

**CPAT Report No 1100**

# Proposed Redevelopment of Welshpool Car Park

**ARCHAEOLOGY AND CULTURAL HERITAGE ASSESSMENT**



**THE CLWYD-POWYS ARCHAEOLOGICAL TRUST**

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**ARCHAEOLOGY AND CULTURAL HERITAGE ASSESSMENT**

**N W Jones**  
June 2011

Report for J Ross Developments Ltd



**C P A T**

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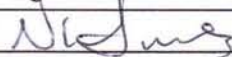
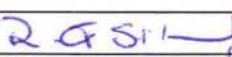
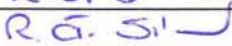
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## CPAT Report Record

### Report and status

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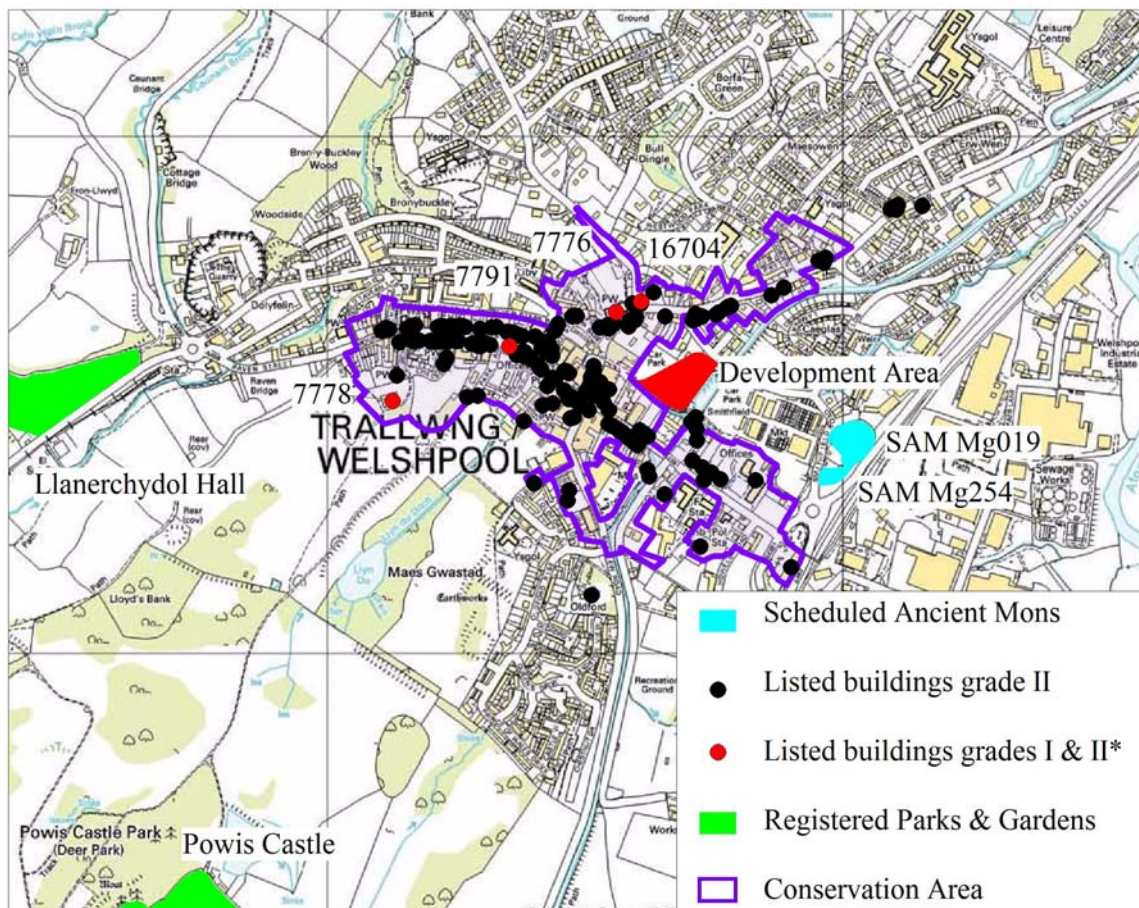
### Internal memo


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# 1 Introduction

- 1.1 This report describes the results of an assessment undertaken by the Field Services Section of the Clwyd-Powys Archaeological Trust (CPAT) of potential direct and indirect impacts on cultural heritage features in the environs of a proposed development in Welshpool, Powys. The assessment relates to proposals by J Ross Developments Ltd to redevelop an area for retail use which is currently occupied by a car park, located between Mill Lane and Church Street (SJ 227075). For the purpose of the assessment this area is referred to as Welshpool Car Park, the location and extent of which is depicted in Figs 1 and 2.
- 1.2 The Development Area, located close to the town centre, extends to approximately 0.9 hectares and is irregular in shape. It is bounded to the north-west by a new link road, to the north-east by Mill Lane, with the Montgomeryshire Canal to the south-east and a footpath to the south-west. The site is entirely occupied by a car park.
- 1.3 The assessment has been conducted following discussions with Mr Mark Walters, the Development Control Officer with the Clwyd-Powys Archaeological Trust, who is responsible for providing advice on the cultural heritage to the local planning authority.



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Fig. 1 Location of Development Area, showing designated and registered cultural heritage assets

## 2 Sources of Information & Guidance

- 2.1 Information provided by the client indicates that an Environmental Impact Assessment (EIA) is not required for the application since the development proposals involve an overall site with an area below 5ha and the development itself is less than 10,000m<sup>2</sup>. In addition, as this is a brownfield site it does not fall under Schedule 2 of the EIA regulations (1999) and the Welsh Circular 11/99.
- 2.2 The Design Manual for Roads and Bridges (DMRB), Volume 11 Section 3 Part 2, HA 208/07 (August 2007) provides a suitable, general framework for assessing the cultural heritage. The approach to the cultural heritage which it promotes, although designed for road developments, is relevant as a methodology for the proposed development and has been adopted here.
- 2.3 The baseline survey of the assessment was undertaken with reference to the principles and methods for assessing archaeological and cultural heritage assets laid out in a) the Standard and Guidance for Archaeological Desk-based Assessments and b) the Standard and Guidance for Archaeological Field Evaluation (2001), both produced by the Institute for Archaeologists, the regulatory body for the profession.
- 2.4 The principal legislation relating to the cultural heritage is the Ancient Monuments and Archaeological Areas Act (1979) which provides statutory protection to monuments of national importance, otherwise known as Scheduled Ancient Monuments. Buildings of cultural heritage interest are protected under the Planning (Listed Building and Conservation Areas) Act (1990), as amended. Those buildings considered to be of exceptional interest are afforded Grade I, those of particular interest are Grade II\* and special interest are Grade II.
- 2.5 Planning Policy Wales (edition 4, February 2011) sets out the landuse planning policies of the Welsh Government, including the conservation of the historic environment. This states that 'it is important that the historic environment - encompassing archaeology and ancient monuments<sup>6</sup>, listed buildings<sup>7</sup>, conservation areas and historic parks, gardens and landscapes - is protected', with the following objectives:
- preserve or enhance the historic environment, recognising its contribution to economic vitality and culture, civic pride and the quality of life, and its importance as a resource for future generations; and specifically to
  - protect archaeological remains, which are a finite and non-renewable resource, part of the historical and cultural identity of Wales, and valuable both for their own sake and for their role in education, leisure and the economy, particularly tourism;
  - ensure that the character of historic buildings is safeguarded from alterations, extensions or demolition that would compromise a building's special architectural and historic interest; and to
  - ensure that conservation areas are protected or enhanced, while at the same time remaining alive and prosperous, avoiding unnecessarily detailed controls over businesses and householders.



### 3 Assessment Methodology

#### General

- 3.1 The primary aim of the assessment is to identify the cultural heritage assets within the Development Area in as far as any constraints allow, and to provide a report on them which should enable the reader to understand their historical context, offer guidance on their level of importance, whether national, regional or local, identify the significance of impact that the development might have upon them, and recommend mitigation to limit the impact of the development on them.

#### Impacts and Effects

- 3.2 A development can have one of four types of impact on a cultural heritage asset. These are:
- i) **Direct Impacts:** A direct impact upon a cultural heritage asset involves its physical alteration or destruction as a result of the construction, operation or decommissioning of a development. Direct impacts could include the site clearance, reduction of levels, foundations, services, access roads etc.
  - ii) **Indirect Impacts:** An indirect impact involves an impact on a cultural heritage asset or area, or its setting, regardless of whether it is designated or not. In particular this could involve a visual impact on an asset which lies outside the Development Area.
  - iii) **Cumulative** – where incremental effects arise due to the presence of other proposed schemes or from the interaction of different effects over time.
  - iv) **Uncertain** – where there is a risk that the works may affect a cultural heritage asset, for example, when it is unclear where the location or boundaries of a site lie, or where the baseline condition of a site cannot be established satisfactorily.
- 3.3 The report considers statutorily protected assets within 1km of the development area and non-statutorily protected assets within 100m of the development.
- 3.4 It is considered that the possibility of physical impacts on the cultural heritage resource of the area will be at its greatest during the construction phase of the development, and appropriate mitigation is recommended in Section 7.

#### Assessment Methodology

- 3.5 It is a general tenet in conservation strategies that cultural heritage assets represent a non-renewable resource, and should be avoided wherever this is feasible in order to avoid damage or destruction. All sites can be classified according to a system based on that provided for the assessment of cultural heritage assets in the DMRB (2007).
- 3.6 The classification of each asset (with the exception of nationally important scheduled sites and listed buildings) is based on the collective professional judgement and expertise of the field staff of CPAT using information both from existing records and the field visits to selected assets.
- 3.7 The relative value (importance) of a cultural heritage asset, as given in DMRB (2007) is laid out in Table 1.

*Table 1 Factors for Assessing the Value of Cultural Heritage Assets*

<b>Factors for Assessing the Value of Cultural Heritage Assets</b>	
<b>Very High</b>	World Heritage Sites (including those nominated). Assets of acknowledged international importance. Assets that can contribute significantly to acknowledged international research objectives.
<b>High</b>	Scheduled Monuments (including those proposed). Undesignated monuments of which could potentially be worthy of scheduling. Grade I and Grade II* Listed Buildings. Assets that can contribute significantly to acknowledged national research objectives.
<b>Medium</b>	Grade II Listed Buildings. Conservation Areas. Designated or undesignated assets that contribute to regional research objectives.
<b>Low</b>	Designated and undesignated assets of local importance. Assets compromised by poor preservation and/or poor survival of contextual associations. Assets of limited value, but with the potential to contribute to local research objectives.
<b>Negligible</b>	Assets with very little or no surviving cultural heritage interest.
<b>Unknown</b>	The importance of the resource has not been ascertained.

- 3.8 Factors that need to be considered in assessing the magnitude of the impact are given in Table 2, based on the DMRB (2007) but in modified form, for each cultural heritage sub-topic has its own set of factors, which are set out in great detail in the Design Manual.

*Table 2 Factors in the Assessment of the Magnitude of Impacts*

<b>Factors in the Assessment of Magnitude of Direct Impacts</b>	
Major	Change to most or all key cultural heritage elements, such that the resource is totally altered.
Moderate	Changes to many key cultural heritage elements, such that the resource is clearly modified.
Minor	Changes to key cultural heritage elements, such that the asset is slightly altered or different.
Negligible	Very minor changes to cultural heritage elements.
No Change	No change.

- 3.9 The significance of the impact of a development on a particular cultural heritage asset is then established from the matrix (Table 3) also taken from the DMRB (2007).



Table 3 Matrix for Assessing the 'Significance' of Direct Impacts of the Proposed Development upon Cultural Heritage Assets

Magnitude of Impact	Value/Sensitivity of Cultural Heritage Asset				
	Very High	High	Medium	Low	Negligible
Major	Very Large	Large/ Very Large	Moderate/ Large	Slight/ Moderate	Slight
Moderate	Large/ Very Large	Moderate/ Large	Moderate	Slight	Neutral/ Slight
Minor	Moderate/ Large	Moderate/ Slight	Slight	Neutral/ Slight	Neutral/ Slight
Negligible	Slight	Slight	Neutral/ Slight	Neutral/ Slight	Neutral
No change	Neutral	Neutral	Neutral	Neutral	Neutral

3.10 There is currently no guidance on the assessment of indirect impacts on the setting of statutorily designated cultural heritage assets within Wales, although useful guidance is provided in England by the consultation draft of *The Setting of Heritage Assets: English Heritage guidance* (English Heritage 2010). In defining setting and its relationship to character, context and curtilage the document makes reference to *Planning Policy Statement 5: Planning for the Historic Environment (PPS5)*, which defines setting as:

- The surroundings in which a heritage asset is experienced. 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.

3.11 In assessing the significance of indirect effect, the previous matrix set out in Table 3 is useful, although guidance on its effective use provided by the DMRB (2007) is less expansive for indirect visual impacts than for direct impacts. It should be noted that because the cultural heritage assets considered here are all designated as being of national importance, their value/sensitivity is automatically classed as high.

### Desk-top and Field Methodology

3.12 The Development Area has been determined by the client. A search was made for cultural heritage assets within this area and a surrounding buffer zone of 100m, as well as for designated sites within a wider zone where the effect of the proposed development on them needed to be properly assessed.

3.13 The desk-based study, which forms the basis for the assessment of the area, involved the examination of readily available written, cartographic, and aerial photographic sources held in the following repositories:

- a) The regional Historic Environment Record (HER) maintained by CPAT in Welshpool.
- b) The National Library of Wales, Aberystwyth.
- c) The National Monuments Record (NMW), Aberystwyth.
- d) Powys County Archives, Llandrindod Wells

3.14 A search also made use of data provided by Cadw and held by the HER relating to statutory designations.

3.15 The desk-based study was followed by a field visit which examined the Development Area in order to assess known assets, identify any previously unrecorded assets and assess the potential visual impacts.

## 4 Historical Background

- 4.1 The following brief description of the cultural heritage of the town and its environs has been compiled from a number of sources, including the HER and reports on the various archaeological interventions which have been carried out around the town in the past.

### Prehistoric period

- 4.2 Although there are no recorded prehistoric archaeological sites within the proposed development area, excavations undertaken in advance of the construction of the nearby Tesco supermarket in 2010 revealed evidence for Mesolithic activity in the form of a scatter of flints which may represent a temporary, short-stay camp, where tool preparation and maintenance as well as other domestic processing tasks were undertaken. The excavations also revealed evidence for Iron Age activity in the form of a series of shallow gullies and pits or post-holes which produced radiocarbon dates of 390-200 cal. BC (SUERC-32333) and 360-50 cal. BC (SUERC-32334).
- 4.3 It is therefore possible that buried deposits of this period also lie within the Development Area which, at its closest point, is around 150m from the site of the excavations. In addition, evidence from the wider area around Welshpool suggests that this part of the Severn Valley was extensively occupied during prehistory, particularly from the Neolithic onwards. To the south of Welshpool there is a nationally important complex of Neolithic and Bronze Age funerary and ritual monuments, while to the north of the town there is evidence for later prehistoric farming in the form of defended enclosures and field systems. In general, sites of this era are located on the river terrace above the floodplain, in a similar position to that of the proposed development.

### Romano-British period

- 4.4 Although the origins of the present town lie in the medieval period, there is evidence of occupation dating back to the Roman period. During construction works at the Smithfield in 1959 a probable burial deposit of Roman date was found (Fig. 2), and this was partially excavated by the National Museum of Wales some months later, in July 1960. All of the objects recovered were consistent with grave goods, although no trace of a pit, cist or other burial feature was identified.
- 4.5 The artefacts were of extremely high quality and included three bronze paterae (dishes) and a bronze ewer (jug), which were placed in a bronze cauldron and wrapped in a fine linen cloth and may have been packed in leaves. A sixth vessel was a wooden bucket with a bronze bull's head handle, similar to an example from Kent. There was also an iron fire-dog which dates from AD 150-200, two iron stands, the remains of a glass bottle and some sherds of pottery. From the nature of the artefacts George Boon of the National Museum concluded that they were likely to be associated with the grave of a native Cornovian chieftain.
- 4.6 The site was further investigated in 2010 in advance of a new supermarket, revealing further evidence for Roman activity on the site. The site of the 1959 discoveries was reinvestigated, and although a pit was identified which is likely to have contained the artefacts the disturbance caused at that time prevented any firm conclusions being drawn as to the exact nature of the deposit. Other features of Roman date included gullies and a presumed drainage ditch indicating two phases of activity. The Roman activity on site is generally not closely dated owing to a lack of dateable finds, with pottery providing a wide date range from the late 1<sup>st</sup> or early 2<sup>nd</sup> century into the 4<sup>th</sup> century. There was no evidence for any structures or occupation within the excavated area and it seems likely that all of the features are associated with a field system, either as land boundaries or as drainage ditches (Jones 2011), although an associated settlement may be close by.

### **Early medieval period**

- 4.7 Welshpool is said to have been the site of churches founded by St Cynfelyn and his brother Llywelyn in the 6<sup>th</sup> century AD; the foundation of the latter has since been associated, at least traditionally, with the 'Old Church' which is known formerly to have stood on the east side of Mill Lane, immediately to the south of Salop Road (see Fig. 2; PRN 4438). The most recent church on the site was erected in 1587 but was destroyed by fire in 1659, though some of its masonry remains were still visible until the 19<sup>th</sup> century (Soulsby 1983, 265). Part of its associated graveyard was identified during rescue excavations by CPAT in 1986-7, when seventeen burials were located. Radiocarbon dates suggested that they belonged to the 13-14<sup>th</sup> century (Blockley 1987, 24-6). Further work in 1997 revealed the possible site of Capel Llewelyn (PRN 4438) in a garden to the rear of 37 Salop Road. It may be then that the line of Mill Lane broadly followed the western boundary of the graveyard (PRN 16386).

### **Medieval period**

- 4.8 Domen Gastell, a motte and bailey castle (Fig. 1; Mg019) lies 250m to the south-east of the Development Area. It may have been constructed as early as 1111, although the earliest possible reference to it dates from 1196 (Silvester 1992, 167). There has been some suggestion that a settlement developed around the castle, but no firm evidence has yet been found to substantiate this hypothesis. The site has been statutorily designated as a scheduled ancient monument (SAM No. Mg019).
- 4.9 The present town of Welshpool resulted from a deliberate attempt by Gruffudd ap Gwenwynwyn, Prince of Powys, to establish a new borough. As such, this was a planned town which owed little to any existing settlement (Soulsby 1983, 266). The burgesses received a foundation charter in the 1240s and a market was recorded there in 1252 (Silvester 1992, 167). The new town adopted a basically linear plan, centred on High Street and Broad Street, with some development also along Church Street, Berriew Street and Severn Street. Interestingly, the parish church of St Mary's, which was refounded around 1250, lies further to the east, away from the centre of the town and in an area recorded by Humphrey Bleaze on his map of 1629 as 'Welshe town' (Silvester 2008). While this, the earliest map of Welshpool, does not show the area of the proposed Smithfield development, it is clear that the location is within the general area of 'Welshe town', and it is conceivable that Mill Lane was part of an early Welsh settlement which emerged between the motte and bailey castle and Capel Llewelyn.
- 4.10 An archaeological evaluation was conducted in 2002 immediately adjacent to the northern limit of the Development Area. This provided tenuous evidence for occupation during the 13<sup>th</sup> and 14<sup>th</sup> century, although no structures were identified. The depth of deposits sealing the medieval contexts suggested that the plot remained largely unoccupied for a considerable period and may have been in agricultural or garden use from perhaps the 14<sup>th</sup> century onwards (Grant and Jones 2002). The site of the evaluation has since been redeveloped as part of the link road between Mill Lane and Church Street.

### **Post-medieval and modern**

- 4.11 A mapped survey of the Manor of Leighton, including parts of Welshpool, in 1663, shows Mill Lane and depicts the area later occupied by the Smithfield on the south side of the road as fields, named as 'maes', suggesting an area of open fields which would have originated in the medieval era. Interestingly, it does not indicate any buildings along Mill Lane. Copyright restrictions prevent the reproduction of the map in this report
- 4.12 A survey of the Estate of Mrs Victoria Lloyd, surveyed by John Rocque in 1747 shows Mill Lane and Salop Road; there are no indications of any buildings on the street frontage, but this could be because the area then was under different ownership and was thus not mapped in any detail. The condition of the map and copyright restrictions prevent its reproduction in this

- report. Although other pre-19<sup>th</sup>-century depictions of Welshpool are available, none shows the area of the evaluation.
- 4.13 The first accurate cartographic depiction of Welshpool is provided by a post-1780 map of Powis Estate (NLW/Powis Castle/M17-18), and a later version of the same map dated 1800 (NLW/Powis Castle/M20). Copyright restrictions prevent the reproduction of either map in this report. The maps do not show the area of the Smithfield, but do include the area east of Severn Street although no buildings were depicted in this area.
- 4.14 The south-eastern boundary of the development area is formed by the waterway now known as the Montgomery Canal (PRN 15631), which was built in stages between 1794 and 1821, and ran from the Shropshire Union Canal at Frankton Locks to Newtown. The canal was an agricultural rather than an industrial waterway and was primarily constructed to carry and distribute lime for agricultural purposes from the Llanymynech Quarries (Hughes 1988, 9).
- 4.15 The 1840 Tithe Survey for Pool parish, Lower Division, Trefnant Fechan, Town etc. depicts the Development Area, showing it as a series of fields and gardens associated with the Vicarage. The situation is reinforced by the Ordnance Survey 1:500 plan of Welshpool in 1885 which shows the area in much greater detail. In particular, this shows that the north-eastern end of the Development Area was formerly part of the Vicarage gardens which included a building (Site 1) and what appears to be a small walled garden (Site 2).

## 5 Cultural Heritage Baseline Assessment

- 5.1 There are two Scheduled Ancient Monuments within 1km of the Development Area and 197 Listed Buildings, one of which is Grade I and three are of Grade II\*. There is one Registered Historic Park and Garden within 1km and a second around 1.3km distant. These designated and registered assets are listed below in Tables 5-7 and briefly described.
- 5.2 Two non-designated assets have been identified within the Development Area (Fig. 2), neither of which had been previously recorded in the regional HER and these are tabulated below in Table 4, where they are listed and identified by one of a sequence of Site Numbers which have been assigned to them for ease of reference. In addition, there are 15 non-designated sites recorded within 100m of the Development Area, including the Montgomeryshire Canal, three records relating to the medieval town of Welshpool, four which relate to the site of the vicarage, to the north-west of the development, and a further three relating to the site of Capel Llewellyn which lies to the north. The other four sites are of minor interest of no particular relevance to the development proposals. None of the assets outside the Development Area will be affected by the proposals.

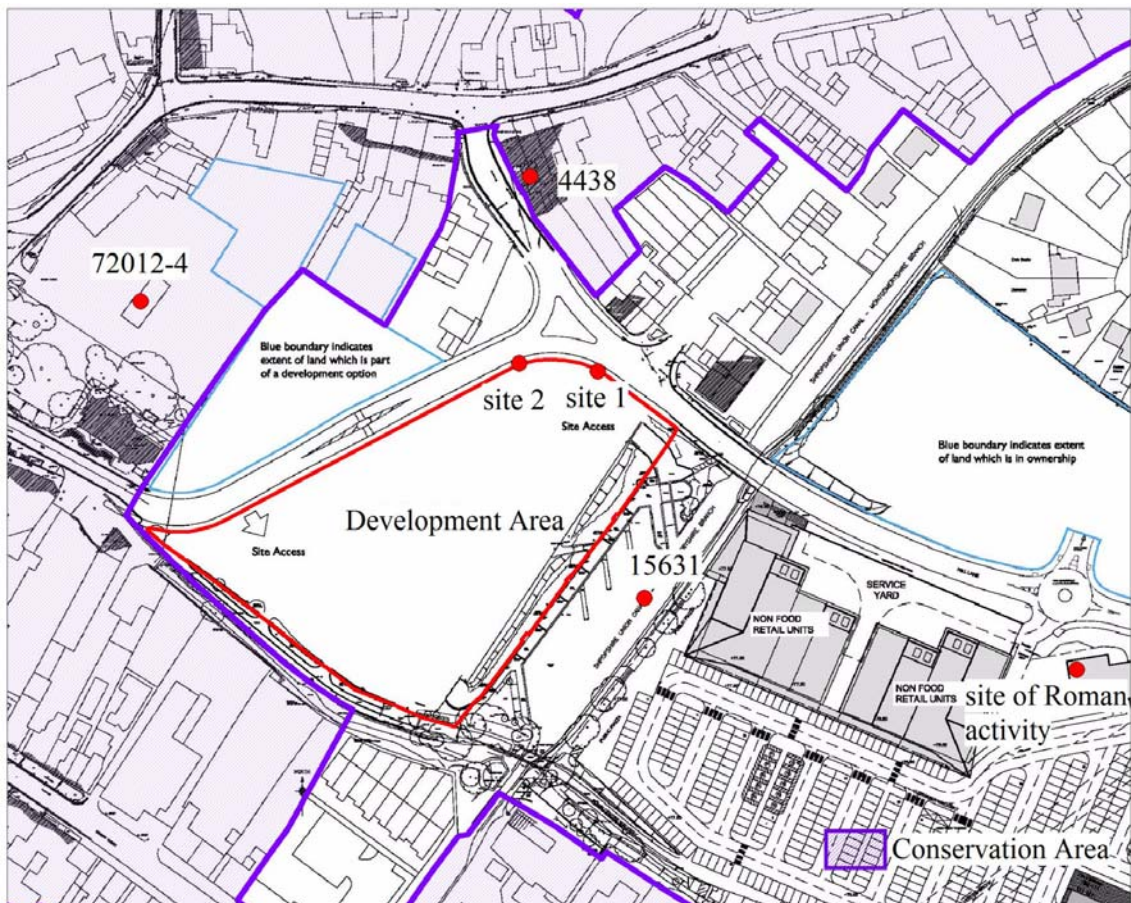


Fig. 2 The Development Area showing significant non-designated sites within 100m, together with the Welshpool Conservation Area

- 5.3 There is always the potential for previously unrecorded assets to be present within any given area, particularly with regard to buried archaeological deposits. Information from known assets within the general area is normally used to provide an indication of the potential for significant buried remains. In this instance significant buried deposits relating to prehistoric

and Roman activity have been identified within 150m of the Development Area, while evidence for medieval activity is known from a site immediately to the north. This suggests that there may be the potential for further buried deposits within the Development Area, although a watching brief conducted during the construction of the new link road which forms the north-western boundary of the area revealed no evidence for any significant deposits and indicated that at least part of the area may have been subject to a reduction of levels when the present carpark was constructed (Hankinson 2011).

## Non-designated Cultural Heritage Assets within the Development Area

Table 4 Known Cultural Heritage Assets within the Development Area

Site No	Name	Type	Period	Condition	NGR	Value
1	Welshpool Vicarage Garden Building	Building	19 <sup>th</sup> century	Unknown	SJ 2273 0758	negligible
2	Welshpool Vicarage Walled Garden	Garden	19 <sup>th</sup> century	Unknown	SJ 2270 0758	negligible

### Site 1 Welshpool Vicarage Garden Building

SJ 2273 0758

Building depicted on the 1885 1:500 Ordnance Survey map of Welshpool, fronting onto Mill Lane and measuring around 15m by 5.5m. Possibly associated with the gardens of the nearby Vicarage.

### Site 2 Welshpool Vicarage Walled Garden

SJ 2270 0758

A small walled garden depicted on the 1885 1:500 Ordnance Survey map of Welshpool, associated with the gardens of the nearby Vicarage.

## Significant Non-designated Cultural Heritage Assets within 100m of the Development Area

### PRN 4438 Capel Llewelyn

SJ 2271 0764

A potential 6<sup>th</sup>-century church is thought to have stood on the east side of Mill Lane. The most recent church on the site was erected in 1587 but was destroyed by fire in 1659, and part of its associated graveyard was identified during excavations in 1986-7 and 1997. The site lies 55m to the north of the Development Area.

### PRN 15631 Montgomeryshire Canal

SJ 2275 0750

The south-eastern boundary of the development area is formed by the waterway now known as the Montgomery Canal, which was built in stages between 1794 and 1821, and ran from the Shropshire Union Canal at Frankton Locks to Newtown. The canal was an agricultural rather than an industrial waterway and was primarily constructed to carry and distribute lime for agricultural purposes from the Llanymynech Quarries

**PRN 72012-4 Welshpool Vicarge**

SJ 2259 0760

First record of the parsonage house occurs in 1684, although it is believed to have been built in the 16<sup>th</sup> century with later alterations. The building was replaced in 1819 and again in 1953. The site lies 70m to the north-west of the Development Area.

## Designated Cultural Heritage Assets within 1km of the Development Area

- 5.4 The identification of designated assets within 1km of the Development Area is based on information gleaned from the regional Historic Environment Record (HER). All nationally designated assets are automatically considered to be of **high** value (see Table 1). There are no scheduled ancient monuments, registered battlefields or registered parks and gardens within the Development Area, although there are two scheduled ancient monuments within 1km while the nearest registered parks and gardens are at a distance of 1km and 1.3km (Fig. 1). Each of these designated assets was assessed to establish whether there is likely to be any indirect, visual impact as a result of the proposed redevelopment.

### Scheduled Ancient Monuments within 1km of the Development Area

Table 5 Scheduled Ancient Monuments within 1km of the Development Area

SAM No	Name	Type	Period	NGR
Mg019	Domen Gastell Motte and Bailey Castle	Earthwork Castle	Medieval	SJ 230 074
Mg254	Railway Transfer Dock at Welshpool	Railway dock	20 <sup>th</sup> century	SJ 229 073

#### **Mg019 Domen Gastell Motte and Bailey Castle**

SJ 230 074

Domen Gastell, a motte and bailey castle lies 250m to the south-east of the Development Area. It may have been constructed as early as 1111, although the earliest possible reference to it dates from 1196 (Silvester 1992, 167).

#### **Mg254 Railway Transfer Dock at Welshpool**

SJ 229 073

A rare surviving interchange facility between narrow and broad gauge railways. Built 1903 to provide a connection between the Welshpool and Llanfair Railway (narrow gauge) and the Cambrian Railways (later Great Western) (standard gauge), it remained in use until 1956.

### Registered Parks and Gardens within the environs of Welshpool

Table 6 Registered Parks and Gardens within the environs of Welshpool

Ref No	Name	Grade	NGR
PO35	Powis Castle Gardens	I	SJ 21597 06343
PO36	Llanerchydol Hall	II*	SJ 20989 07586

#### **PO35 Powis Castle Gardens**

SJ 21597 06343

An internationally renowned garden of exceptional historic and horticultural interest which contains the finest surviving Baroque late 17<sup>th</sup>-century/early 18<sup>th</sup>-century garden terraces in the United Kingdom. The gardens are registered as Grade I and are associated with Powis Castle, a Grade I listed building. The gardens lie around 1.3km to the west of the Development Area at their closest point although none of the significant views are in the direction of the development.



**PO36 Llanerchydol Hall**

SJ 20989 07586

A fine and largely intact example of an early 19<sup>th</sup>-century picturesque Gothic house in an outstandingly picturesque situation, with well-preserved park and gardens. The gardens lie around 1km to the west of the Development Area at their closest point and two of the significant views are across the town in the direction of the development.

**Higher grade listed buildings within 1km of the Development Area**

5.5 There are a four higher grade listed buildings within 1km of the Development Area, which are tabulated and listed below, together with 193 buildings listed at grade II. The nearest Grade I listed building is St Mary's Church (LB No 7776) which lies 140m to the north-west.

*Table 7: Higher grade listed buildings within 1km of the Development Area*

LB No	Name	Type	LB Grade	NGR
7776	Church of St Mary	Church	I	SJ 22559 07662
7778	Former Christ Church	Church	II*	SJ 22125 07489
7791	5 and 6 High Street	House	II*	SJ 22352 07595
16704	Former Powysland Museum and Library	House	II*	SJ 22607 07682

**7776 Church of St Mary**

SJ 22559 07662

The earliest references to a church here occur in 1253, a probable refoundation by Gruffydd of Powys, patron of the town and grantor of its charters. Of this early church, part of the tower survives; the present nave and north aisle probably occupy the area of their predecessor and may incorporate some of its fabric. It has been suggested that the chancel was added c. 1350, but while its north and south windows appear to be 14<sup>th</sup> century, they also seem to be inserted in earlier fabric, suggesting a possible 13<sup>th</sup> century date. In the 16<sup>th</sup> century the earlier form of the church was altered by the insertion of new arcades, adding a south aisle, and probably subdividing the original nave to create the north aisle. A major restoration of 1773-7 saw further modification of the aisles which may have been re-built and were certainly re-roofed and re-fenestrated; the tower was also restored and raised in height at this period, and the nave was also restored or rebuilt. Further restorations occurred in 1856-7 and 1869-71.

**7778 Former Christ Church**

SJ 22125 07489

The church was built in 1839-44, to the design of Thomas Penson; the laying of the foundation stone commemorated the coming of age of Edward James, Viscount Clive. The church with its contemporary fittings is a remarkable exercise in Romanesque revival architecture, of particular historical interest for its association with Powis Castle. The church has been decommissioned and converted to a dwelling.

**7791 5 and 6 High Street**

SJ 22352 07595

The house appears to have been built as a town house or mansion in the late 17<sup>th</sup> century and was later divided into two tenements for a time, but was again in single occupation by c. 1880, when it was acquired by J.H. Anderson, who ran a photography business from the premises. The building has been used as an antique shop since 1919, when F.E. Anderson opened a business here.

**16704 Former Powysland Museum and Library**

SJ 22607 07682

The Powysland Club was founded in 1867 'for the collecting and printing (for the use of its members) of the Historical, Ecclesiastical, Genealogical, Topographical and Literary Remains of Montgomeryshire'. It acquired this site in 1873 and the museum was opened in 1874,

designed by David Walker of Liverpool; it was extended in accordance with the original design in 1880. The museum was one of a very small number of similar establishments in Wales, and entertained hopes for a time of becoming a general, central museum of Welsh antiquities. From the outset it was also intended that there should not only be a public library and museum, but that there should also be a school of science and art, in association with the science and art department of the Committee on Education, South Kensington, and a School of Art was opened in 1883 (in premises to the rear of the Museum). The public library and reading room on Red Bank was added when the museum was handed over to the Corporation of Welshpool in 1887. The buildings were taken over by Powys County Council in 1974, and the collection moved to other premises in 1990 after which the building was converted to a dwelling.

#### **Conservation Areas within 1km of the Development Area**

- 5.6 Although the Development Area lies outside the Welshpool Conservation Area, the south-western boundary of the Development Area is only a matter of metres away (Fig. 2).

## 6 Assessment of Impacts

- 6.1 Impacts on the cultural heritage resource may arise from a variety of sources at any or all stages in the life-cycle of the development. For the purposes of this assessment, the terminology follows that laid out in the DMRB, Volume 11 Section 3 Part 2, HA 208/07), page 4/2. Short-term temporary impacts are those associated with the construction and decommissioning periods and are reversible. Long-term temporary impacts are those lasting more than 15 years but are still reversible, and are thus associated with the operational life of the development. Permanent impacts are irreversible.
- 6.2 Where an impact is identified, an assessment is made of its significance. In the context of this development, all impacts on cultural heritage assets are considered adverse, in other words no beneficial effects on the cultural heritage resource arising from the development have been identified.
- 6.3 The potential for direct impacts on the cultural heritage are greatest during the construction phase of the development, although any pre-construction site investigation works could also result in a direct impact.

### Assessment of Direct Impacts

- 6.4 The identified potential physical impacts on cultural heritage assets lying within the Development Area are listed in Table 8. For ease of reference each asset has been assigned a Site Number as already described above. This is shown in the table together with the type of the asset, its value and the predicted magnitude of the impact before mitigation, and the nature of the impact.
- 6.5 In the table, the magnitude of impact before mitigation is an assessment of the impact that could occur if a site were damaged during the construction process, either through the construction process itself or through gaining access.

*Table 8: Identified Physical Impacts*

Site No.	Asset Type	Value of Asset	Magnitude of impact before mitigation
1	Building	Negligible	Negligible
2	Garden	Negligible	Negligible

- 6.6 The direct impacts on known cultural heritage assets which are likely to result from the proposed development relate to two features of negligible value which are associated with the former Vicarage gardens.
- 6.7 There is also the potential for direct impacts on previously unrecorded cultural heritage assets of any period.

### Assessment of Indirect Effects

- 6.8 The following section summarises the predicted indirect effects on the setting of statutorily designated and registered cultural heritage assets within the immediate environs of the proposed development. At present no details are available regarding the design of the proposed development and the assessment of visual impacts is therefore only predictive.

### Scheduled Monuments

- 6.9 There are no Scheduled Monuments within the Development Area, although there are two within 1km.

#### *Domen Gastell motte and bailey SAM Mg019*

The medieval earthwork castle lies around 250m to the south-east, with the intervening area largely occupied by the recently constructed Tesco supermarket development. Given the distance and the adjacent development it is therefore considered that the proposed development would result in a **negligible** impact on the Scheduled Monument and its setting.

#### *Railway Transfer Dock at Welshpool SAM Mg254*

The late 19<sup>th</sup>-century railway buildings lie around 280m to the south-east, with the intervening area largely occupied by the recently constructed Tesco supermarket development. Given the distance and the adjacent development it is therefore considered that the proposed development would result in a **negligible** impact on the Scheduled Monument and its setting.

### Registered Historic Parks and Gardens

- 6.10 The closest Registered Historic Park and Garden is Llanerchydol Hall at around 1km distant, while Powis Castle Gardens lie at a distance of 1.3km from the Development Area.

#### *Powis Castle Garden, PO35*

The Grade I park and garden lies to the south-west of Welshpool at a distance of between 1.3km and 2.3km from the Development Area, although the essential setting is slightly closer at 1.1km. None of the significant views are towards the town and the Development Area and it is therefore considered that the proposed development would result in a **negligible** impact on the site and its setting.

#### *Llanerchydol Hall, PO36*

The Grade II\* registered park and garden lies to the west of Welshpool at a distance of between 1km and 2.2km from the Development Area. Although the significant views from the hall are generally towards Welshpool and thus the development, because of the distance involved and much of the town lies between the two, it is therefore considered that the proposed development would result in a **negligible** impact on the site and its setting.

### Higher Grade Listed Buildings

- 6.11 There are four higher grade listed buildings within 1km of the Development Area.

#### *7776 Church of St Mary*

The parish church, which has its origins in the medieval period, lies 130m to the north of the Development Area and occupies an elevated position overlooking the town. The intervening buildings along the south-eastern side of Church Street, together with nearby trees, would restrict any views, such that the development would not be readily visible from within the churchyard, although there would be views from the church tower, to which access is restricted. It is therefore considered that the development would result in a **negligible**, or at most **minor** impact on the listed building and its setting.

#### *7778 Former Christ Church*

The mid 19<sup>th</sup>-century church, which has since been decommissioned and converted to a dwelling, lies around 450m to the west of the Development Area and occupies an elevated position overlooking the town. However, the intervening buildings along Broad Street and Church Street would restrict any views such that it is considered that the development would result in a **negligible** impact on the listed building and its setting.

**7791 5 and 6 High Street**

The late 17<sup>th</sup>-century town house lies around 250m to the west of the Development Area, although the intervening buildings along Broad Street and Church Street would restrict any direct views such that it is considered that the development would result in a **negligible** impact on the listed building and its setting.

**16704 Former Powysland Museum and Library**

The late 19<sup>th</sup>-century purpose-built museum, which has recently been converted to a dwelling, lies 120m to the north of the Development Area, although the intervening buildings along Salop Road would restrict any direct views such that it is considered that the development would result in a **negligible** impact on the listed building and its setting.

**Conservation Areas**

- 6.12 The Development Area lies outside the Welshpool Conservation Area, although at its closest point the conservation area lies a matter of metres from the south-western edge of the Development Area. It is therefore possible that the proposed development could have a **moderate** visual impact on the Conservation Area.

**Summary**

- 6.13 In summary, within one kilometre of the Development Area the assessment has identified the following designated assets: two scheduled ancient monuments where the magnitude of visual impact is judged to be **negligible**; one grade I listed building where the visual impact is judged to be **negligible**, or at most **minor**, and three grade II\* listed buildings where the magnitude of visual impact is judged to be **negligible**.
- 6.14 The significance of the visual impacts, based on Table 3 and with the requirement that all nationally designated assets are of high value, is thus assessed as **slight** in five instances and **moderate** or **slight** in one instance. Also within one kilometre there are almost 200 grade II listed buildings as well as non-designated assets which are part of the historic character of Welshpool, part of which is designated as a Conservation Area. The magnitude of impact on the Conservation Area is judged to be **moderate**, owing to its close proximity to the development, and the significance is therefore **moderate**.

## **7 Mitigation strategy**

- 7.1 In the light of the assessment above, this section provides a description of the measures that should be adopted to mitigate the identified impacts on cultural heritage assets, together with a consideration of the residual effects of the development on cultural heritage assets.
- 7.2 It is accepted that cultural heritage assets represent a non-renewable resource, and should be avoided wherever this is feasible in order to avoid damage or destruction. The purpose of mitigation is to avoid or reduce any adverse impacts that might result from the proposed development on the cultural heritage resource.

### **Direct Impacts**

- 7.3 Of the two assets identified within with the Development Area both are considered to be of negligible value and no mitigation is therefore proposed other than a general watching during all significant groundworks, including any ground investigation works, to ensure the preservation by record of any cultural heritage assets which may be revealed. In order for this to be achieved there must be sufficient opportunity for an appropriate level of recording, including detailed excavation if appropriate, should significant remains be revealed.

### **Indirect Impacts**

- 7.4 The assessment has determined that the proposed development may have a visual impact on two designate cultural heritage assets, namely the Church of St Mary and Christ Church, as well as on the Welshpool Conservation Area. It is possible that this may be taken into account during the design process, although at this stage no mitigation is recommended.

## 8 Conclusions

- 8.1 A cultural heritage study has been prepared for the proposed development of Welshpool Carpark, based on an assessment of the available desk-top sources and integrated with a field survey of the area and selective examination of statutorily designated and registered cultural heritage assets within 1km of the Development Area. The assessment has identified only two assets within the Development Area, which are both of negligible significance, although evidence from the surrounding area indicates that there is the potential for previously unrecorded, buried cultural heritage assets to be present within the area. However, a watching brief conducted in 2010 during the construction of link road between Mill Lane and Church Street revealed no significant features or deposits and indicated that levels within at least part of the Development Area may have been reduced during the construction of the present car park. The proposed mitigation measures comprise a general watching brief during significant groundworks.
- 8.2 The study indicates that communities have been using the general area from the Mesolithic period, with evidence for later activity in the Iron Age which continued, if intermittently and in different forms, through to the present day. The Development Area lies close the site where a significant collection of Roman metalwork was discovered and is also in close proximity to the centre of the medieval town, as well as the presumed location of its Welsh predecessor.
- 8.3 Provided that the mitigation measures detailed in this report are implemented the impacts from the proposed development are predicted to be 'slight', and the potential significance of that impact is the same.
- 8.4 The visual impact of the proposed scheme on statutorily designated and cultural heritage assets and the Conservation Area around the Development Area has also been considered. For one grade I listed building the significance of the visual impact is considered to be slight or moderate, while for the three grade II\* listings it is considered to be neutral. The significance of the impact on the Conservation Area, including its constituent listed buildings and non-designated assets is considered to be moderate.



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