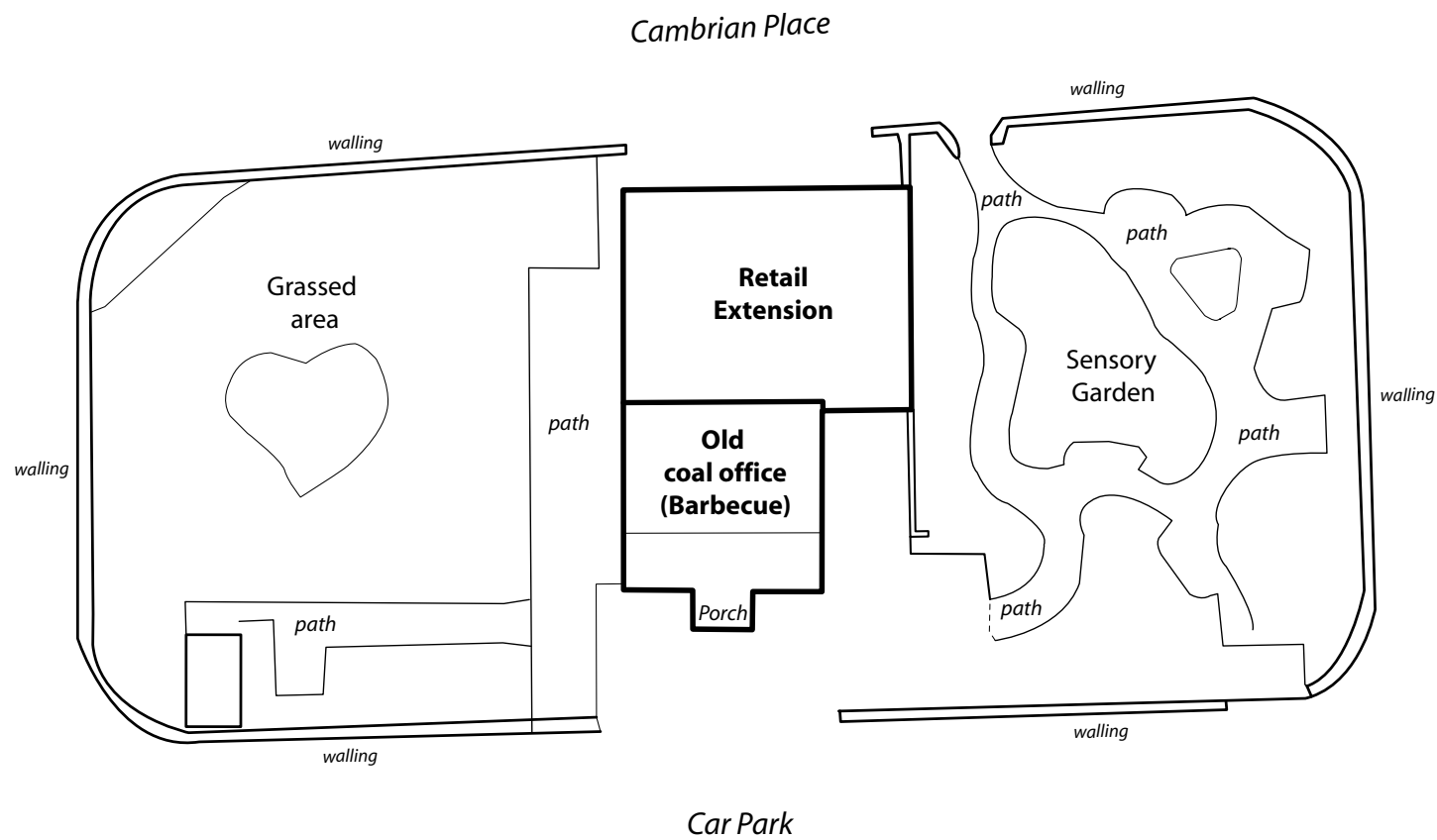
On behalf of:

Saundersfoot Harbour Authority

Project Title:

Ocean Square Development - Phase 2

Figure 5 (a). Area and extent of proposed Ocean Square Heritage & Arts Centre



Approximate Scale (@ A4):

Date: January 2018

Prepared by:



Client:

The Urbanists

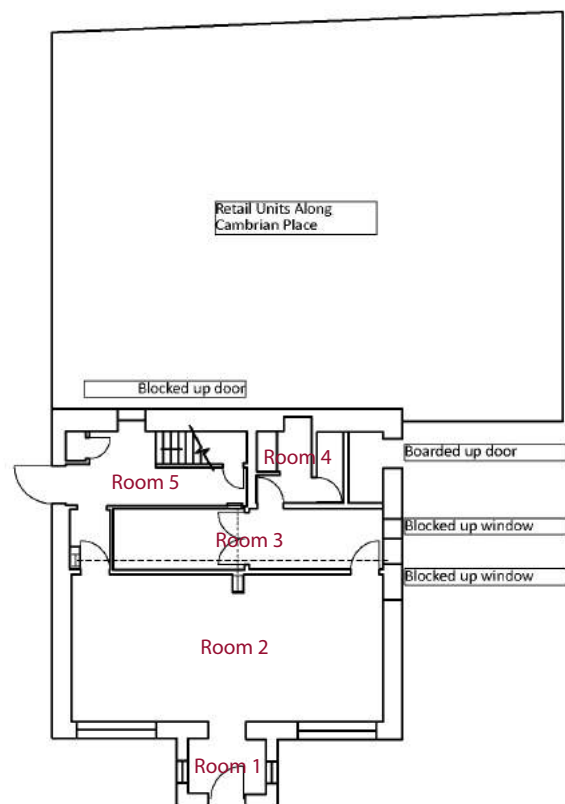
On behalf of:

Saundersfoot Harbour Authority

Project Title:

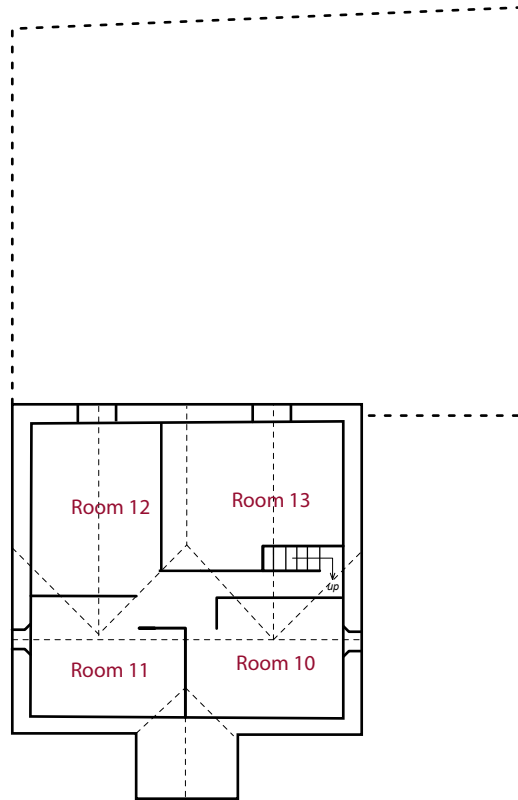
Ocean Square Development - Phase 2

Figure 5 (b). Existing ground plan of application area

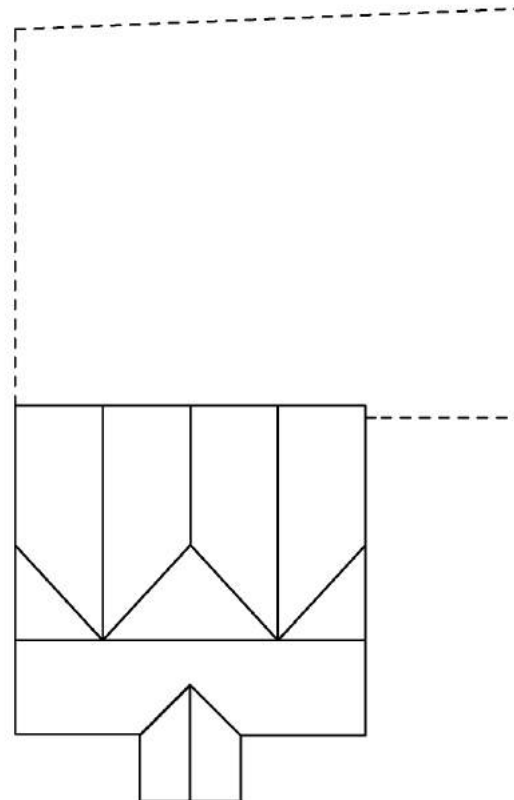


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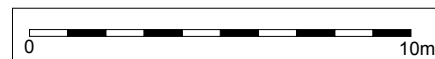
Figure 5 (c). Existing ground floor and first floor ground plan of old coal office



c) Existing upper floor ground plan of old coal office



d) Existing roof plan of old coal office



Approximate Scale (@ A4):

Date: January 2018

Prepared by:



Client:

The Urbanists

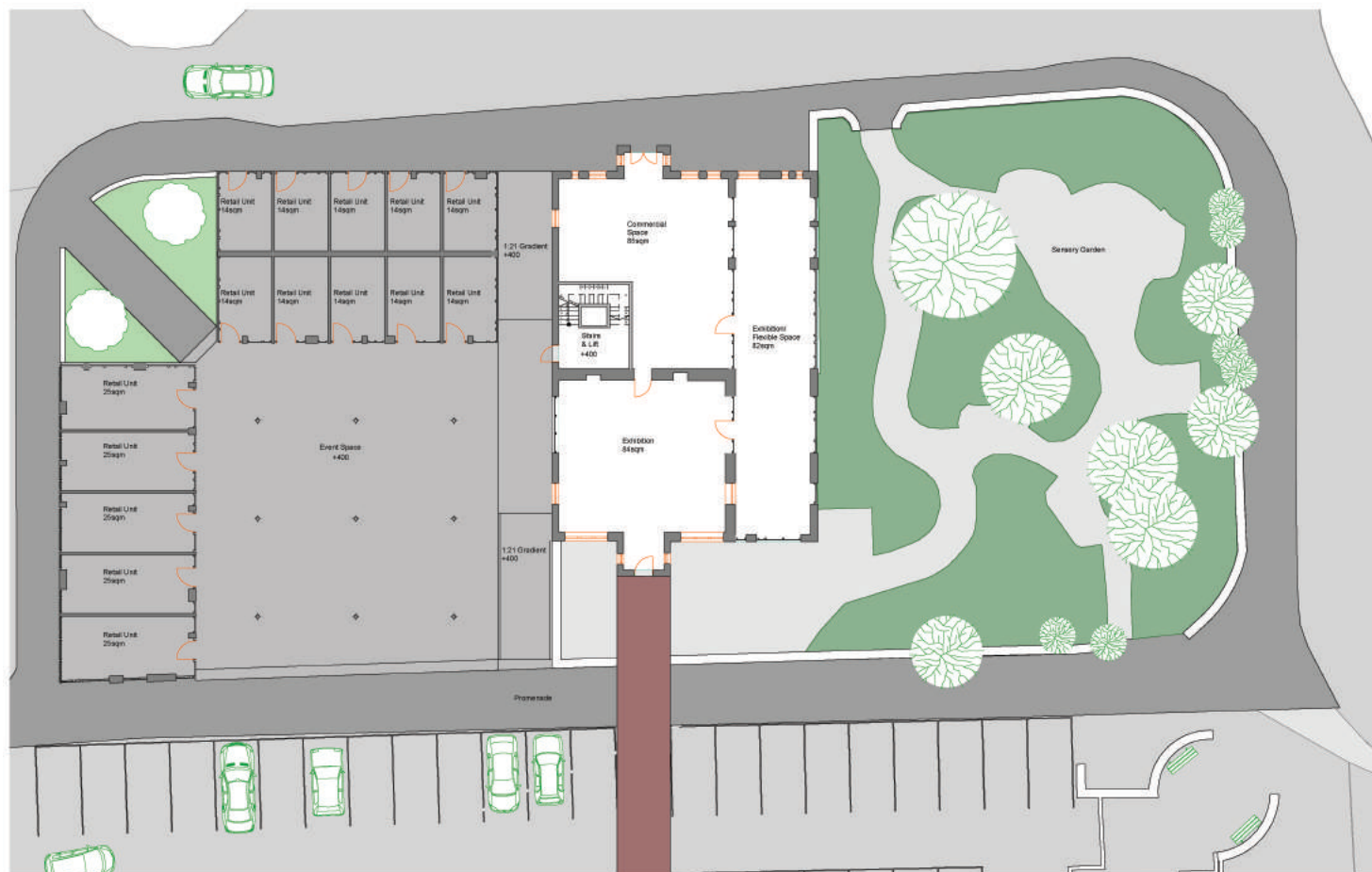
On behalf of:

Saundersfoot Harbour Authority

Project Title:

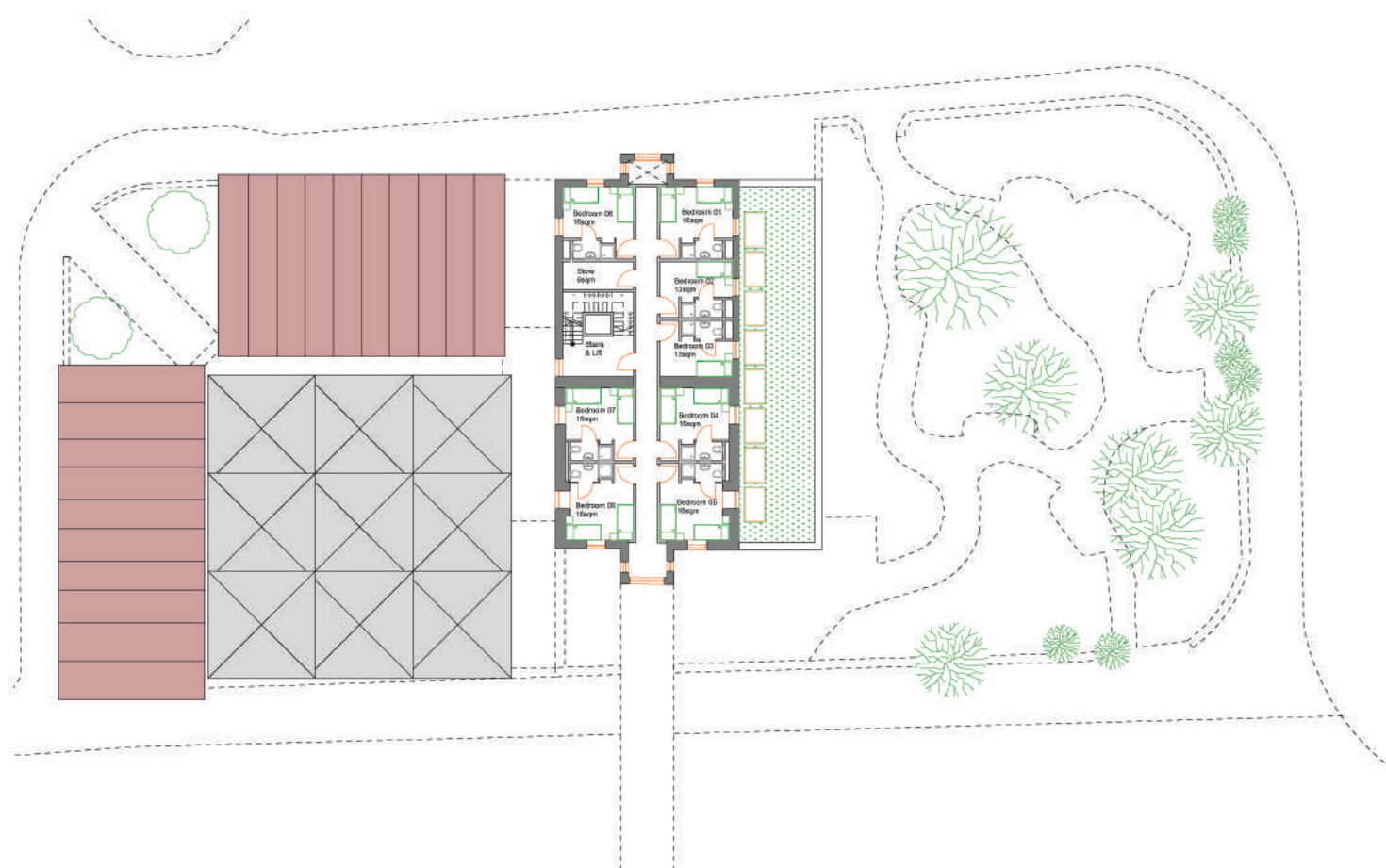
Ocean Square Development - Phase 2

Figure 5 (d). Existing upper floor ground plan and roof plan of old coal office



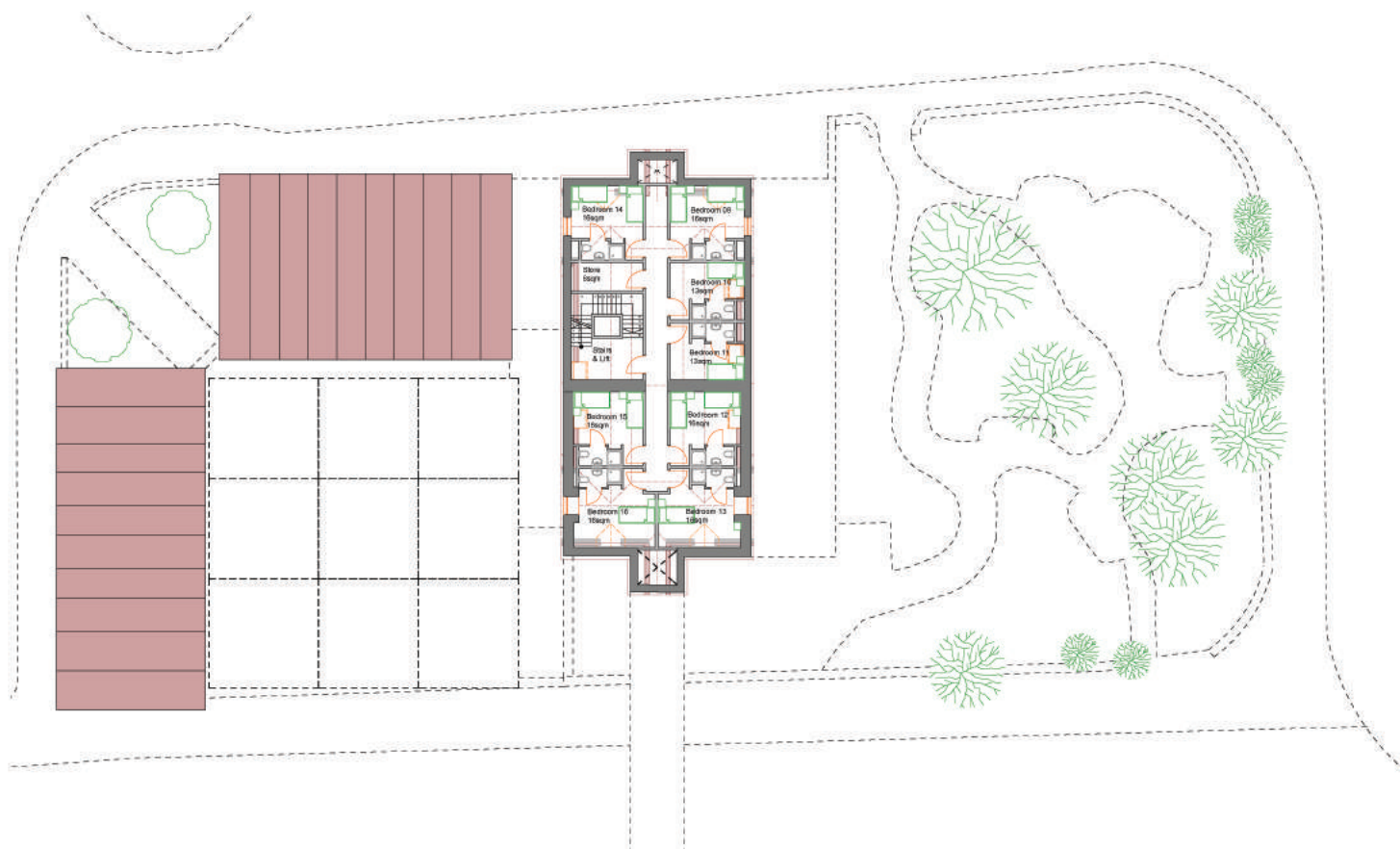
Project Title: Ocean Square Development - Phase 2	
Date: January 2018	Approx. Scale (@ A4): 1:400
Client: The Urbanists	On Behalf: Saundersfoot Harbour Authority

Figure 6 (a).
Proposed Ocean Square Heritage & Arts Centre - Proposed Ground Plan



Project Title: Ocean Square Development - Phase 2	
Date: January 2018	Approx. Scale (@ A4): 1:400
Client: The Urbanists	On Behalf: Saundersfoot Harbour Authority

Figure 6 (b).
Proposed Ocean Square Heritage & Arts Centre - Proposed First Floor Plan



Project Title: Ocean Square Development - Phase 2	
Date: January 2018	Approx. Scale (@ A4): 1:400
Client: The Urbanists	On Behalf: Saundersfoot Harbour Authority

Figure 6 (c).

Proposed Ocean Square Heritage & Arts Centre - Proposed Second Floor Plan

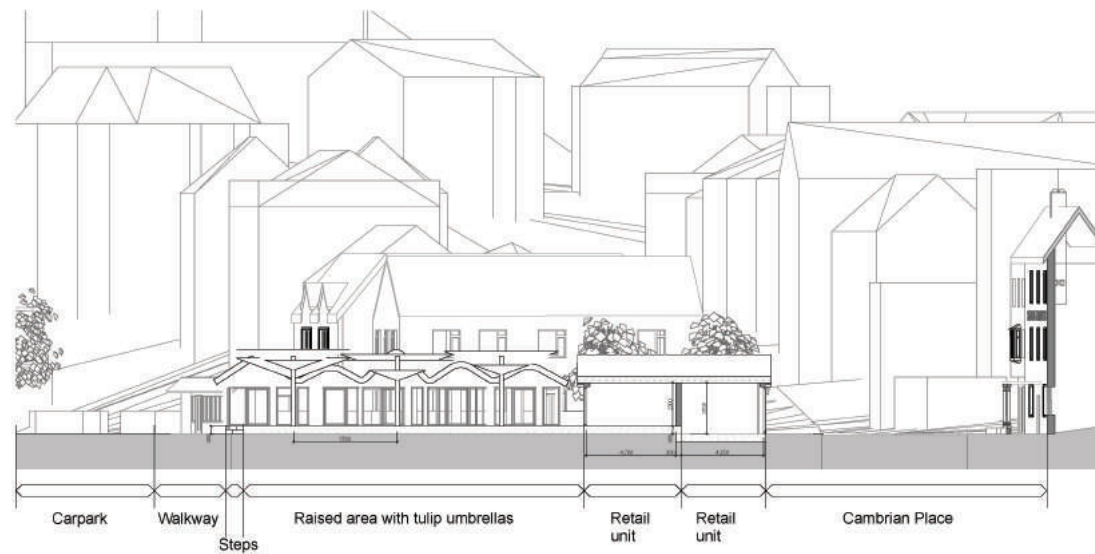


Project Title: Ocean Square Development - Phase 2	
Date: January 2018	Approx. Scale (@ A4): 1:400
Client: The Urbanists	On Behalf: Saundersfoot Harbour Authority

Figure 7 (a).

Proposed Ocean Square Heritage & Arts Centre - Southeast Facing Section

Southeast

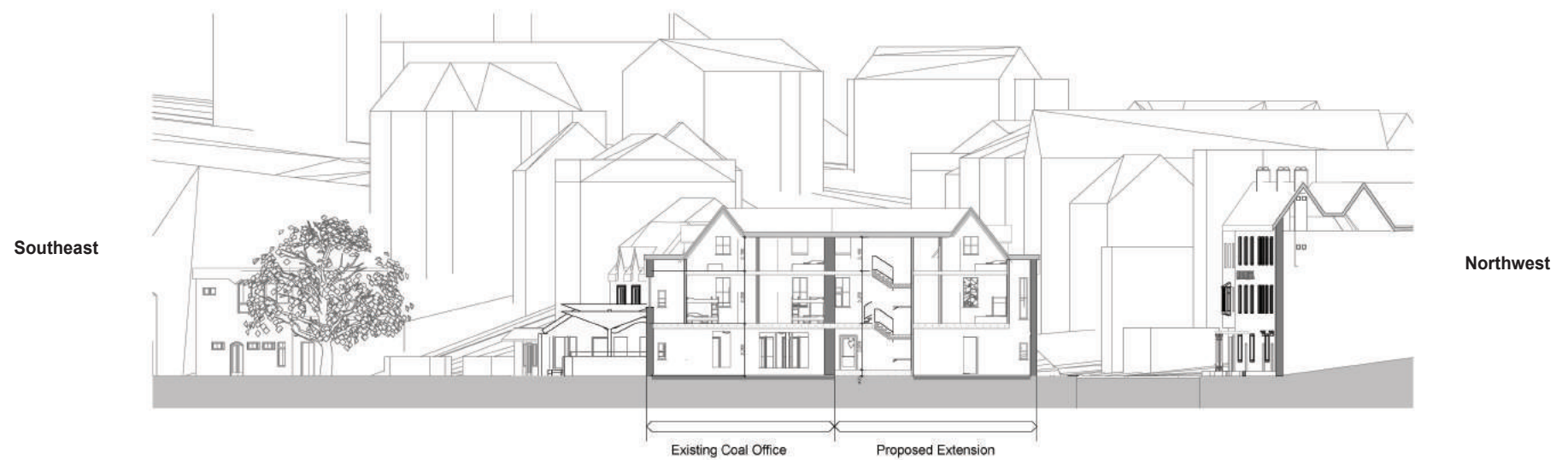


Northwest

Project Title: Ocean Square Development - Phase 2	
Date: January 2018	Approx. Scale (@ A4): 1:400
Client: The Urbanists	On Behalf: Saundersfoot Harbour Authority

Figure 7 (b).

Proposed Ocean Square Heritage & Arts Centre - Section through proposed retail area.



Project Title: Ocean Square Development - Phase 2	
Date: January 2018	Approx. Scale (@ A4): 1:400
Client: The Urbanists	On Behalf: Saundersfoot Harbour Authority

Figure 7 (c).

Proposed Ocean Square Heritage & Arts Centre - Section through coal office and extension



Saundersfoot
Harbour

Approximate Scale (@ A4):

Date: January 2018

Prepared by:

Heritage
Recording Services Wales

Client:

The Urbanists

On behalf of:

Saundersfoot Harbour Authority

Project Title:

Ocean Square Development - Phase 2

Figure 8.

OS Surveyors drawing 1809 - 1811



Legend



Approximate position of proposed development area

Approximate Scale (@ A4):

Date: January 2018

Prepared by:



Client:

The Urbanists

On behalf of:

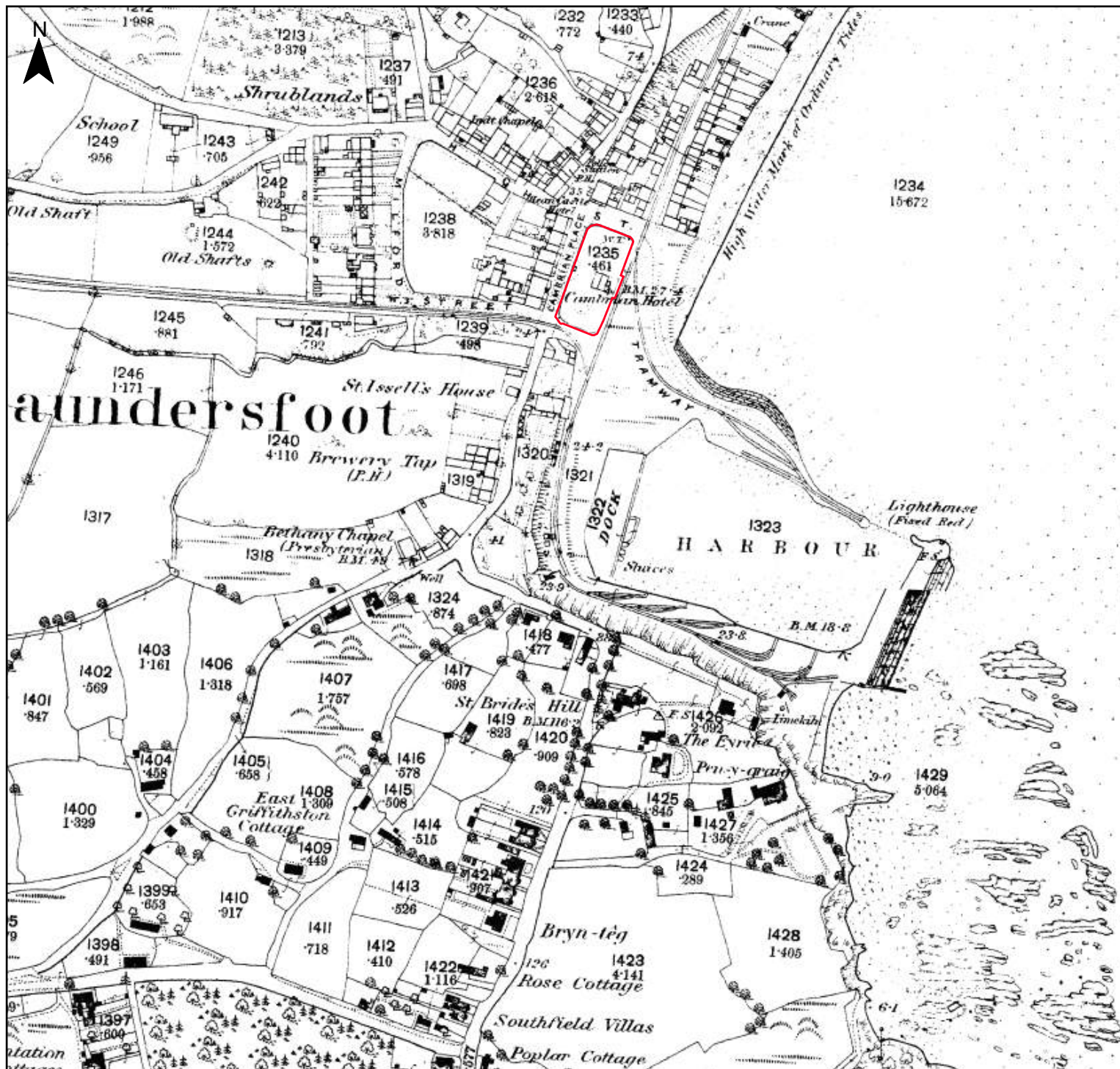
Saundersfoot Harbour Authority

Project Title:

Ocean Square Development - Phase 2

Figure 9.

Part of Tithe Map of St.Issel Parish (1839)



Legend



Proposed development area

Approximate Scale (@ A4):

Date: January 2018

Prepared by:

Heritage
Recording Services Wales

Client:

The Urbanists

On behalf of:

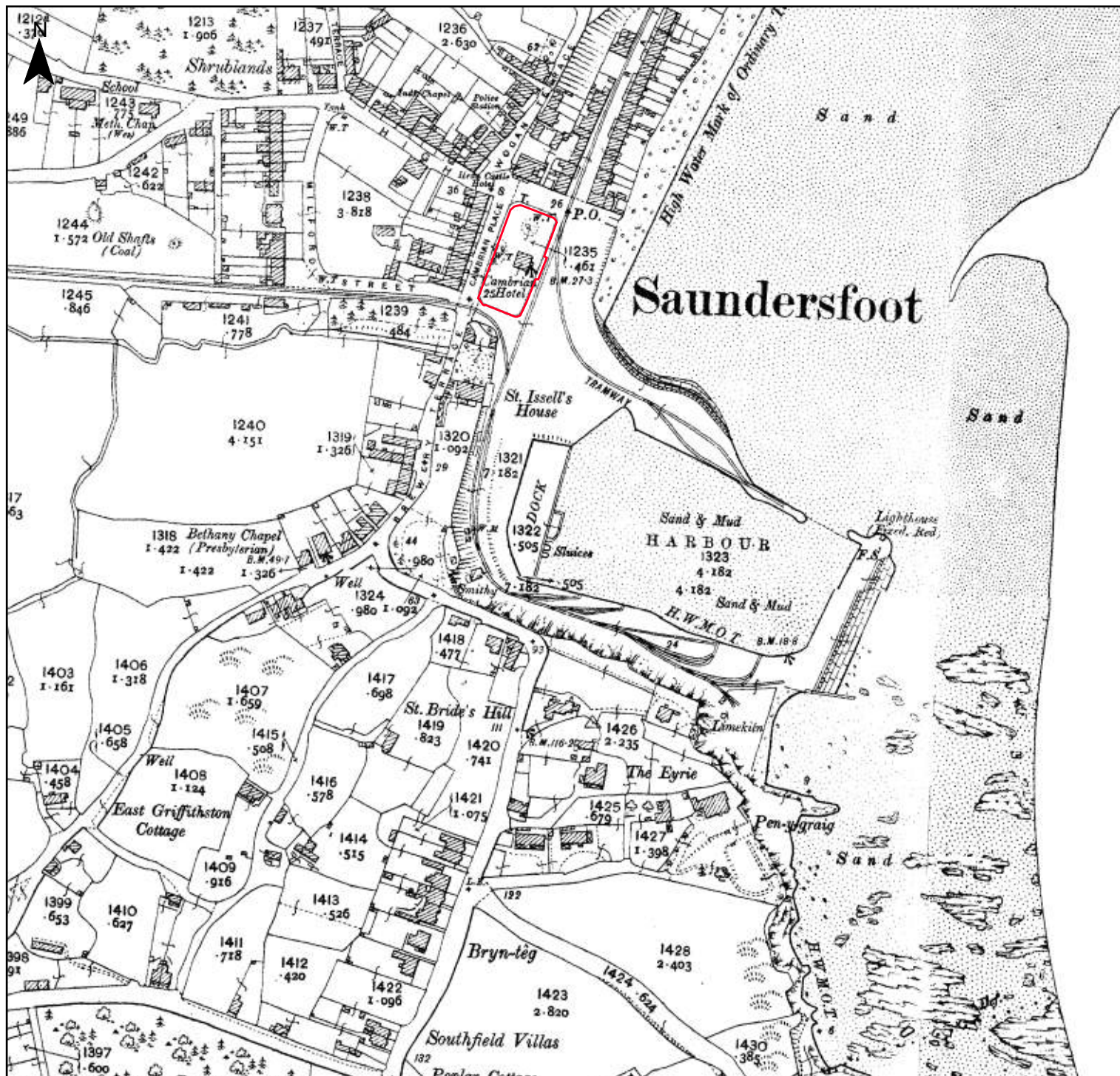
Saundersfoot Harbour Authority

Project Title:

Ocean Square Development - Phase 2

Figure 10.

OS First Edition Map (1888)



Legend



Proposed development area

Approximate Scale (@ A4):

Date: January 2018

Prepared by:

Heritage
Recording Services Wales

Client:

The Urbanists

On behalf of:

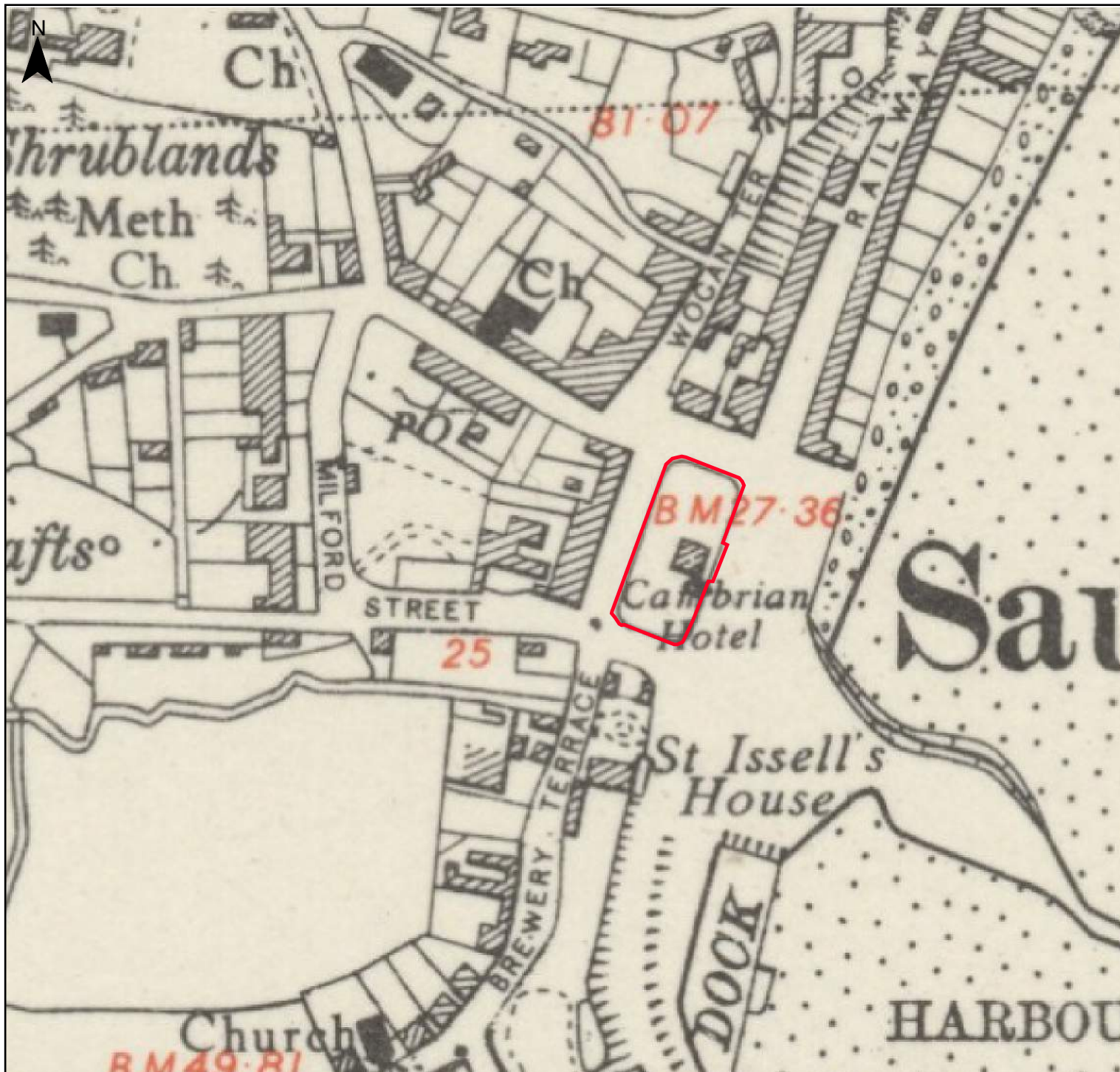
Saundersfoot Harbour Authority

Project Title:

Ocean Square Development - Phase 2

Figure 11.

OS Second Edition Map (1907)



Legend



Proposed development area

Approximate Scale (@ A4):

Date: January 2018

Prepared by:



Client:

The Urbanists

On behalf of:

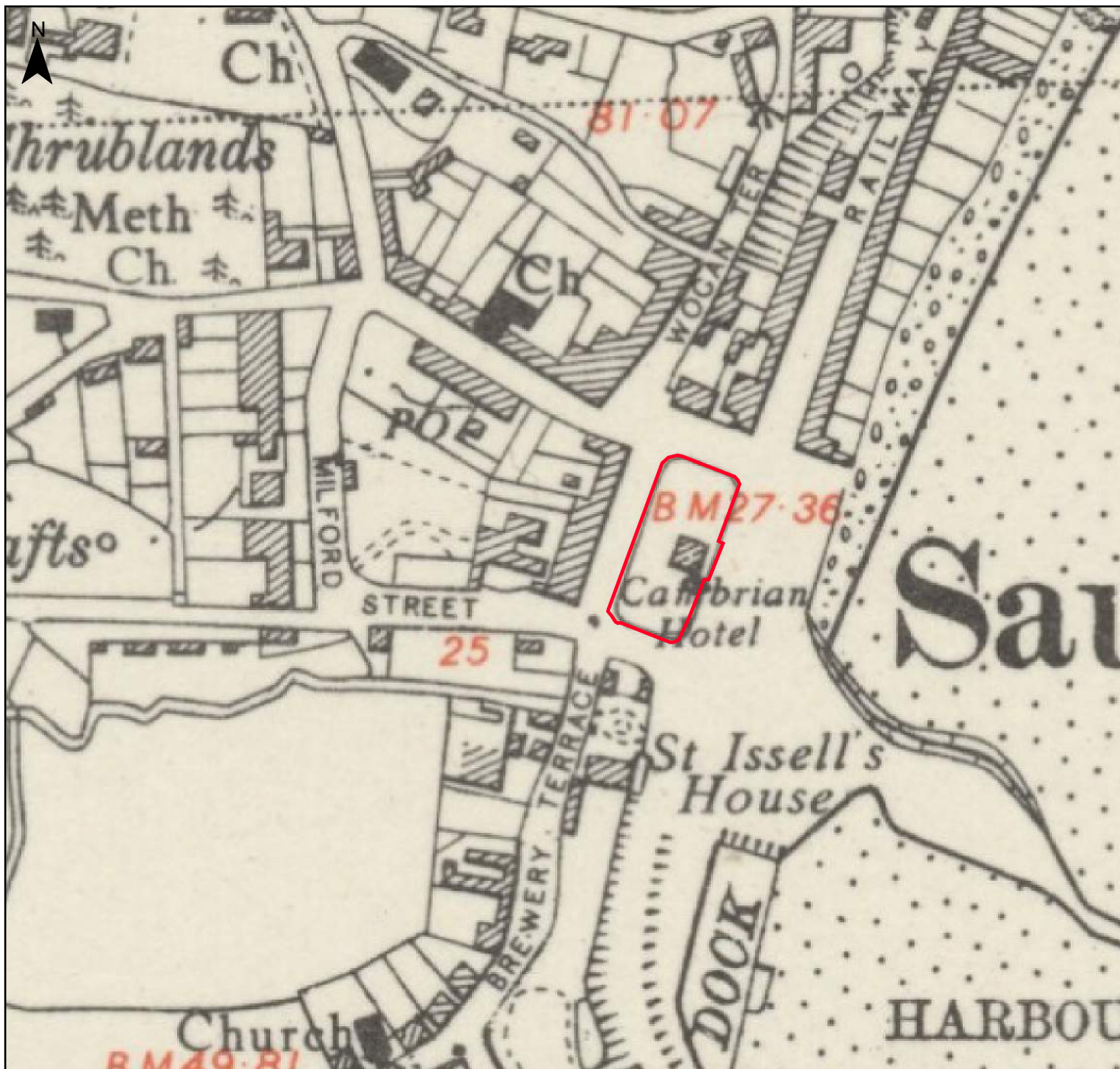
Saundersfoot Harbour Authority

Project Title:

Ocean Square Development - Phase 2

Figure 12.

OS 1938 Edition Map



Legend



Proposed development area

Approximate Scale (@ A4):

Date: January 2018

Prepared by:



Client:

The Urbanists

On behalf of:

Saundersfoot Harbour Authority

Project Title:

Ocean Square Development - Phase 2

Figure 13.

OS 1953 Edition Map



Legend



Proposed development area

Approximate Scale (@ A4):

Date: January 2018

Prepared by:



Client:

The Urbanists

On behalf of:

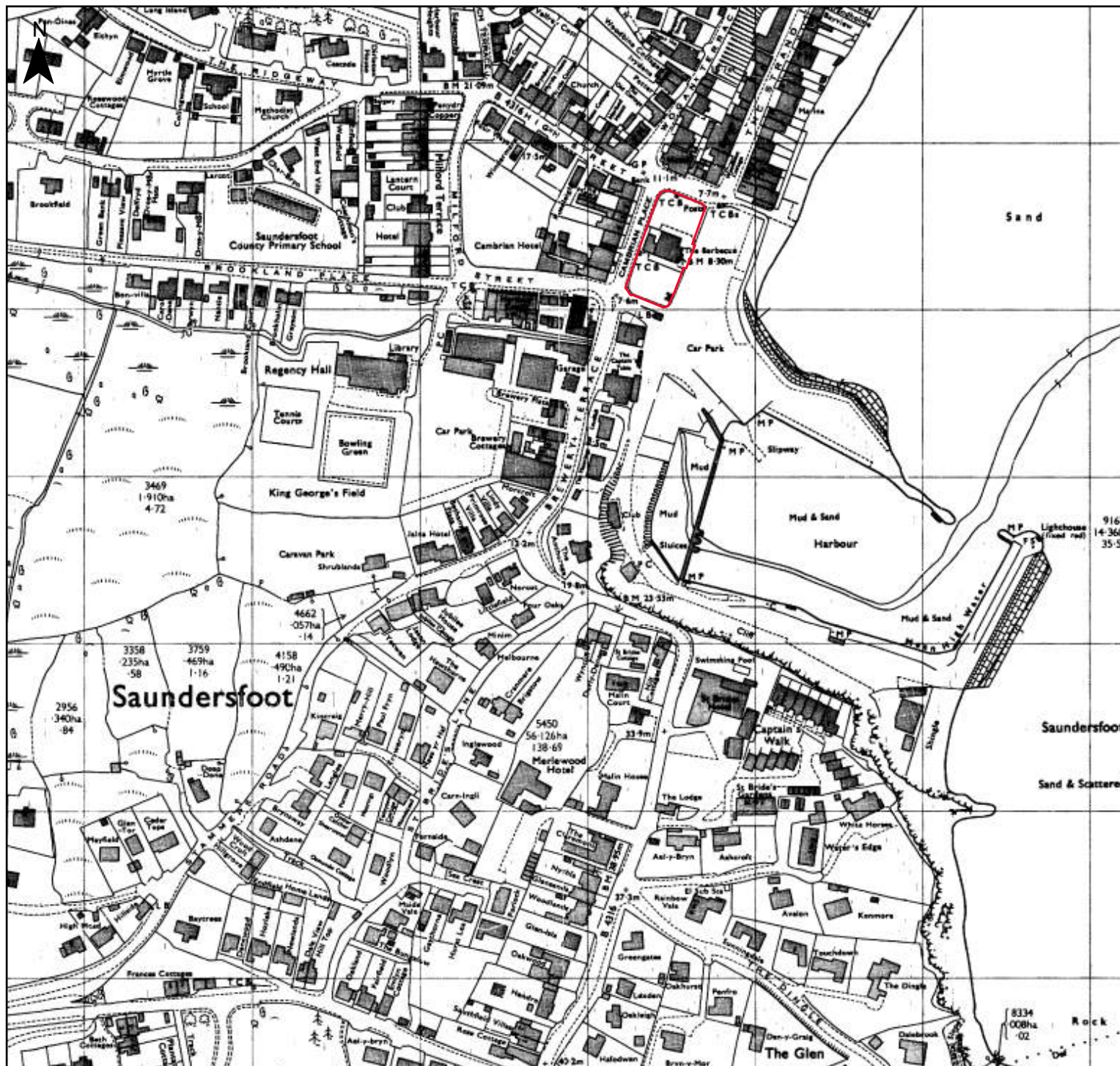
Saundersfoot Harbour Authority

Project Title:

Ocean Square Development - Phase 2

Figure 14.

OS 1967-68 Edition Map



Legend



Proposed development area

Approximate Scale (@ A4):

Date: January 2018

Prepared by:

Heritage
Recording Services Wales

Client:

The Urbanists

On behalf of:

Saundersfoot Harbour Authority

Project Title:

Ocean Square Development - Phase 2

Figure 15.

OS 1974 Edition Map



Legend

Proposed development area

Approximate Scale (@ A4):

Date: January 2018

Prepared by:



Client:

The Urbanists

On behalf of:

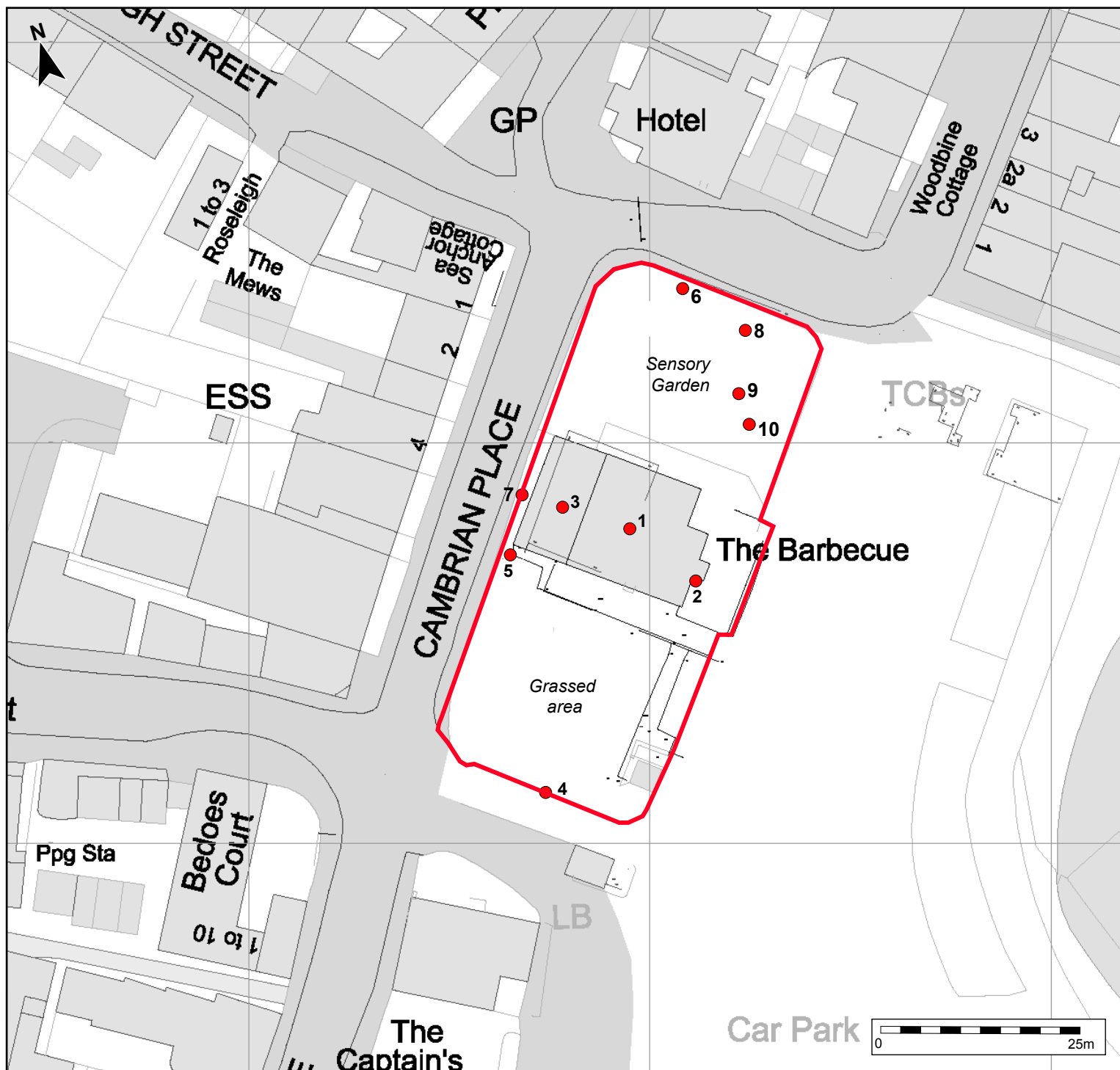
Saundersfoot Harbour Authority

Project Title:

Ocean Square Development - Phase 2

Figure 16.

RAF Aerial Photo 1946



Legend

● Archaeological site of interest

1. Bonville Court Coal Office
2. OS Bench Mark
3. 1970s extension
4. Enclosure wall
5. Position of telephone call box (TCB)
6. Position of telephone call box (TCB)
7. Former position of water tap
8. Former position of water tap
9. Position of former roofed structure as shown on Tithe map of 1839
10. Enclosure wall associated with former roofed structure as shown on Tithe map of 1839.

Approximate Scale (@ A4): 1:500

Date: January 2018

Prepared by:



Client:

The Urbanists

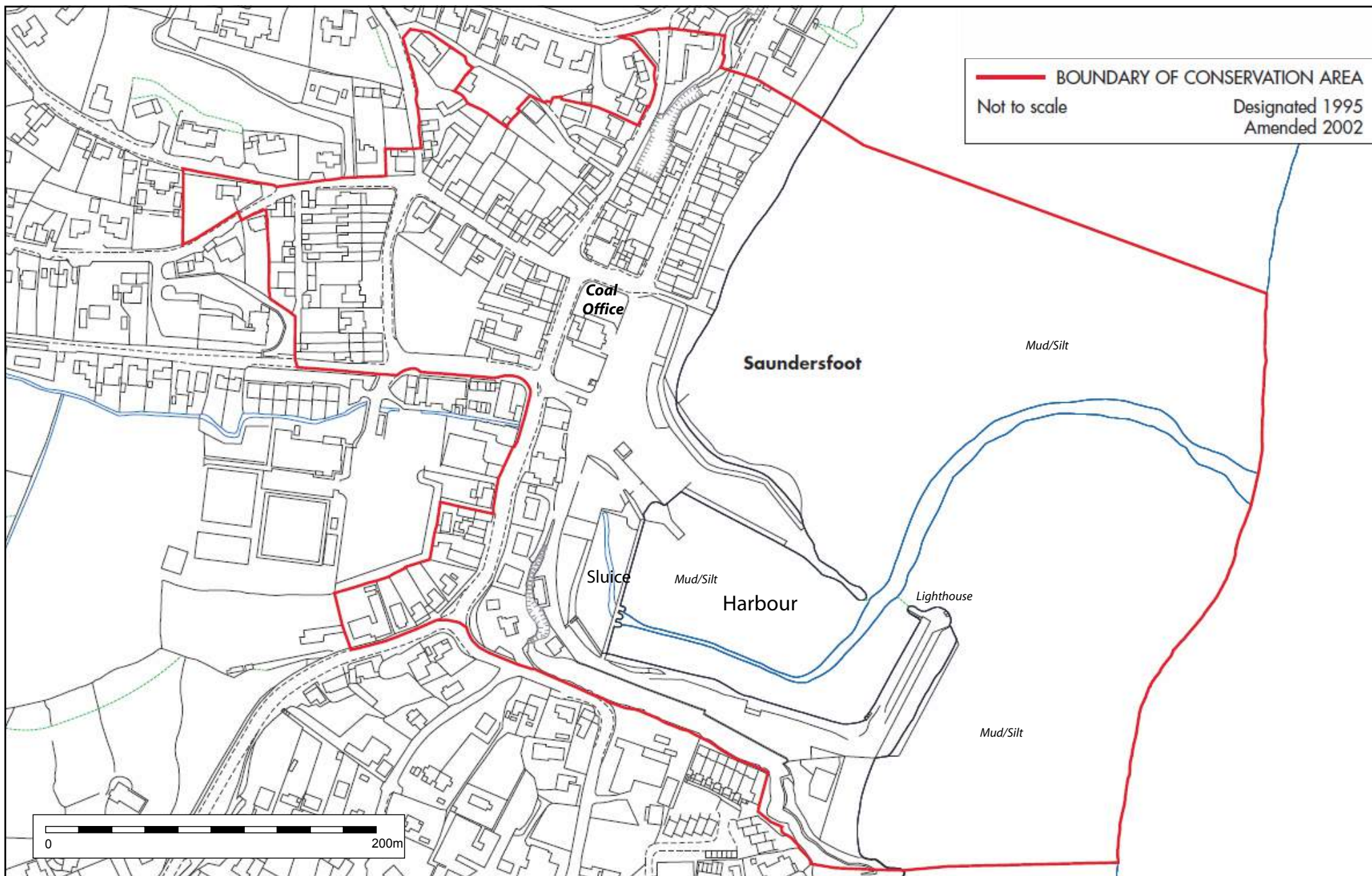
On behalf of:

Saundersfoot Harbour Authority

Project Title:

Ocean Square Development - Phase 2

Figure 17. Archaeological Sites of interest within proposed development area



Project Title: Ocean Square Development - Phase 2

Date: January 2018

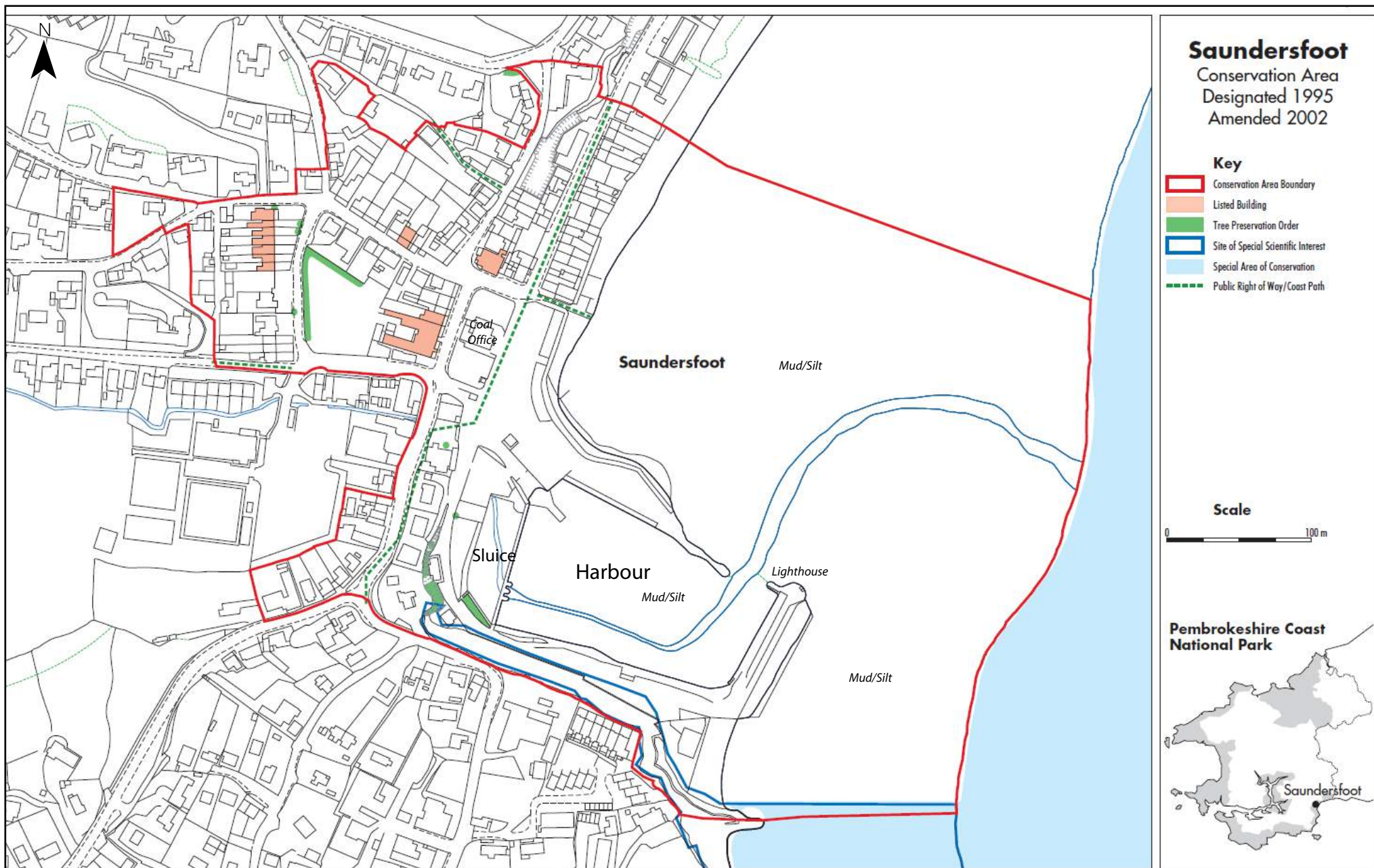
Scale:

Client: The Urbanists

On behalf: Saundersfoot Harbour Authority

Figure 18.

Saundersfoot Conservation Area Boundary Plan



Project Title: Ocean Square Development - Phase 2

Date: January 2018

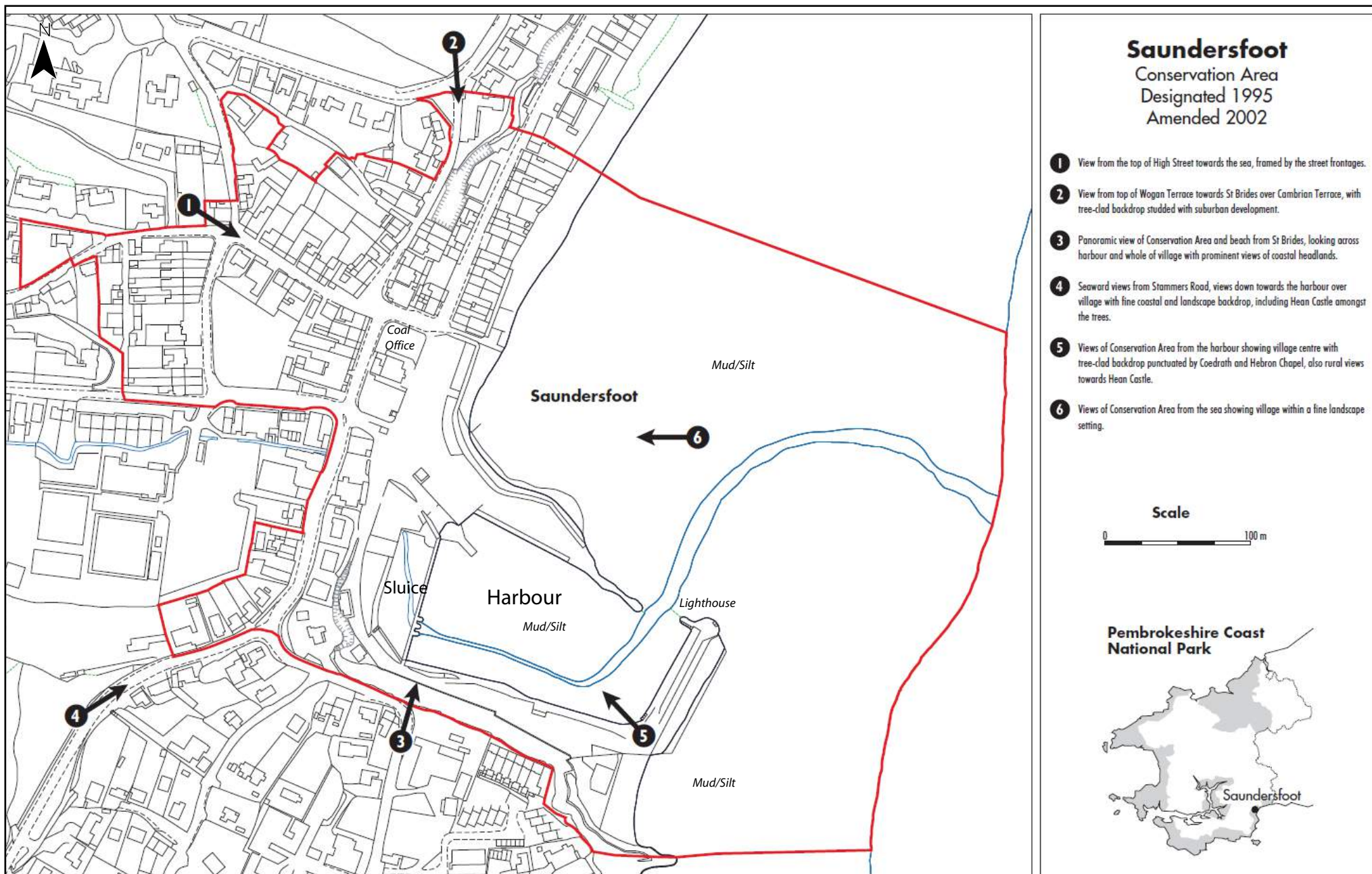
Scale:

Client: The Urbanists

On behalf: Saundersfoot Harbour Authority

Figure 19.

Saundersfoot - Conservation Area: Statutory Conservation Designations
(Adapted from PCNPA Saundersfoot Conservation Area Proposals 2011)



Project Title: Ocean Square Development - Phase 2

Date: January 2018

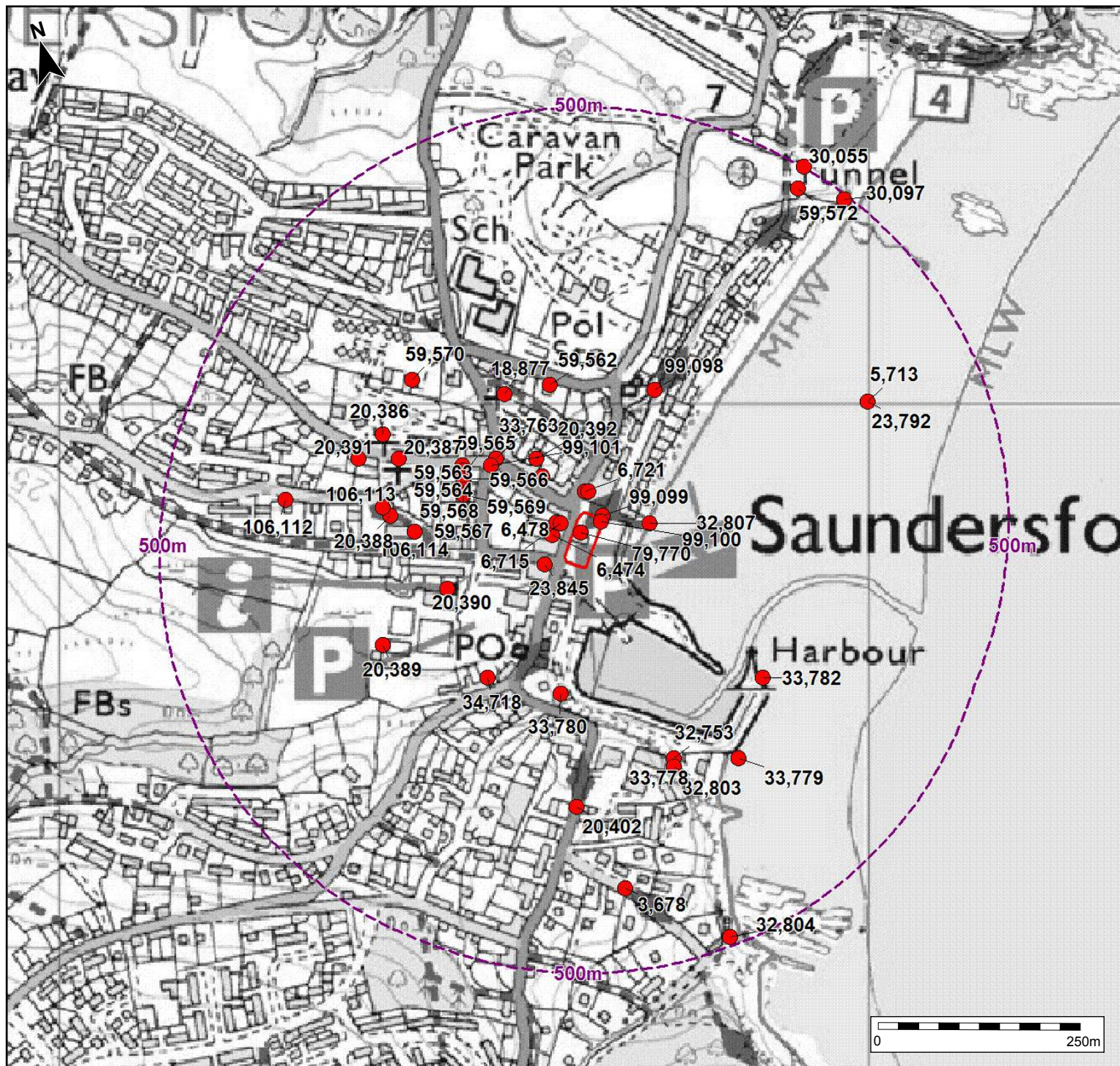
Scale:

Client: The Urbanists

On behalf: Saundersfoot Harbour Authority

Figure 20.

Saundersfoot - Conservation Area: Prominent Views into Conservation Area
(Adapted from PCNPA Saundersfoot Conservation Area Proposals 2011)



Legend

- Proposed development area
- Historic Environment Record (HER) site
- Buffer zone (meters)

Approximate Scale (@ A4): 1:7000

Date: January 2018

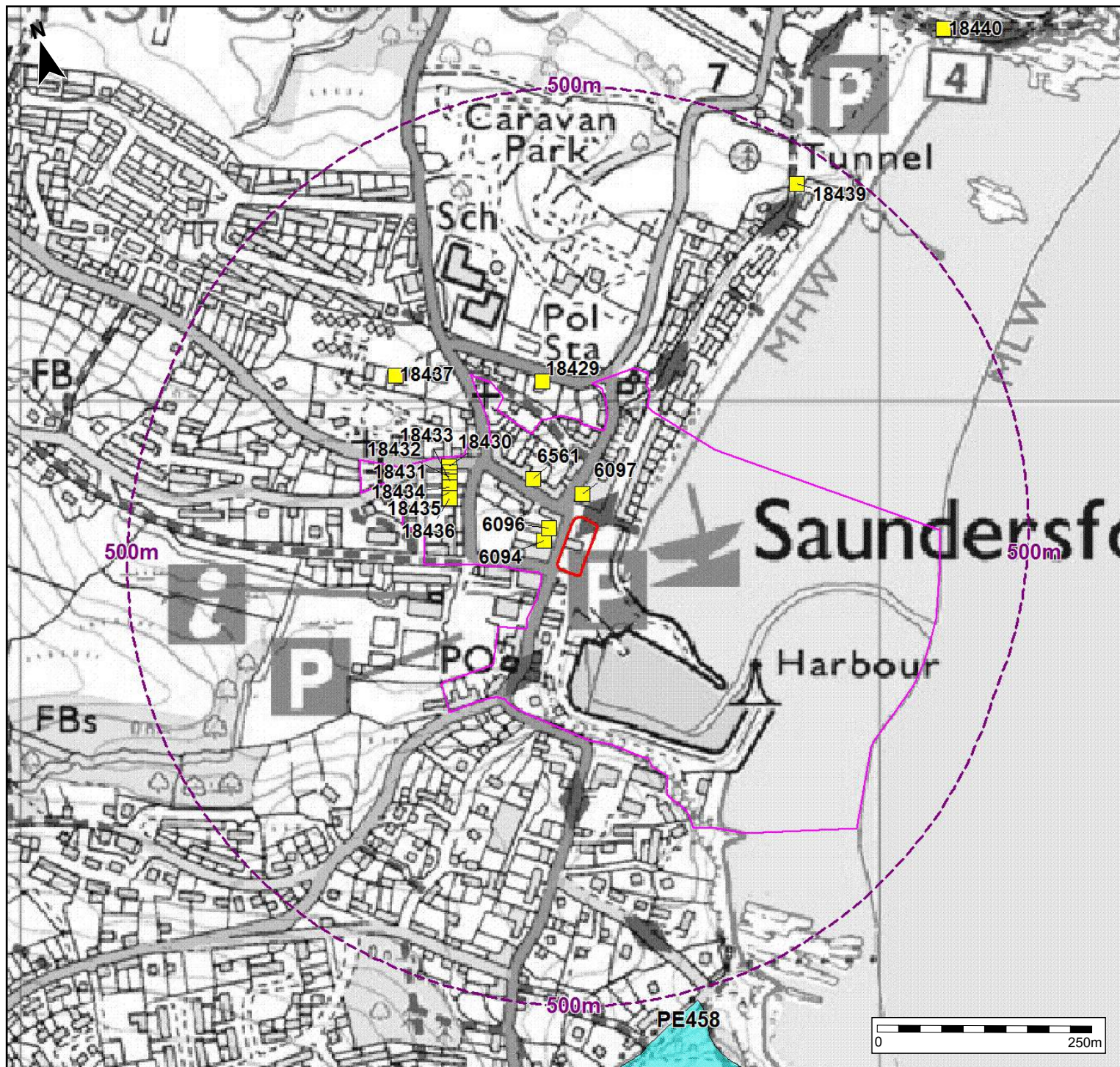
Prepared by:


Client:
 The Urbanists

On behalf of:
 Saundersfoot Harbour Authority

Project Title:
 Ocean Square Development - Phase 2

Figure 21. Historic Environment Record sites within 500m radius.



Legend

- Proposed development area
- Buffer zone (meters)
- Conservation Area boundary
- Listed building (LB)
- ◆ Scheduled Ancient Monument (SAM)

Approximate Scale (@ A4): 1:7000

Date: January 2018

Prepared by:


Client:
 The Urbanists

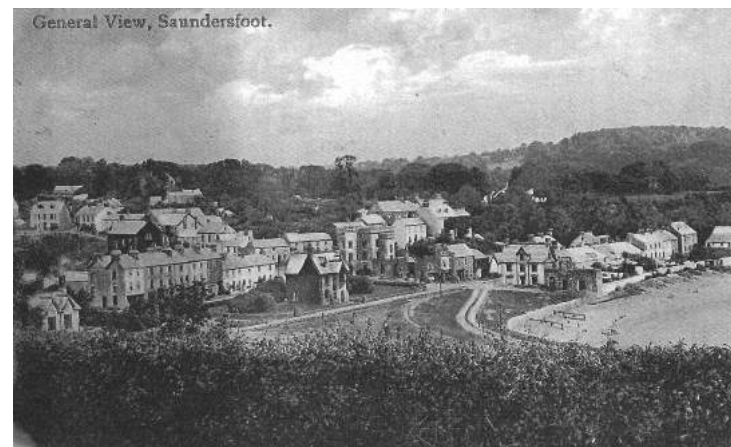
On behalf of:
 Saundersfoot Harbour Authority

Project Title:
 Ocean Square Development - Phase 2

Figure 22. Designated sites within 500m radius.



A) Photo of the Old Coal Office/ the Barbeque c. 1890-1900



B) Postcard of Saundersfoot Harbour c. 1900-1908



C) Postcard view of Cambrian Terrace c. 1900-1908



D) Photo of Saundersfoot Harbour c. 1960s from Francis Frith Collection.

Project Title: Ocean Square Development - Phase 2

Date: January 2018

Scale:

Client: The Urbanists

On behalf: Saundersfoot Harbour Authority

Figure 23.

Old images of Saundersfoot Harbour and coal office/barbeque building.

Heritage
Recording Services Wales

APPENDIX II:

Photo plates



Plate 1. View of Old Coal Office from Saundersfoot Harbour. Looking North.



Plate 2. View of Old Coal Office from Saundersfoot Harbour. Looking North.



Plate 3. View of Old Coal Office from dock area. Looking Northeast.



Plate 4. View of Old Coal Office from dock area. Looking Northeast.

Project Title:	Ocean Square Development - Phase 2	Photo Plate No's. 1 - 4	
Date taken:	December 2017		
Photographer:	Richard Scott Jones		



Plate 5. View of Old Coal Office and along Cambrian Terrace. Looking northeast.



Plate 6. View of Old Coal Office and along Cambrian Terrace. Looking northeast.



Plate 7. View of Old Coal Office from area of Bedoes Court. Looking northeast.



Plate 8. View of Old Coal Office from Bedoes Court. Looking northeast.


Project Title:	Ocean Square Development - Phase 2	Photo Plate No's. 5 - 8	
Date taken:	December 2017		
Photographer:	Richard Scott Jones		



Plate 9. View of Old Coal Office from area of Bedoes Court. Looking northeast.



Plate 10. View of Old Coal Office from Sensory Garden. Looking southwards.



Plate 11. View of Old Coal Office from Sensory Garden. Looking southwards.



Plate 12. View of Old Coal Office and existing shopfronts from Cambrian Terrace. Looking southwest.

Project Title: Ocean Square Development - Phase 2

Date taken: December 2017

Photographer: Richard Scott Jones

Photo Plate No's.

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Plate 13. View of Old Coal Office and existing shopfronts from Cambrian Terrace. Looking southwest.



Plate 14. View of Old Coal Office and existing shops from Cambrian Terrace. Looking southwest.



Plate 15. View of Old Coal Office and entrance to Sensory Garden. Looking southwest.



Plate 16. View of Cambrian Hotel from sensory garden area. Looking southeast.

Project Title: Ocean Square Development - Phase 2

Date taken: December 2017

Photographer: Richard Scott Jones

Photo Plate No's.

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Plate 17. View of Old Coal Office and existing shopfronts from Cambrian Terrace. Looking east.



Plate 18. View of Old Coal Office and existing shops from Cambrian Terrace. Looking northeast.



Plate 19. View of Old Coal Office. Looking southwest from car park area.



Plate 20. View of Old Coal Office. Looking southwest from car park area.

Project Title: Ocean Square Development - Phase 2

Date taken: December 2017

Photographer: Richard Scott Jones

Photo Plate No's.

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Plate 21. View of Old Coal Office from promenade and car parking area. Looking west.



Plate 22. View of Old Coal Office from promenade and car parking area. Looking west.



Plate 23. View of Old Coal Office from promenade and car parking area. Looking northwest.



Plate 24. View of Old Coal Office and garden area from promenade and car parking area. Looking west.

Project Title: Ocean Square Development - Phase 2

Date taken: December 2017

Photographer: Richard Scott Jones

Photo Plate No's.

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Plate 25. Spliced view looking northwards across garden area toward old coal office building.



Plate 26. Spliced view looking southwest across garden area.

Project Title: Ocean Square Development - Phase 2

Date taken: December 2017

Photographer: Richard Scott Jones

Photo Plate No's.

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Plate 27. Spliced view from end of Cambrian Terrace looking northwards across garden area toward old coal office building.



Plate 28. Spliced view looking westwards toward garden area and old coal office. The Camrian Hotel in background and the Hean Hotel to right.


Project Title:	Ocean Square Development - Phase 2	Photo Plate No's. 27 - 28	
Date taken:	December 2017		
Photographer:	Richard Scott Jones		



Plate 29. View of Old Coal Office. Looking northwards from garden area.



Plate 30. View of Old Coal Office. Looking northeast from garden area.



Plate 31. View of Old Coal Office. Looking southwards from sensory garden area.



Plate 32. View of Old Coal Office. Looking southwards from sensory garden area.

Project Title:	Ocean Square Development - Phase 2	Photo Plate No's. 29 - 32	
Date taken:	December 2017		
Photographer:	Richard Scott Jones		



Plate 33. View of Old Coal Office. Looking southwards from sensory garden..



Plate 34. View of upper front facade of Old Coal Office. Looking west.



Plate 35. View of Old Coal Office. Looking southwest from sensory garden area.



Plate 36. View of Old Coal Office projecting gable end and porch. Looking northwards.

Project Title: Ocean Square Development - Phase 2

Date taken: December 2017

Photographer: Richard Scott Jones

Photo Plate No's.

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Plate 37. View of main entrance into old coal office building. Looking west.



Plate 38. View of interior front ground floor room. Looking northwards.



Plate 39. View of interior front ground floor room. Looking northeast.



Plate 40. View of interior front ground floor room. Looking southeast.

Project Title:	Ocean Square Development - Phase 2	Photo Plate No's. 37 - 40	
Date taken:	December 2017		
Photographer:	Richard Scott Jones		



Plate 41. View of rear ground floor room. Looking south.



Plate 42. View of rear ground floor room. Looking north.



Plate 43. View of ground floor toilet. Looking northwest.



Plate 44. View of ground floor hall with stairs to first floor. Looking northwest.



Plate 45. View of ground floor hall. Looking southwards.

Project Title:	Ocean Square Development - Phase 2	Photo Plate No's. 41 - 45	
Date taken:	December 2017		
Photographer:	Richard Scott Jones		



Plate 46. View of staircase from first floor to ground floor. Looking westwards.



Plate 47. View of staircase to first floor. Looking southwards..



Plate 48. View of first floor main room. Former restaurant. Looking northwards.



Plate 49. View of first floor main room. Former restaurant. Looking southwards.


Project Title:	Ocean Square Development - Phase 2	Photo Plate No's. 46 - 49	
Date taken:	December 2017		
Photographer:	Richard Scott Jones		



Plate 50. View of first floor main room. Former restaurant. Looking southwards..



Plate 51. View of first floor main room. Former restaurant. Looking westwards.



Plate 52. View of first floor back room. Former kitchen.



Plate 53. View of first floor back room. Former kitchen.

Project Title: Ocean Square Development - Phase 2

Date taken: December 2017

Photographer: Richard Scott Jones

Photo Plate No's.

51 - 53



*Plate 54. View of first floor main room.
Former restaurant. Looking southwards..*



Plate 55. View of first floor womens toilet.



Plate 56. View of first floor mens toilet.



Plate 57. View of first floor second back room.



Plate 58. View of staircase to attic tooms.



*Plate 59. View of staircase from attic area to
first floor.*

Project Title: Ocean Square Development - Phase 2

Date taken: December 2017

Photographer: Richard Scott Jones

Photo Plate No's.

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Plate 60. View of attic room 1. Former office.



Plate 61. View of attic room 1. Former office. Looking northwest.



Plate 62. View of attic room 2. Former bedroom.



Plate 63. View of attic room 2. Former bedroom. Looking northwest.

Project Title:	Ocean Square Development - Phase 2	Photo Plate No's. 60 - 63	
Date taken:	December 2017		
Photographer:	Richard Scott Jones		



Plate 64. View of attic room 3.



Plate 65. View of attic room 2.



Plate 66. View of attic room 3.



Plate 67. View of landing/hallway in attic area.

Project Title: Ocean Square Development - Phase 2

Date taken: December 2017

Photographer: Richard Scott Jones

Photo Plate No's.

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APPENDIX III:

Site Gazetteer

APPENDIX III

Site Gazetteer

of

Historic Environment Record (HER) Sites and Designated Sites within 500m from proposed development.

A) Historic Environment Record (HER) Sites within 500m from proposed development

PRN: 3678	Site Type: Flint Working Site	PERIOD: Neolithic,Mesolithic	NGR: SN13704
Site Name: DINGLE THE			
Summary Description: A possible flintworking site and a 'soil drift' site (such soil drift sites in other parts of Pembrokeshire tended to produce Mesolithic material) shown on a distribution map in 1963 (Wainwright 1963, plate x opp p104), based on the records of AL Leach			
Site Status: Pembrokeshire Coast National Park		Community: Saundersfoot	
PRN: 5713	Site Type: Railway	PERIOD: Post-Medieval	NGR: SN140
Site Name: SAUNDERSFOOT RAILWAY			
Summary Description: The Saundersfoot railway was built between 1828 to 1834 to provide a transport link between the collieries on Lord Milfords estate and a harbour to be constructed in Saubdersfoot. The Saundersfoot Railway had two main Branches.			
Site Status: Pembrokeshire Coast National Park		Community: Saundersfoot	
PRN: 6474	Site Type: Dwelling	PERIOD: Post-Medieval	NGR: SN136100483
Site Name: CAMBRIAN HOTEL;CAMBRIAN TERRACE NO			
Summary Description: 19th century building in Saundersfoot. RPS July 2001.			
Site Status: Pembrokeshire Coast National Park,listed building		Community: Saundersfoot	
PRN: 6478	Site Type: Hotel	PERIOD: Post-Medieval	NGR: SN136150485
Site Name: SWN-Y-MOR HOTEL;CAMBRIAN TERRACE NO 4;BARCLAYS BANK			
Summary Description:			
Site Status: Pembrokeshire Coast National Park,listed building		Community: Saundersfoot	
PRN: 6715	Site Type: Dwelling	PERIOD: Post-Medieval	NGR: SN1362048
Site Name: STRAND NO.5 THE			
Summary Description: Occupied house in Begelly. RPS July 200			
Site Status: Pembrokeshire Coast National Park,listed building		Community: Begelly	
PRN: 6721	Site Type: Dwelling	PERIOD: Post-Medieval	NGR: SN1365048
Site Name: HEAN CASTLE HOTEL			
Summary Description: Occupied house in Begelly. RPS July 200			
Site Status: Pembrokeshire Coast National Park,listed building		Community: Begelly	
PRN: 15107	Site Type: Dwelling	PERIOD: Post-Medieval	NGR: SN135970490
Site Name: ROSE COTTAGE			
Summary Description: House in Saundersfoot. RPS July 200			

Site Status: pcnp,listed buildin	Community: Saundersfoot		
PRN: 18877 Site Type: Church	PERIOD: Post-Medieval	NGR: SN1355050	
Site Name:			
Summary Description:			
Site Status: Pembrokeshire Coast National Par	Community: Saundersfoot		
PRN: 20386 Site Type: Church	PERIOD: Post-Medieval	NGR: SN1340049	
Site Name: ST.BRIDES CATHOLIC CHURCH			
Summary Description:			
Site Status: Pembrokeshire Coast National Par	Community: Begelly		
PRN: 20387 Site Type: Church	PERIOD: Post-Medieval	NGR: SN1342049	
Site Name:			
Summary Description:			
Site Status: Pembrokeshire Coast National Par	Community: Begelly		
PRN: 20388 Site Type: School	PERIOD: Post-Medieval	NGR: SN1341048	
Site Name: SAUNDERSFOOT COUNTY PRIMARY SCHOOL			
Summary Description: A school is shown at this location on the 1964 Ordnance Survey map. PR February 200			
Site Status: Pembrokeshire Coast National Par	Community: Begelly		
PRN: 20389 Site Type: Dwelling	PERIOD: Post-Medieval	NGR: SN13404	
Site Name: REGENCY HALL			
Summary Description:			
Site Status: Pembrokeshire Coast National Par	Community: Begelly		
PRN: 20390 Site Type: Library	PERIOD: Post-Medieval	NGR: SN1348047	
Site Name:			
Summary Description:			
Site Status: Pembrokeshire Coast National Par	Community: Begelly		
PRN: 20391 Site Type: School	PERIOD: Post-Medieval	NGR: SN1337049	
Site Name:			
Summary Description: A school is shown at this location on the 1964 Ordnance Survey map and the First (1891) and Second (1908) Edition Ordnance Survey maps. PR February 200			
Site Status: Pembrokeshire Coast National Par	Community: Begelly		
PRN: 20392 Site Type: Church	PERIOD: Post-Medieval	NGR: SN1359049	
Site Name:			
Summary Description:			
Site Status: Pembrokeshire Coast National Par	Community: Begelly		
PRN: 20402 Site Type: Lodge	PERIOD: Post-Medieval	NGR: SN1364045	
Site Name: THE LODGE			
Summary Description: A lodge identified form Ordnance Survey Mapping. RJ 200			
Site Status: Pembrokeshire Coast National Par	Community: Begelly		
PRN: 23792 Site Type: Brickworks	PERIOD: Post-Medieval	NGR: SN140	
Site Name: HEAN CASTLE BRICKWORKS			
Summary Description: There are no obvious remains of these brickworks. The area is now in use as a caravan park. KM 199			
Site Status: Pembrokeshire Coast National Park	Community: Saundersfoot		
PRN: 23845 Site Type: Boat Yard	PERIOD: Post-Medieval	NGR: SN13604	
Site Name: RAILWAY ST;THE STRAND			

Summary Description:

Site Status: Pembrokeshire Coast National Park

Community: Saundersfoot

PRN: 30055 **Site Type:** Tramway **PERIOD:** Post-Medieval **NGR:** SN1392052
Site Name: SAUNDERSFOOT - STEPASIDE TRAMWAY

Summary Description: Route of a post mediaeval tramway between Stepside and Saundersfoot. This section of the tramway route is preserved as a path between Wiseman's Bridge and Saundersfoot. The rails and other tramway structure have been removed The tramway was built fol

Site Status: pcn

Community: Saundersfoot

PRN: 30097 **Site Type:** Culvert **PERIOD:** Post-Medieval **NGR:** SN1397052
Site Name: COPPETT HALL

Summary Description: A culvert possibly associated with construction of the Saundersfoot - Stepside Tramway. Remains of a culvert. An arch leads into the base of the cliff, which is pierced by a stone lined circular culvert. Erosion has opened the cliff behind this structure.

Site Status: pcn

Community: Saundersfoot

PRN: 32753 **Site Type:** Building **PERIOD:** Post-Medieval **NGR:** SN1376045
Site Name: SAUNDERSFOOT HARBOUR

Summary Description: This building, possibly a storehouse or shed, marked on the OS 1st ed. no longer exists. KM 199

Site Status: pcn

Community: Saundersfoot

PRN: 32803 **Site Type:** Quarry **PERIOD:** Post-Medieval **NGR:** SN1376045
Site Name: SAUNDERSFOOT HARBOUR

Summary Description: Quarry, 50m across, 20m deep, disused and now built in. KM 199

Site Status: pcn

Community: Saundersfoot

PRN: 32804 **Site Type:** Footbridge **PERIOD:** Modern **NGR:** SN1383043
Site Name: THE GLEN

Summary Description: Modern footbridge and steps leading down to beach. KM 199

Site Status: pcn

Community: Saundersfoot

PRN: 32807 **Site Type:** Slipway **PERIOD:** Modern **NGR:** SN1373048
Site Name: SAUNDERSFOOT HARBOUR

Summary Description: Modern concrete slipway. KM 199

Site Status: pcn

Community: Saundersfoot

PRN: 33763 **Site Type:** Trackway,Road **PERIOD:** Medieval;post-medieva **NGR:** SN1354049
Site Name: CHURCH TERRACE; CHURCHWAY

Summary Description:

Site Status: pcn

Community: Saundersfoot

PRN: 33778 **Site Type:** Lime Kiln **PERIOD:** Post-Medieval **NGR:** SN1376045
Site Name: SAUNDERSFOOT HARBOUR

Summary Description: This kiln has been destroyed. KM 199

Site Status: Pembrokeshire Coast National Park

Community: Saundersfoot

PRN: 33779 **Site Type:** Slipway **PERIOD:** Post-Medieval **NGR:** SN1384045
Site Name: SAUNDERSFOOT HARBOUR

Summary Description: This structure has virtually disappeared. Some concrete foundation material is present, but it is uncertain whether this belongs to this structure or something later. A modern flight of concrete steps gives access to the beach at this location. KM 199

Site Status: Pembrokeshire Coast National Park

Community: Saundersfoot

PRN: 33780 **Site Type:** Blacksmiths Worksho **PERIOD:** Post-Medieval **NGR:** SN1362046
Site Name: SAUNDERSFOOT HARBOUR

Summary Description: The smithy marked on the Ordnance Survey 1:2500 First Edition is now the site of modern public toilets. KM 199

Site Status: Pembrokeshire Coast National Park

Community: Saundersfoot

PRN: 33782 **Site Type:** Lighthouse **PERIOD:** Post-Medieval **NGR:** SN1387046
Site Name: SAUNDERSFOOT HARBOUR

Summary Description: Lighthouse on end of pier still in use. KM 1996

Site Status: Pembrokeshire Coast National Park		Community: Saundersfoot	
PRN: 34718	Site Type: Chapel	PERIOD: Post-Medieval	NGR: SN1353046
Site Name: BETHANY FLAT			
Summary Description: This was a Calvinistic Methodist chapel, built in 1868 and of the gable entry type. The status of the building was recorded by RCAHMW in 1993 as now being flats. Its current status is unknown. PR February 2003 based on RCAHMW Chapel Database 2003			
Site Status: pcn		Community: Saundersfoot	
PRN: 59562	Site Type: Cottage	PERIOD: Post-Medieval	NGR: SN136070502
Site Name: THE COTTAGE			
Summary Description: Grade II listed cottage			
Site Status: pcnp,listed building		Community: Saundersfoot	
PRN: 59563	Site Type: House	PERIOD: Post-Medieval	NGR: SN134990492
Site Name: NO 1 MILFORD TERRACE			
Summary Description: Grade II listed house			
Site Status: pcnp,listed building		Community: Saundersfoot	
PRN: 59564	Site Type: House	PERIOD: Post-Medieval	NGR: SN135000491
Site Name: NO 2 MILFORD TERRACE			
Summary Description: Grade II listed house			
Site Status: pcnp,listed building		Community: Saundersfoot	
PRN: 59565	Site Type: House	PERIOD: Post-Medieval	NGR: SN135000491
Site Name: NO 3 MILFORD TERRACE			
Summary Description: Grade II listed house			
Site Status: pcnp,listed building		Community: Saundersfoot	
PRN: 59566	Site Type: House	PERIOD: Post-Medieval	NGR: SN135000490
Site Name: NO 4 MILFORD TERRACE			
Summary Description: Grade II listed house			
Site Status: pcnp,listed building		Community: Saundersfoot	
PRN: 59567	Site Type: House	PERIOD: Post-Medieval	NGR: SN135000489
Site Name: NO 5 MILFORD TERRACE			
Summary Description: Grade II listed house			
Site Status: pcnp,listed building		Community: Saundersfoot	
PRN: 59568	Site Type: House	PERIOD: Post-Medieval	NGR: SN135000489
Site Name: NO 6 MILFORD TERRACE			
Summary Description: Grade II listed house			
Site Status: pcnp,listed building		Community: Saundersfoot	
PRN: 59569	Site Type: House	PERIOD: Post-Medieval	NGR: SN135000488
Site Name: NO 7 MILFORD TERRACE			
Summary Description: Grade II listed house			
Site Status: pcnp,listed building		Community: Saundersfoot	
PRN: 59570	Site Type: House	PERIOD: Post-Medieval	NGR: SN134360502
Site Name: COEDRATH HOUSE			
Summary Description: Grade II listed house			
Site Status: pcnp,listed building		Community: Saundersfoot	
PRN: 59572	Site Type: Railway Tunnel	PERIOD: Post-Medieval	NGR: SN139130526
Site Name: SAUNDERSFOOT RAILWAY TUNNEL (SOUTH)			
Summary Description: Grade II listed railway tunnel			
Site Status: pcnp,listed building		Community: Saundersfoot	
PRN: 60079	Site Type: Hotel	PERIOD: Post-Medieval	NGR: SN136540489
Site Name: THE HEAN INN			
Summary Description: Grade II listed hotel			
Site Status: pcnp,listed building		Community: Saundersfoot	

PRN: 79770 **Site Type:** Building **PERIOD:** Post-Medieval **NGR:** SN136450483
Site Name: THE COAL OFFICE;THE BARBECUE

Summary Description: The former Bonville's Court Colliery Office, which stands on the seafront near the harbour. It is now known as the Barbeque Building, and has a 1960s single storey extension added to the rear which dates back to its conversion into the Barbeque Restaurant.

Site Status: Pembrokeshire Coast National Parl **Community:** Saundersfoot

PRN: 99098 **Site Type:** Railway Building **PERIOD:** Post-Medieval **NGR:** SN137360501
Site Name:

Summary Description: Waterpoint for steam engine on The Strand. Comprises a small stone built structure 2.7m wide, 1.2m high and 1.4m deep. Possibly situated over a natural spring at the base of cliff. There is no cover to the feature. A pipe is visible at the rear of the f

Site Status: pcn **Community:** Saundersfoot

PRN: 99099 **Site Type:** Water Supply System **PERIOD:** Post-Medieval **NGR:** SN136720486
Site Name:

Summary Description: The original waterspout has been incorporated into a more decorative stone built surround in recent years (presumably at the same time as the Sensory Gardens were laid out). Comprises a square iron pipe seating set in a stone wall. No remains of the ext

Site Status: pcn **Community:** Saundersfoot

PRN: 99100 **Site Type:** Water Supply System **PERIOD:** Post-Medieval **NGR:** SN136700485
Site Name:

Summary Description: Metal door and standpipe set in wall. The metal door is badly rusted. The standpipe is still in use. It is unclear if this was a drinking water spout or merely part of the water feeding system. Presumably of 19th century date. P Poucher 2011 (from repo

Site Status: pcn **Community:** Saundersfoot

PRN: 99101 **Site Type:** Water Supply System **PERIOD:** Post-Medieval **NGR:** SN135340492
Site Name:

Summary Description: Waterpout set into the wall on Milford Street, Saundersfoot. The original waterspout cover is still present, fairly ornate with the makers name cast in Kennedy Patentee Kilmarnock. The cover was cast by the Glenfield & Kennedy.

Site Status: pcn **Community:** Saundersfoot

PRN: 106112 **Site Type:** Coal shaft **PERIOD:** Post-Medieval **NGR:** SN132800488
Site Name: SAUNDERSFOOT

Summary Description: Marked as 'Old Shaft' on the 1921 Geological Survey map
Site Status: **Community:**

PRN: 106113 **Site Type:** Coal shaft **PERIOD:** Post-Medieval **NGR:** SN134000487
Site Name: SAUNDERSFOOT

Summary Description: Marked as 'Old Shaft' on the 1921 Geological Survey map
Site Status: **Community:**

PRN: 106114 **Site Type:** Coal shaft **PERIOD:** Post-Medieval **NGR:** SN134400484
Site Name: SAUNDERSFOOT

Summary Description: Marked as 'Old Shaft' on the 1921 Geological Survey map
Site Status: **Community:**

B) Listed Buildings (LBs) within 500m radius of proposed development

Number: 18429 **Listed as:** **Eastings:** 213607 **Northings:** 205021
Name: The Cottage

Location: At S side of Frances Lane, about 100 m E of the County Primary School.

Community: Saundersfoot **Grade:** II

Number: 18430 **Listed as:** **Eastings:** 213499 **Northings:** 204922
Name: Pen-y-dre, No 1 Milford

Terrace

Location: On the W side of Milford Street, extending downhill from the corner with The Ridgeway. A row of houses behind long front gardens. Low walls with iron railings and gates facing the street. Large rear yards terminate at a back lane.

Community: Saundersfoot **Grade:** II

Number: 18431 **Listed as:** **Eastings:** 213500 **Northings:** 204916

Name: Coppers, No. 2 Milford Terrace

Location: On the W side of Milford Street, extending downhill from the corner with The Ridgeway. A row of houses behind long front gardens. Low walls with iron railings and gates facing the street. Large rear yards terminate at a back lane.

Community: Saundersfoot **Grade:** II

Number: 18432 **Listed as:** **Eastings:** 213500 **Northings:** 204910

Name: Penydre Cottage, No.3 Milford Terrace

Location: On the W side of Milford Street, extending downhill from the corner with The Ridgeway. A row of houses behind long front gardens. Low walls with iron railings and gates facing the street. Large rear yards terminate at a back lane.

Community: Saundersfoot **Grade:** II

Number: 18433 **Listed as:** **Eastings:** 213500 **Northings:** 204905

Name: No. 4 Milford Terrace

Location: On the W side of Milford Street, extending downhill from the corner with The Ridgeway. A row of houses behind long front gardens. Low walls with iron railings and gates facing the street. Large rear yards terminate at a back lane.

Community: Saundersfoot **Grade:** II

Number: 18434 **Listed as:** **Eastings:** 213500 **Northings:** 204898

Name: No. 5 Milford Terrace

Location: On the W side of Milford Street, extending downhill from the corner with The Ridgeway. A row of houses behind long front gardens. Low walls with iron railings and gates facing the street. Large rear yards terminate at a back lane.

Community: Saundersfoot **Grade:** II

Number: 18435 **Listed as:** **Eastings:** 213500 **Northings:** 204892

Name: Ynysfach, No.6 Milford Terrace

Location: On the W side of Milford Street, extending downhill from the corner with The Ridgeway. A row of houses behind long front gardens. Low walls with iron railings and gates facing the street. Large rear yards terminate at a back lane.

Community: Saundersfoot **Grade:** II

Number: 18436 **Listed as:** **Eastings:** 213500 **Northings:** 204886

Name: Tryweryn Cottage, No.7 Milford Terrace

Location: On the W side of Milford Street, extending downhill from the corner with The Ridgeway. A row of houses behind long front gardens. Low walls with iron railings and gates facing the street. Large rear yards terminate at a back lane.

Community: Saundersfoot **Grade:** II

Number: 18437 **Listed as:** **Eastings:** 213436 **Northings:** 205028

Name: Coedrath House

Location: On high ground to the NW of the village of Saundersfoot. The house is set back to the W of Church Terrace, behind a later house named Oaktree Cottage. Its grounds to the N and W have been developed with holiday flats.

Community: Saundersfoot **Grade:** II

Number: 18439 **Listed as:** **Eastings:** 213904 **Northings:** 205251

Name: Saundersfoot Railway
Tunnel (South)

Location: On the coastal pedestrian route between Saundersfoot and Wiseman's Bridge, known now as the Miners' Walk. It is one of a group of three tunnels on the Countryside Commission's Pembrokeshire Coast Path.

Community: Saundersfoot **Grade:** II

Number: 6094 **Listed as:** Cambrian Hotel and No. 5 Cambrian Terrace **Eastings:** 213610 **Northings:** 204836

Name: Cambrian Hotel

Location: At the W side of Cambrian Terrace, in centre of Saundersfoot Village. The Cambrian Hotel is nos. 5 and 6, extending from what is now the S end of the terrace to the Swn y Mor Hotel.

Community: Saundersfoot **Grade:** II

Number: 6096 **Listed as:** No. 4 Cambrian Terrace (Barklay's Bank) **Eastings:** 213615 **Northings:** 204851

Name: Swn y Mor Hotel

Location: At the W side of Cambrian Place, adjacent to the Cambrian Hotel.

Community: Saundersfoot **Grade:** II

Number: 6097 **Listed as:** Hean Castle Hotel **Eastings:** 213654 **Northings:** 204890

Name: The Hean Inn

Location: In the High Street of Saundersfoot village, at the corner of Wogan Terrace, in a very prominent position overlooking Cambrian Terrace. At the E is an adjacent low block in the same ownership.

Community: Saundersfoot **Grade:** II

Number: 6561 **Listed as:** **Eastings:** 213597 **Northings:** 204908

Name: Rose Cottage

Location: Set into a line of buildings midway along the N side of High Street; stepped down from adjoining properties and set back from the road behind a forecourt with a low wall and iron railings and gate.

Community: Saundersfoot **Grade:** II

APPENDIX IV:
Archive Cover Sheet

ARCHIVE COVER SHEET

The Old Coal Office, Saundersfoot Harbour,
Saundersfoot, Pembrokeshire

ARCHIVE DESTINATION – RCAHMW

Site Name:	Saundersfoot Harbour
Site Code:	SH/2018/AA
PRN:	
NPRN :	N/A
SAM:	N/A
Other Ref No:	HRSW Report No. 196
NGR:	SN 1365 0483
Site Type:	Old Coal Office
Project Type:	Archaeological Appraisal
Project Manager:	Richard Scott Jones
Project Dates:	January 2018
Categories Present:	N/A
Location of Original Archive:	RCAHMW
Location of duplicate Archives:	Dyfed Archaeological Trust
Number of Finds Boxes:	
Location of Finds:	
Museum Reference:	
Copyright:	HRS Wales
Restrictions to access:	None



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