CARDIGAN TIDAL FLOOD RISK MANAGEMENT SCHEME

Appendix 7.1 – Historic Environment Desk Based Assessment

Cyfoeth Naturiol Cymru
Natural Resources Wales

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PROPOSED TIDAL FLOOD ALLEVIATION SCHEME, CARDIGAN, CEREDIGION:

HISTORIC ENVIRONMENT DESK-BASED ASSESSMENT UPDATE 2021

Prepared by DAT Archaeological Services

For: Binnies UK Ltd

ymddiriedolaeth archaeolegol DYFED archaeological trust

DYFED ARCHAEOLOGICAL TRUST

REPORT NO. 2021-77
PROJECT NO. 126652

October 2021

PROPOSED TIDAL FLOOD ALLEVIATION SCHEME, CARDIGAN, CEREDIGION:

HISTORIC ENVIRONMENT DESK-BASED ASSESSMENT UPDATE 2021

By

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PROPOSED TIDAL FLOOD ALLEVIATION SCHEME, CARDIGAN, CEREDIGION:

HISTORIC ENVIRONMENT DESK BASED ASSESSMENT UPDATE 2021

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PROPOSED TIDAL FLOOD ALLEVIATION SCHEME, CARDIGAN, CEREDIGION:

HISTORIC ENVIRONMENT DESK-BASED ASSESSMENT UPDATE 2021

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PROPOSED TIDAL FLOOD ALLEVIATION SCHEME, CARDIGAN, CEREDIGION

HISTORIC ENVIRONMENT DESK-BASED ASSESSMENT UPDATE

EXECUTIVE SUMMARY

DAT Archaeological Services were commissioned to undertake an updated Historic Environment Desk Based Assessment on the potential impacts of a proposed tidal flood alleviation scheme in Cardigan.

Three/four potential scenarios were assessed. A material impact on post-medieval, and potential medieval features and areas of archaeological interest were identified, along with potential impacts upon the settings of nearby Scheduled Monuments, Listed Buildings, Historic Landscapes, Historic Gardens and Conservation Area. Mitigation measures are proposed to reduce potential impacts.

CRYNODEB GWEITHREDOL

Comisiynwyd Gwasanaethau Archeolegol YAD i gynnal Asesiad Ddesg yr Amgylchedd Hanesyddol wedi'i ddiweddaru ar effeithiau posibl cynllun lliniaru llifogydd llanw arfaethedig yn Aberteifi.

Aseswyd tri / pedwar senario posib. Nodwyd effaith sylweddol ar nodweddion ac ardaloedd o ddiddordeb archeolegol ôl-ganoloesol, a chanoloesol posibl, ynghyd ag effeithiau posibl ar leoliadau Henebion Rhestredig, Adeiladau Rhestredig, Tirweddau Hanesyddol, Gerddi Hanesyddol ac Ardal Gadwraeth gerllaw. Cynigir mesurau lliniaru i leihau effeithiau posibl.

1. INTRODUCTION

1.1 Project Proposals and Commission

1.1.1 DAT Archaeological Services were commissioned by Binnies UK Ltd, on behalf of their clients Natural Resources Wales, to prepare an Historic Environment Desk-Based Assessment on the proposed Tidal Flood Alleviation Scheme in Cardigan, Ceredigion (SN 17943 45957).

1.1.2 The assessment updates a report produced by DAT Archaeological Services in 2015 which examined previous proposals for flood alleviation in Cardigan. The current scheme focusses on three options for flood alleviation along the northern banks of the Teifi River, in an area lying in front of The Strand, Cardigan. The scheme is designed to combat tidal estuarine flooding in an affordable and deliverable way. Details of the scheme are provided in more detail below (Section 8.2).

1.1.3 This Historic Environment Desk-Based Assessment provides an indication of the archaeological potential of the development area and highlights possible issues in relation to the impact of the development on the historic environment.

1.1.4 The assessment has been a primarily desk-based study of the site area, identifying any known archaeological or historical sites within the site and its environs, identifying potential setting impacts on designated archaeological assets in the vicinity, identifying any historic landscape areas that may be affected by the proposals and assessing the potential for hitherto unknown archaeological remains to be present within the development area. Due to current restrictions related to the Covid-19 outbreak some archive sources have not been consulted, although sufficient information has been gained to provide a comprehensive assessment of the site.

1.2 Scope of the Project and Methodology

1.2.1 The scope of the assessment follows the Standard And Guidance For Historic Environment Desk-Based Assessment as laid down by the Chartered Institute for Archaeologists (CIfA 2014). The standard is stated by CIfA as:

Desk-based assessment will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area. Desk-based assessment will be undertaken using appropriate methods and practices which satisfy the stated aims of the project, and which comply with the Code of Conduct and other relevant regulations of CIfA. In a development context desk-based assessment will establish the impact of the proposed development on the significance of the historic environment (or will identify the need for further evaluation to do so), and will enable reasoned proposals and decisions to be made whether to mitigate, offset or accept without further intervention that impact.

1.2.2 A desk-based assessment is defined by CIfA as:

.....a programme of study of the historic environment within a specified area or site on land, the inter-tidal zone or underwater that addresses agreed research and/or conservation objectives. It consists of an analysis of existing written, graphic, photographic and electronic information in order to identify the likely historic assets, their interests and significance and the character of the study area, including appropriate consideration of the settings of historic assets and, in England, the nature, extent and

quality of the known or potential archaeological, historic, architectural and artistic interest. Significance is to be judged in a local, regional, national or international context as appropriate.

1.2.3 For the purposes of planning policy in Wales, 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 (Welsh Government 2017).

A historic asset is:

An identifiable component of the historic environment. It may consist or be a combination of an archaeological site, a historic building or area, historic park and garden or a parcel of historic landscape. Nationally important historic assets will normally be designated (Welsh Government 2017).

1.2.4 The desk-based study of the area identifies known archaeological sites within the site and its environs and assesses the potential for hitherto unknown remains to be present within the proposed development area. This will help inform future decision making, design solutions and potential mitigations strategies, including the potential for further archaeological works.

1.2.5 The scope of the report also includes an assessment of the impact on the settings of surrounding designated historic assets, including scheduled monuments, listed buildings, historic landscape character areas, registered parks and gardens and conservation areas. This utilises the best practice guidance in *Setting of Historic Assets in Wales* (2017).

1.2.6 The report presents relevant information from several sources including:

- Dyfed Archaeological Trust Historic Environment Record data;
- Map regression exercise using earlier cartographic sources;
- Available and relevant reports on any archaeological work undertaken in the area that affects the site or its setting;
- Archive records held at the County Archive, the National Library of Wales (NLW) and the Royal Commission on the Ancient and Historic Monuments of Wales (RCAHMW);
- Aerial photography, satellite imagery and Lidar data;
- Relevant records held by the developer;
- Identification of any Scheduled Monuments, Listed Buildings, Registered Parks and Gardens, Registered Historic Landscapes, Historic Landscape Character Areas or Conservation Areas within or in the vicinity of the site area (Cadw, DAT, NRW);

1.2.7 The report incorporates the research and conclusions of the previous study (Meek 2015), which itself also included the results of geotechnical investigations along the waterfront. To be consistent with that report a 100m zone around the proposed scheme has been used as a search area for known information on the historic environment of the area, which is considered appropriate for the scale of the scheme and its potential impacts. A wider search area has been included however to examine the potential impact on the setting of high status, designated, heritage assets in the surrounding landscape. The extent of this search area varies and is determined by visibility of the scheme and potential impacts along the estuarine area.

1.2.8 Prior to the previous study in 2015 Natural Resources Wales (NRW) produced a brief that included background to the project, which remains relevant. This stated:

The lower quayside areas of Cardigan are regularly inundated by the tide, which affects the Lower Strand and the Cattle Market areas. Low lying residential and commercial properties are affected by a tidal return period of approximately 1:1yr annual chance of probability. It is feared that the onset of property flooding is near or at this level of probability with several properties having threshold levels of 3.100m AOD and below.

Environment Agency Wales commissioned consultant Arup to produce a project appraisal report in 2006 to evaluate a solution to the tidal risk within the quayside areas.

The 2006 study concluded that an economically viable scheme could not be substantiated, and a viability report addendum was produced to conclude the project.

The 2006 study also included an archaeological study of Cardigan.

Current Position (2015)

Since the conclusion of the study in 2007, Cardigan has experienced several tidal events, with one of the most severe occurring on the 3rd January 2014.

During the event of the 3rd January a total of 36 properties flooded, from a combination of high astronomical tide height and the effects of a 600mm storm surge affecting areas around Cardigan Bay. These two components combined to produce a tide height of 3.670m. (NRW 2015)

1.3 Abbreviations

1.3.1 All sites recorded on the regional Historic Environment Record (HER) are identified by their Primary Record Number (PRN) and located by their National Grid Reference (NGR). Sites recorded on the National Monument Record (NMR) held by the Royal Commission on the Ancient and Historical Monuments of Wales (RCAHMW) are identified by their National Primary Record Number (NPRN). Scheduled Monument (SM). Listed Buildings (LB). Altitude is expressed to a height above Ordnance Datum (aOD). References to cartographic and documentary evidence and published sources will be given in brackets throughout the text, with full details listed in the sources section at the rear of the report.

1.4 Illustrations

1.4.1 Printed map extracts are not necessarily reproduced to their original scale. North is towards the top of the page unless otherwise indicated.

1.5 Timeline

1.5.1 The following timeline gives date ranges for the various archaeological periods that may be mentioned within this report.

Table 1: Archaeological and Historical Timeline for Wales

Period	Approximate date	
Palaeolithic –	*c.*450,000 – 10,000 BC	

Mesolithic –	*c.* 10,000 – 4400 BC	
Neolithic –	*c.*4400 – 2300 BC	
Bronze Age –	*c.*2300 – 700 BC	
Iron Age –	*c.*700 BC – AD 43	
Roman (Romano-British) Period –	AD 43 – *c.* AD 410	Historic
Post-Roman / Early Medieval Period –	*c.* AD 410 – AD 1086	
Medieval Period –	1086 – 1536	
Post-Medieval Period[1] –	1536 – 1750	
Industrial Period –	1750 – 1899	
Modern –	20th century onwards	

2. PLANNING POLICIES AND GUIDANCE

2.1 The Historic Environment (Wales) Act

2.1.1 The Ancient Monuments and Archaeological Areas Act 1979 was previously the primary legislation for protecting archaeological remains and scheduled monuments. This has more recently been amended by The Historic Environment (Wales) Act 2016 which has three main aims as defined by Cadw:

- to give more effective protection to listed buildings and scheduled monuments;
- to improve the sustainable management of the historic environment; and
- to introduce greater transparency and accountability into decisions taken on the historic environment.

2.1.2 The new Act amends the Ancient Monuments and Archaeological Areas Act 1979 and also the Planning (Listed Buildings and Conservation Areas) Act 1990. It is supported by a number of planning guidance documents. The Act most specifically provides better safeguards for the protection of scheduled monuments, listed buildings and historic parks and gardens. It also includes further guidance on place names.

2.2 Planning Policy Wales

2.2.1 Planning Policy Wales (Ed.11, Feb.2021) sets out the Welsh Government's land use planning policies. Its primary objective is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales, as required by the Planning (Wales) Act

[1] The post-medieval and Industrial periods are combined as the post-medieval period on the Regional Historic Environment Record as held by Dyfed Archaeological Trust

2015, the Well-being of Future Generations (Wales) Act 2015 and other key legislation.

2.2.2 Chapter 6, 'Distinctive and Natural Places', explains how planning systems must take into account the Welsh Government's objectives to protect, conserve, promote and enhance the historic environment as a resource for the general well-being of present and future generations. It also sets out the planning policies for the sustainable management of specific categories of historic environment assets.

2.3 Technical Advice Note 24: The Historic Environment

2.3.1 This technical advice note provides guidance on how the planning system considers the historic environment during development plan preparation and decision making on planning and Listed Building consent applications. It also provides specific guidance on how the following historic environment assets should be considered:

- scheduled monuments
- archaeological remains
- listed buildings
- conservation areas
- historic parks and gardens
- historic landscapes
- historic assets of special local interest
- World Heritage Sites

2.3.2 The technical advice note usefully gathers together the selection criteria employed in the designation of scheduled monuments and listed buildings and the registration of historic parks and gardens and historic landscapes.

2.3.3. Advice and decisions on planning applications affecting nationally significant historic environment features (or designated historic environment assets) is provided by Cadw acting on behalf of Welsh Government.

2.3.4 This report will also make reference to other guidance documents published by Cadw, namely: Conservation Principles (March 2011); Heritage Impact Assessment in Wales (May 2017); Managing Historic Character in Wales (May 2017); and Setting of Historic Assets in Wales (May 2017).

2.4 Local Policies

2.4.1 The Historic Environment is subject to the relevant policies and procedures as laid out in the Ceredigion Local Development Plan (LDP) (end date 2022) (adopted 2013).

2.4.2 Policy DM07: Conservation Areas states

> *Development within Conservation Areas, as designated on the Proposal Map, and any future designated Conservation Areas must demonstrate that regard has been had to Conservation Area Appraisals, where available, and national guidance*.

National policies are regarded as sufficient to guide development in Conservation Areas, but Conservation Area Appraisal Reports should be taken into account in determining planning applications in these areas*:*

2.4.3 Policy DM19: Historic and Cultural Landscape states:

> *Development affecting landscapes or buildings which are of historical or cultural importance and make an important contribution to the character and interest of the local area, will be permitted where the distinctive appearance, architectural integrity or their settings will not be significantly adversely affected. Where possible development should enhance these qualities and special character.*

This policy makes specific mention of preserving Scheduled Monuments, registered historic landscapes and gardens, and utilising information held on the Historic Environment Record, National Monuments Record and Landmap.

3 LOCATION, TOPOGRAPHY AND GEOLOGY

3.1 The proposed Tidal Flood Alleviation Scheme lies along the north bank of the Afon Teifi through Cardigan, Ceredigion. The scheme runs from the Castle Street/Cardigan Bridge area (western end at SN 17801 45863) along the Strand to the Gloster Row car park/hospital (eastern end at SN 18076 45971)

3.2 Natural Resources Wales (NRW) are exploring various options running along this route, varying in the degree of land take each scheme would require. This area comprises a built waterfront along the south side of the Strand. At the western end lie modern commercial and residential units of a bathroom showroom and garage. Midway along lie a boathouse and hut and area of open ground used by the Scouts, with residential property and gardens to the east. The eastern end of the area comprises the Gloster Row Car Park and adjacent open ground. These properties are fronted by mixed vertical stone walling and embankments, with three slipways, one to the west adjacent to the Bathroom Centre, one central adjacent to the Scout Boathouse, and one to the east adjacent to Gloster Row Car Park. At high tide the river flows against this walling, at low tide an area of estuarine mudflats fronts the area.

3.3 The Strand is a narrow street that runs parallel to the river, with a mix of commercial, residential and storage properties along the north side. The commercial centre of Cardigan lies to the northwest, beyond the site of Cardigan Castle. Residential and other properties lie to the north and northeast of the site, and along the southern banks of the river. Cardigan Bridge lies within 20m downriver, with the modern Priory Bridge 140m upriver.

3.4 The majority of the underlying superficial geology comprises alluvial clay, silt and sand derived from the Afon Teifi. Underlying bedrock is of the Ordovician period, comprising Ashgill Rocks (shales, mudstones, siltstones and sandstones).

Figure 1: Location of development area (red).

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4 DESIGNATED HISTORIC ASSETS

4.1 General

4.1.1 A search of data held on several databases was initially made of historic assets within a 100m search area from the edge of the development boundary to fully understand the potential archaeological resources of the development area. This included both designated and non-designated assets. Due to the potential for proposed development to impact upon the setting of high status, designated, historic assets, this search area was expanded to include those that may have a visual or other tangible relationship to the proposed development area, or may be affected by changes to tidal activity in the area.

4.2 Scheduled Monuments (Table 2, Figure 2)

4.2.1 Scheduled Monuments are historic and archaeological sites considered to be of national importance. These sites are given legal protection, and consideration of the impact of development upon these sites and their settings are considerations of the planning process.

4.2.2 No Scheduled Monuments lies within the proposed development area. There are three Scheduled Monuments within the 100m search area surrounding the proposed development site. No further potentially affected monuments were identified.

4.2.3 CD003 Cardigan Bridge, the traditional road bridge across the Teifi. Thought to have been constructed in the 13th century, widened in the 18th and again in the 19th centuries. The monument is Scheduled because of its potential to enhance our knowledge of medieval and post-medieval construction techniques and transportation systems. It retains significant archaeological potential, with a strong probability of the presence of associated archaeological features and deposits. The structure itself may be expected to contain archaeological information concerning chronology and building techniques. This site lies immediately west of the proposed development area, within 15m of the western end.

4.2.4 CD123 Cardigan Castle, the site of a medieval castle, built by Gilbert de Clare in around 1110. The castle was rebuilt in stone in around 1171 following its capture by Lord Rhys and became the site of the first eisteddfod in 1176. Much of the masonry remains currently visible are mid-13th century and later. The castle was damaged during the Civil War, and fell into disrepair, later incorporated into the house and grounds of Castle Green House. The monument is Scheduled for its potential to enhance our knowledge of Medieval social, domestic and political life and warfare. This site covers a large area along the northwest side of The Strand and Carriers Lane, at its closest approximately 20m from the development site.

4.2.5 CD141 Cardigan Town Walls, the remains of two stretches of town wall, thought to have been built in the 13th century or later. Only the southern stretch is of relevance, to the rear of 43 St Mary Street, which has an arch within it which might be part of the town gate. The monument is Scheduled for its potential to enhance our knowledge of medieval defensive organisation and of the growth of towns. The monument forms an important element within the wider medieval context and the structure itself may be expected to contain archaeological information in regard to chronology, building techniques and functional

detail. This site lies approximately 60m to the north of the proposed development area.

Table 2: Scheduled Monuments within search area

SM No.	Name	Period	Site Type	Grid Ref
CD003	Cardigan Bridge	Medieval; Post-Medieval	Bridge	217779 245818
CD123	Cardigan Castle	Medieval; Post-Medieval	Castle	217791 245917
CD141	Cardigan Town Walls	Medieval	Defensive town walls	217824 246063

4.3 Listed Buildings (Table 3, Figure 2)

4.3.1 Listed Buildings are buildings and structures of national importance given legal protection by being placed on a 'List' of Buildings of Special Architectural or Historic Interest. Buildings on the List are given one of three grades which denote their level of importance (Grade I, II* & II), Grade I being the highest. A listed building may not be demolished, extended, or altered without special permission from the local planning authority.

4.3.2 No listed buildings lie within the development area. There are 33 listed building within the 100m search area surrounding the proposed development site, with an additional 8 structures identified in potential sensitive areas associated with the scheme.

4.3.3 Cardigan Castle is a Grade I Listed Building (LB ref.10458), as well as being a Scheduled Monument (described above, section 4.2.4).

4.3.4 Five buildings are Grade II* listed. These include Cardigan Bridge (LB Ref. 10456) which is also a Scheduled Monument (described above, section 4.2.3), and Castle Green House (LB Ref.10459), an early to mid-19th century house incorporating a castle tower, which lies within the castle grounds. The other buildings include The Parish Church of St Mary (LB.Ref.10476), a church with 12th century origins lying 70m to the northeast of the proposed development site, No.7 St Mary's Street (LB Ref. 10529), a late 18th or early 19th century gentry house, which lies 90m to the northwest of the proposed development area, and Avondale (LB.Ref. 10539), an early 18th century house, which fronts St Mary's Street 60m to the north of the proposed development area.

4.3.5 The remainder of the listed buildings are Grade II listed, the majority being post-medieval structures along Bridge Street, St Mary's Street and Church Street associated with the expansion in the town during the 18th and 19th centuries. It is possible that some of these buildings have medieval origins and still contain earlier fabric, although hidden by later facades. A number of other Grade II listed buildings are associated with the post-medieval development of the castle and specifically with Castle Green House, such as the gate piers and walls on the northern side of the Strand leading up to Castle Green House and the adjacent stable outbuildings. The outlying listed buildings include riverfront structures within Cardigan to the west of Cardigan Bridge, and riverfront structures at Rose Hill a further 1.5km upriver, which may potentially be affected by any changes to the pattern of tidal movements.

Table 3: Listed Buildings within search area.

Ref. No.	Name	Grade	Grid Ref	Summary
10456	Cardigan Bridge	II*	217778 245818	Medieval road bridge, widened in the 18th and 19th centuries.
10457	Ty Castell	II	217757 245920	Early to mid-19th century house
10458	Cardigan Castle	I	217792 245907	Medieval castle
10459	Castle Green House	II*	217798 245947	House built 1827 within castle grounds, incorporating castle tower
10460	Gatepiers & Gates to Castle Green House	II	217763 245924	Formal entrance gates of c.1828.
10461	Outbuildings at Castle Green House Stable Yard	II	217824 245926	Outbuildings of c.1828, including stables and possible coach house.
10462	Retaining Wall in Castle Green Grounds to E of House	II	217831 245954	19th century retaining wall.
10463	The Grosvenor Hotel	II	217718 245898	Later 18th century house, now an Inn.
10464	Castle Chambers (previously listed with The Grosvenor Hotel)	II	217720 245909	Later 18th century house.
10465	Glenroy House	II	217721 245921	Early 19th century house.
10468	No 1 Cambrian Quay including Area Railings	II	217671 245910	Mid 19th century house.
10469	Pantywylan	II	217693 245890	18th century commercial quayside property.
10470	Former Hope Chapel	II	217865 245986	Former English Congregational Chapel of 1837, used as a printing house for much of the 20th century.
10471	Boundary Wall to Castle Green House	II	217851 245953	Early 20th century boundary wall.
10472	The Castle Inn PH	II	217796 245775	Early 19th century Inn.
10473	Bridge Warehouse	II	217773 245769	Early to mid 19th century warehouse
10474	Bridgend Warehouse	II	217731 245781	Mid 18th century warehouse, remodelled in the mid 19th century, now flats.
10475	Imperial House	II	217997 246023	Early 19th century villa, becoming Conservative Club building in the early 20th century.
10476	Parish Church of	II*	218102	Parish church with 12th century origins. Restored

	St Mary		246043	in the 15th, 18th and 19th centuries.
10477	Gates & Gatepiers to Churchyard of Church of St Mary	II	218033 246019	Early 19th century gates and piers.
10513	Graystone	II	217858 246125	House and shop of c.1870.
10529	No.7 St.Mary's Street	II*	217815 246021	Late 18th or early 19th century gentry house.
10530	No.8 St.Mary's Street	II	217826 246019	19th century house.
10531	No.9 St.Mary's Street	II	217836 246017	Early 19th century house.
10532	No.19 St.Mary's Street	II	217923 246016	Early to mid 19th century house.
10533	Cemaes	II	217930 246014	Early to mid 19th century house.
10534	No.21 St.Mary's Street	II	217937 246012	Early to mid 19th century pair of houses.
10535	No.22 St.Mary's Street	II	217942 246011	Early to mid 19th century pair of houses.
10536	No.32 St.Mary's Street	II	217922 245997	Early 19th century house.
10537	The Angel Hotel	II	217900 246001	Early 19th century hotel
10538	Cardigan & Tivyside Advertiser	II	217876 246005	Early 19th century house, now a newspaper office.
10539	Avondale	II*	217864 246005	Early 18th century house.
10540	Pedestrian Gate between no 43 & The Old Stables	II	217832 246002	Early 19th century gate.
10541	The Old Stables	II	217830 246005	Early 19th century stable block, now offices.
10542	The Old Custom House (part)	II	217806 246001	Early 19th century former custom house, now shops.
10543	The Old Custom House	II	217800 245998	Early 19th century former custom house, now shops.
10747	No.43 St.Mary's Street	II	217838 246005	Early 19th century house.
14798	RoseHill	II	219094 245125	Earlier 19th century house, incorporating ground floor of 17th century house.
14799	Outbuildings S of Rosehill	II	219113 245113	Earlier 19th century outbuildings.
87473	1&2 Green Street, including attached stable and boundary wall	II	217760 245932	Early 18th century pair of cottages.

87485	Quay Walls	II	217575 245943	Early 19th century quay walls.

4.4 Registered Historic Landscapes (Figure 2 & 3)

4.4.1 Registered Historic Landscapes are landscapes of historic interest included on the Register of Landscapes of Historic Interest in Wales (Cadw 1998). The landscape boundaries and associated details have been created as non-statutory advice to assist decision makers and landscape managers to help ensure that the historic character of the landscape is sustained, and that where change is contemplated, it is well-informed.

4.4.2 The proposed development area, and indeed much of the historic core of Cardigan, lies within the Lower Teifi Valley Landscape of Special Historic Interest (HLW(D)14). This area encompasses the lower Teifi valley from the estuary to the confluence with the Afon Cych and area around Cenarth 16.5km upriver.

4.4.3 In order to better characterise the historic environment of the Historic Landscape it has been sub-divided into a number of Historic Landscape Character Areas (HLCA). These areas do not necessarily confine themselves to the illustrated limits of the registered Historic Landscape. The proposed development area lies within HLCA 410 Cardigan, a character area drawn around the urban extent of Cardigan.

4.4.4 As part of a Council-funded Townscape Heritage Initiative in 2006/7 the historic development of Cardigan was examined, assessed, described and mapped in detail within The Historic Town Survey of Cardigan (Cook & Poucher 2007; Part 2) resulting in the identification of 24 separate Urban Character Areas for the town. These Urban Character Areas are not designated assets, and are intended as an aid to planning decisions. The summaries of the relevant areas to the proposed cardigan Tidal Flood Alleviation Scheme are included below in Table 4 and illustrated in Figure 3.

Table 4: Relevant Cardigan Urban Character Areas for the proposed Cardigan Tidal Flood Alleviation Scheme

No	Character Area Name	Summary Description
1	Cardigan Castle	The known remains of the Medieval castle and house and grounds of the 19th century manor house
2	Cardigan Walled Town	The extent of Cardigan contained within the limits of the 13th century town walls
3	The Priory	The former Medieval Priory. This now includes the land around the surviving Medieval church of St. Mary's long with the adjacent hospital and grounds
4	St. Marys Street/Pont y Cleiffion	Medieval urban spread to the east of the walled Medieval town of Cardigan
7	Netpool/Cambrian Quay	A riverside area of Cardigan along the north banks of the Teifi stretching downstream from the bridge
8	The Strand	A riverside area along the northern banks of the Teifi upstream of Cardigan Bridge

21	Bridgend Timber Yard & Foundry	A riverside area on the south bank of the Teifi upstream of Cardigan Bridge

4.5 Registered Historic Parks & Gardens (Figure 2)

4.5.1 Parks and gardens of special historic interest in Wales are included on a Register of Historic Parks and Gardens, designed to provide comprehensive information to assist decision makers to help protect and preserve essential features of these parks and gardens, and enable their significance and character to be protected through the planning system. The Register will become statutory in late 2021, but this does not impose new legal restrictions or change the consent regime.

4.5.2 There is one registered historic park and gardens within the 100m search area. The grade II listed Cardigan Castle (PGW (Dy) 72(CER) is an 18th to 19th century pleasure garden set within the grounds of Cardigan Castle, set to provide a romantic setting to Castle Green House. The area is also a Scheduled Monument (see section 4.2).

4.6 Conservation Areas (Figure 2)

4.6.1 Conservation Areas are designated to preserve and enhance the special character of areas of architectural or historic interest. The purpose of designating a Conservation Area is to provide the Planning Authority with an additional measure of control over an area that they consider to be of special historic of architectural value.

4.6.2 With the exception of the Gloster Row Car Park the proposed development area lies within the Cardigan Conservation Area, the boundary of which runs along the mean high water mark on the Teifi (including Cardigan Bridge). Details of the Cardigan Conservation Area, designated in 1989, do not appear to be readily available, but the historic characteristics of the area are outlined in the Historic Town Survey (see section 4.4).

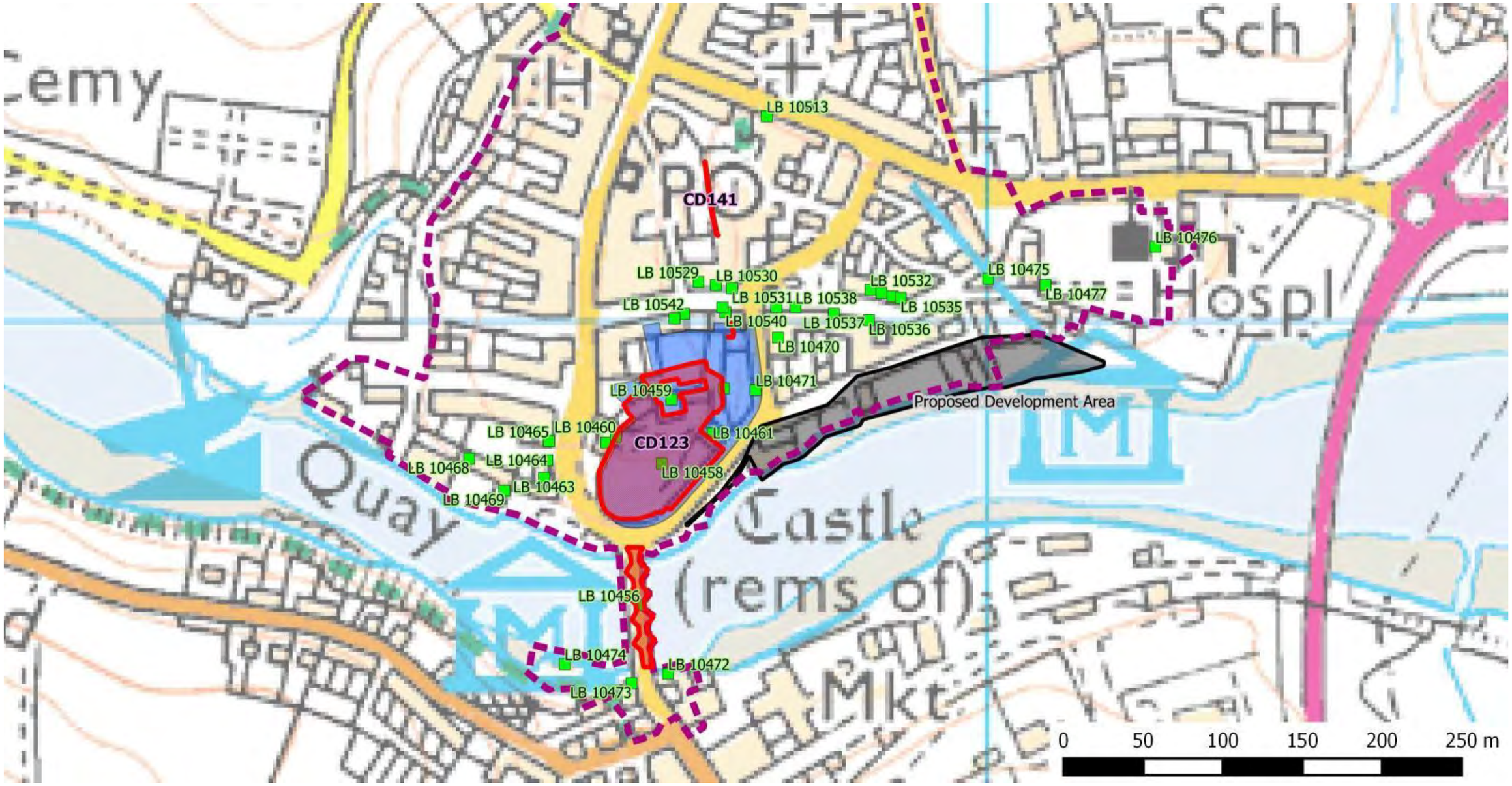

Figure 2. Map showing Scheduled Monuments (outlined in red), Listed Buildings (green square), registered parks and gardens (shaded blue) and the Cardigan Conservation Area (dashed purple outline). Only sites referenced in the assessment are shown.

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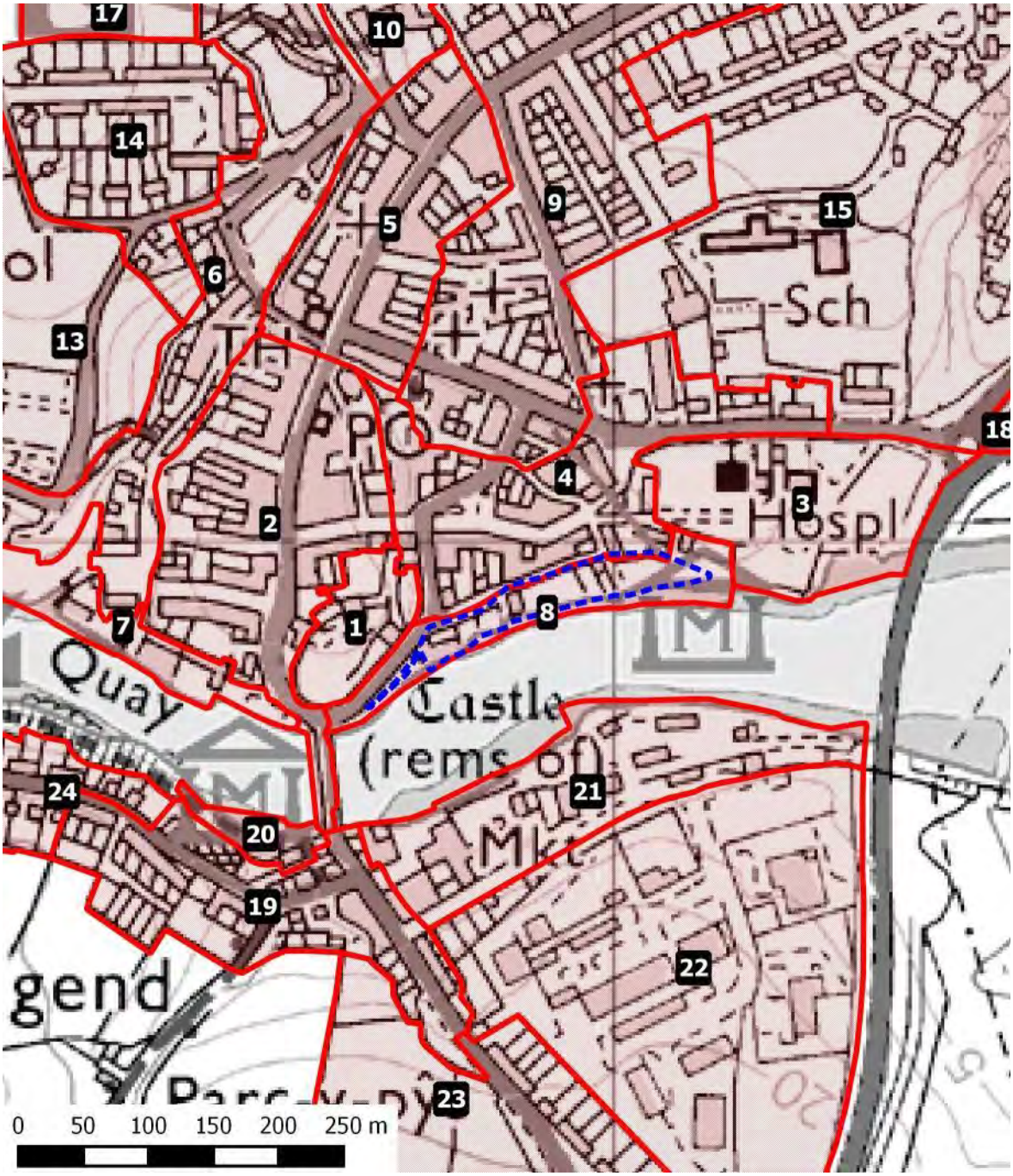

Figure 3: Urban Character Areas within Cardigan, with proposed development area in blue

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5 NON-DESIGNATED HISTORIC ASSETS (Figure 10)

5.1 General

5.1.1 A search of data held by the Dyfed Archaeological Trust Historic Environment Record (HER) and other databases was made within a 100m radius area around the proposed development.

5.1.2 The HER records 43 assets within the search area. The National Monuments Record (MNR) records 30 sites within the search area, largely also recorded on the HER, but includes an additional 7 sites. Only one site is recorded within the proposed development, that of NPRN 40392, a late 19th to mid-20th century iron foundry.

5.1.3 The following information is laid out chronologically to provide a brief archaeological and historical background for the development area and its environs for each period, along with the relevant HER entries pertaining to that period. This section describes known archaeological remains, and highlights archaeological potential, providing a background for the categorisation in Section 7.1. The basis of this section is largely taken from the previous survey of flood alleviation schemes (Meek 2015), and therefore contains a significant elements of further research on the specific development area alongside the baseline HER data.

5.2 Prehistoric

5.2.1 The *Cardiganshire County History* (Davies and Kirby 1994) highlights the relative dearth of evidence for the presence of man in the county before the Bronze Age; the monumental stone burial chambers that characterise the early farmers of the Neolithic period are almost completely absent. Some artefactual evidence has been found at chance findspots, however, in the form of stone and antler implements. These date to both the Mesolithic and the Neolithic periods, some of which have been recovered from the Teifi estuary area. The older Palaeolithic period is unlikely to be represented in this area due to the removal of any archaeological layers by the movement of ice during our last glaciation.

5.2.2 Evidence for the Bronze Age in Ceredigion is far more apparent, mainly in the form of numerous burial monuments such as round barrows and cairns. There are also many standing stones and some stone circles. The majority of these lie on the highest ground in the east of the county. Bronze Age artefacts have also been recovered from the Teifi Estuary area, indicating some level of activity in the area during that period but as yet no evidence of sustained activity has come to light.

5.2.3 More permanent settlement is suggested during the Iron Age with the establishment of several defended enclosures and larger hillforts in prominent areas around the landscape. The promontory on which Cardigan was established lends itself to the possibility of settlement during this period but as yet there is no archaeological evidence to sustain this theory. The remains of many hillforts and other types of defended enclosure from the Iron Age are found in abundance in the lower lying western half of the county.

5.2.4 There are no prehistoric sites recorded within the search area or wider locality, despite the potential for Iron Age activity on the castle site, therefore potential is low.

5.3 Roman Period

5.3.1 There is hardly any evidence for Roman activity in the area; forts and camps are so far only found in the eastern half of the county along a known Roman road. Roman coins have been said to have been found on the Gwbert side of the Teifi Estuary although the provenance of these is uncertain, and a hoard of around 200 Roman coins was reportedly found near St Dogmaels. It is very likely that the Teifi Estuary was used during the Roman period, but there are no records of Roman sites within the search area or surrounding Cardigan area, therefore potential is low.

5.4 Early Medieval Period

5.4.1 The Kingdom of Ceredigion was one of several Welsh kingdoms that emerged in the 5th century AD and persisted until the Norman Conquest in the 13th century. Its area corresponded roughly to that of the modern county of Ceredigion. Some of the exploits of the rulers of Ceredigion from this time are documented, for example in the *Chronicle of the Princes* (Jones 1973), which describes the various civil wars enacted by rulers such as Maredydd ap Owain, Llywelyn ap Iorwerth and Maelgwn ap Rhys from the 10th century onwards. It was also written in the *Chronicle* and elsewhere that Danes and Northmen also caused trouble in these parts.

5.4.2 By the 5th century it is believed that St Dogmael (or Dogfael) had established a monastic community in the area on the south side of the river, one such suggested location is near the Iron Age hillfort of Caerau.

5.4.3 It would appear that by the time the Normans arrived in the area in the late 11th century a monastic community had already been established at the current St Dogmaels settlement, however other than the possibility of some form of defended site called Din Geraint on the north side of the river there is no indications of more extensive settlement prior to the arrival of the Normans. There are no records of an Early Medieval date within the search area or surrounding Cardigan area, therefore potential is low.

5.5 Medieval Period (Table 5)

5.5.1 Cardigan as an established settlement has its origins in the Medieval period. The first Norman incursions into this area occurred in 1093 when Welsh chroniclers record the raid of Roger de Montgomery, Earl of Shrewsbury. To secure his position he built a timber and earth castle on the north banks of the Teifi, according to the Brut y Tywysogion, at a site called Din Geraint. This may have been the location of the current castle site but it is often equated with the defensive earthworks visible at Old Castle Farm less than a mile further downstream. However, it appears the castle was short-lived, following Rogers's death the following year the area soon fell back into the hands of the native Welsh.

5.5.2 In 1110 Gilbert fitz Richard de Clare was commissioned to retrieve Roger's possessions and following another successful invasion established another castle on the Teifi. This would appear to have been on the site of the current castle (PRN 1082), as there is no indication it moved prior to the establishment of the town. Cardigan castle was to be Gilbert's centre of power in this area of Wales north of the river, and as was common with Norman invasions a settlement was to be established around the castle, both to provide an administrative and commercial foothold, but also to attract a local force of foreign settlers willing to fight for the new lord. The first reference to the settlement comes from reports of the battle of Crug Mawr in 1136. A pitched battle fought nearby between a large

Welsh force of men from both Gwynedd and Deheubarth and a hastily assembled force of Normans from south of the Teifi. The victorious Welsh force went on to plunder the town of Cardigan and break the town bridge (PRN 8506/32015) but failed to take the castle. This indicates that not only was the castle a strong one, but in its shadow lay a small town complete with a church and a bridge across the river. A potential second conflict is recorded in the Cottonian Chronicle a couple of years later, when the Welsh attacked again, this time with a Viking force, in 1138. Despite a truce being agreed, the Viking contingent apparently went on to plunder nearby St Dogmaels, and may have attacked Cardigan town as well.

5.5.3 The castle and town eventually fell to Rhys ap Gruffydd in 1165, with the Cottonian Chronicle noting that 'for two days the River Teifi appeared bloodstained'. Rhys, unusually for a native Welsh ruler of the time, rebuilt the castle in stone, retained the settlement and confirmed various existing rights. It is clear that between this period from *c.*1110 to 1165 the basis of a thriving community had been established at Cardigan.

5.5.4 It is unclear if the town itself was defended at this stage and it remained small by today standards, extending roughly from Lower Mwldan to Carriers Lane, and from the back of the Quayside to Ebens Lane. In 1165 Rhys granted a charter confirming the right of the small Benedictine Priory (PRN 5302/6602) already established to the east of the castle. Later, 17th century, maps (Figure 4), indicate the grounds of this Priory included the current church, surrounding graveyard, adjacent hospital buildings and grounds up to the riverside. St. Mary's Lane between the castle and the Priory also appears to have been developed by this time, Seamus Cunnane has identified plots of land which in 1158 was the property of the Knight Hospitallers, currently beneath the Angel Inn.

5.5.5 There are indications that a church called Holy Trinity or Christchurch already existed in the area prior to St. Mary's church being established at the Priory. However, the exact location of this earlier church is still open to much debate with several suggestions as to locations both within and outside the town. The location of the Teifi bridge at this point is also open to some debate. Some point to the current bridging point as the only convenient bridging point due to a narrowing in the river and its protection underneath the castle, a location backed by the presence of earlier timbers uncovered during the construction of the adjacent footbridge on the west side of the bridge. Others have suggested a bridge lay *c.*250m further upstream roughly at the end of Gloster Row, at a point where the current is weaker and historic map sources may suggest a ferry crossing. If this crossing location is correct, remains of the bridge could survive within or in close proximity to the proposed line of the defences along the banks of the Afon Teifi, although to date no further archaeological evidence has come to light to back up this theory, and it would appear more likely that the current Cardigan Bridge has always been the traditional bridging point.

5.5.6 Under Rhys Cardigan cemented its newly acquired position as the centre of power for this part of Wales. It was also the place in 1176 that was witness to what many regard as the first national Eisteddfod. Conflict was never far away however, with the town being attacked again in 1196 by William de Braose, the 'Ogre of Abergavenny', prompting an absent Lord Rhys to return and defend the town. Rhys died the following year, and fratricidal conflicts broke out between his sons, with one, Gruffydd, besieging another, Maelgwyn, in Cardigan in 1198. The castle was then sold back to the English crown in 1199, but was also subsequently granted its first royal charter bestowing various privileges on the burgesses to further consolidate power and encourage settlement expansion. By the beginning of the 13th century Griffiths (1990, p113) regards the settlement at Cardigan as a "privileged, fortified island of commercial activity, broad horizons, administrative autonomy and strategic importance".

5.5.7 The town and castle continued to change hands during the 13th century, falling to Llewellyn ap Iorwerth in 1216, and then to William Marshall the younger in 1223, attacked and burnt by Maelgwyn Fychan in 1231 with direct royal control finally re-established in 1241.

5.5.8 Despite this Cardigan appears to have continued its steady growth. Several charters are recorded throughout the 13th century granting Cardigan a weekly market and a yearly fair, later increased to 2 yearly fairs. In the 1240s both Walter Marshall and then Robert Waleran are responsible for extensive repairs to the castle, remains of which are still visible today. This work also extended to establishing a stone wall and ditch defence around the main part of the town. Although only small sections of the wall are still visible the line is still traceable along modern property boundaries, and it may be at this time that town boundaries were extended northwards to take in urban growth along High Street as far College Row.

5.5.9 In 1268 a town survey records the town being divided into *c*.130 burgages (*c*.110 burgesses), with at least 15 beyond the East (Wolf's) Gate (PRN 13169) on the road to the Priory, three presumably on the quayside area beyond the Bridge Gate and another four on "Fenny" street, presumably near the Mwldan. The town area also included 2 mills. The establishment of direct royal control in the mid-13th century indicated Cardigan was to become a major centre of royal power in West Wales.

5.5.10 In 1284 Edward I had made the castle the administrative centre for the newly founded county of Cardiganshire and granted the town a charter to strengthen the burgesses control over the town's commerce and attract further settlement. A survey of 1302 records a relatively densely packed urban area, with burgages in the Fenny Street area rising to 34, although growth in the rest of the town was fairly static. Chancery Lane, then known as Souters Street, appears to have formed the industrial quarter of the town (S. Cunnanne, pers comm.), and settlement may even have been extending northwards along Pendre.

5.5.11 The late 13th and early 14th century appears to have been the height of Medieval urban activity at Cardigan. The subsequent history of Medieval Cardigan was one of slow decline, in common with many towns throughout late 14th and 15th century Wales and England. Maritime trade appears to have been dwindling, contact with Bristol and Ireland lessening, accompanied by a general economic slump and disruptive military activity. A survey for the Black Prince in 1343 records the castle as the worst of all Royal castles and pleas sent to Richard II in the late 14th century show the town had lost many of its privileges, although a charter in 1395 restores their right to hold the courts at Cardigan, and the right to choose their own Bailiff and Mayor. Following the Owain Glyndwr rebellion in 1400 Cardigan was to return no revenue to the crown for 5 years, and the disruption meant no fairs were being held. By the 1530s Leland reports that Aberystwyth is now a 'better market then Cairdigan" and by 1540 the town is said to be a third the size of Carmarthen, and half that of Tenby.

5.5.12 Medieval sites within the search area include the Castle (PRN 1083) and town gate (PRN 13168) on Bridge Street, as discussed above. A further medieval occupation site was identified at Volk's Bakery (Bridge Street) within the walled town (PRN 7782). There is also a potential earlier bridge pre-dating the existing Cardigan Bridge (PRN 8506/32015), upstream from the castle, in an area near the Gloster Row slipway. This would follow earlier road alignments although no firm archaeological evidence for such a feature has ever been recorded in this area, and it is considered more likely that the current Cardigan Bridge has always been the traditional bridging point. However, if a bridge was located in the Gloster Row slipway area, the proposed Tidal Flood Alleviation Scheme could pass directly through its location. As also outlined above, Cardigan has been the site of much

conflict throughout the medieval period, and the site of numerous battles, for which the bridge would have been a particular focus. At least two of the historical references to battles suggest bodies building up along the river banks. Therefore, despite no definitive medieval archaeological remains in this area, there remains a medium potential for archaeological remains of this period within the development area.

Table 5: Medieval sites recorded within the 100m search area

PRN	Name	Type	Period	NGR	Summary
1082	Cardigan	Castle	Medieval	SN 17792 45907	12th century castle, rebuilt in stone in the 13th century.
5302	Cardigan Parish Church; Cardigan Priory; St Mary's	Priory, Church	Medieval	SN 18101 46044	Medieval parish church, formerly also a priory church.
6602	Cardigan Benedictine Priory	Priory, Mansion, Hospitaal	Medieval	SN 1814 4605	Site of medieval Benedictine priory. The site is now occupied by Cardigan and District Memorial hospital.
7782	Volk's Bakery	Occupation Site	Medieval	SN 1774 4594	Medieval artefacts recovered during a salvage excavation in the 1970s
8506	Cardigan Bridge	Bridge	Medieval	SN 1776 4584	Bridge across the Teifi. Wooden timbers recovered from the river.
13168	Bridge Street Gate	Town Gate	Medieval	SN 1773 4588	Gateway through the medieval town walls
13169	Wolf Gate	Town Gate	Medieval	SN 1783 4602	Gateway through the medieval town walls
32015	Cardigan Bridge	Bridge	Medieval	SN 1778 4583	Bridge across the Teifi. Wooden timbers recovered from the river.

5.6 Post Medieval Period (Table 6)

5.6.1 The first cartographic evidence of the layout of Cardigan comes from Speeds map of 1610 (Figure 4). This map helps illustrate the decline Cardigan had suffered over the past two centuries, but also much of the layout of the Medieval town. Within the town walls development is marked along the length of Bridge Street and High Street, and along Quay Street, but there appears to be a great deal of undeveloped land behind these properties and Souters Street now appears undeveloped. The map does show that the urban development had extended along both sides of St. Marys Street up to and almost beyond the Priory, and up both side of Pendre, possible as far as Feidr Fawr, with a mill site on the Mwldan just outside the town.

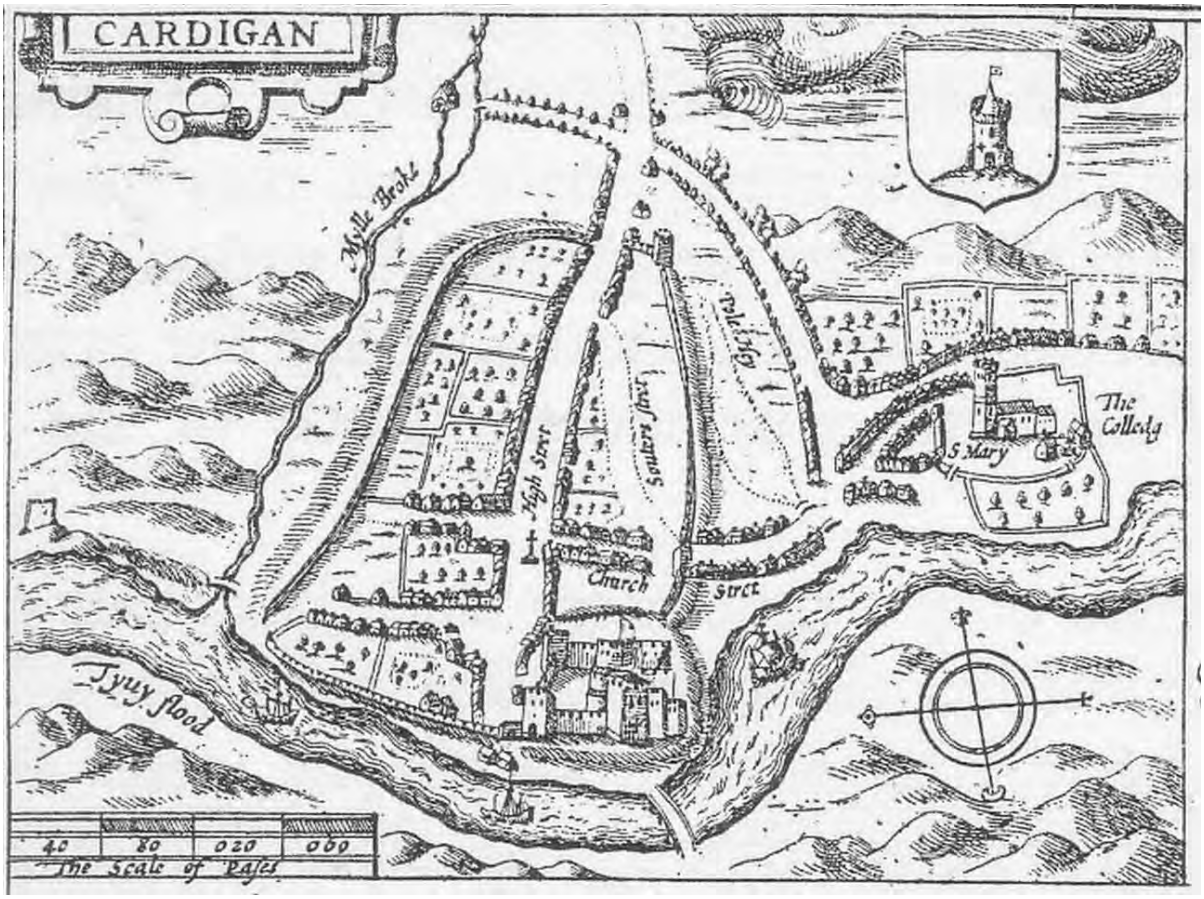

Figure 4: Inset of Cardigan Town Layout from John Speed Map of 1610

5.6.2 The castle was pressed into service again during the Civil War, initially held by Royalist forces. After a 3-day bombardment, Parliamentary forces forced a breach in the wall and took the castle, presumably also destroying much of the castles defensive capabilities. By this time the castle had declined in importance within Cardigan. It still held the occasional court session and mayors' parlour until the early 18th century and various recorded owners and occupiers indicate that some level of accommodation continued, but the town gaol was moved into the town and the site redeveloped into a bowling green in 1732.

5.6.3 Cardigan's fortunes were recovering during the 17th century, due mainly to an increase in maritime activity. The 18th century was to be Cardigan's golden age of maritime activity as general maritime trade was increasing mainly in agricultural produce, limestone and general merchandise, but the expanding herring fishing industry also increased. The port had jurisdiction over Newport, Fishguard, Aberaeron, Aberporth and Newquay by the 18th century, with a combined fleet of nearly 300 vessels by 1833. By this time the busy quayside area to the west of the bridge had developed, probably divided into several separate quays, and had also expanded onto the south banks of the Teifi by at least the 1740s, no doubt encouraging settlement in Bridgend too. The town also had a thriving ship building industry, located on Netpool Bank, west of the Mwldan.

5.6.4 The importance of the maritime trade is also evidenced by the numerous Ropewalks, block makers, sail lofts, warehouses and associated iron foundries that were recorded within Cardigan by the 18th/19th century, as well as the Customs House established on St. Mary's Street by the early 19th century. The Teifi was also noted for its salmon fishery, recorded as early as 1188 by Gerald of

Wales, and by 1833 Lewis describes how an 'extensive and lucrative salmon fishery is carried on in the Teivy', fished by a 'vast number of coracles'.

5.6.5 This emerging prosperity also saw the construction of large civic buildings within Cardigan, especially as administrative and civil functions were now moving away from the deteriorating Medieval castle remains. By the later 18th century a centrally located Shire Hall was built, to take over functions formerly held in the castle, such as the mayors parlour and assize court, as well as a corn market. A Market Hall was also built at the end of Market Lane in *c.*1822 and a large Nash designed gaol was constructed on the edge of the town in the 1790s. Urban expansion had now taken the limits of the town up to North Street. Pwllhai and Feidr Fawr were being developed as was settlement at Bridgend, and the Mwldan was becoming the focus of industrial activity, with iron foundries, a tannery, warehouses, a mill and malthouses all recorded during the 18th and early 19th century. This expansion was however still fairly limited, not expanding a great deal beyond the limits visible on Speeds map.

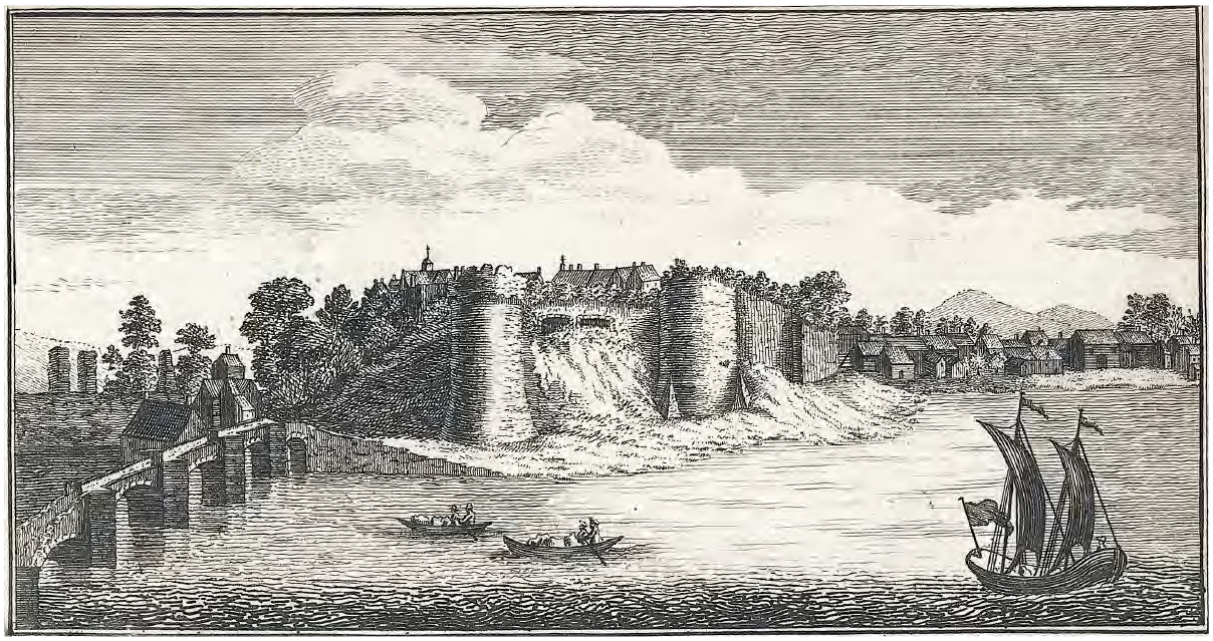

Figure 5: Illustration based on the Nathaniel and Samuel Buck print of 1741

5.6.6 One of the earliest relevant depictions of Cardigan is that of Nathaniel and Samuel Buck of around 1841, showing the southern side of the castle and the area to the rear of St Mary's (Figure 5). The illustration shows Cardigan Bridge crossing the Teifi, with an incline leading down to the east. It clearly does not show a road continuing around the south-eastern side of the castle or any stone built wharfs along the river's edge to the east of the bridge. The implication from the illustration (which would have been stylised), is that the tidal range of the Teifi extended as far as the base of the castle walls. It also suggests that in the first half of the 18th century that no structures lay between the properties on St Mary's Street and the river. No riverside structures such as wharfs or jetties are shown. The James Newton illustration from 1786 (not illustrated) also implies that the tide waters reached the base of the castle, with a slipway leading from the bridge to the water's edge on its eastern side, but with no further road around the south-eastern side of the castle.

19th century

5.6.7 An illustration from 1812 of the port at Cardigan (not illustrated) shows it at the end of its heyday, the view looking northwest from the south bank of the Teifi

towards the Mwldan area. Numerous wharfs are visible along the southern bank of the Teifi in the area which is now Quay Street car park.

5.6.8 The earliest detailed map of Cardigan showing its development by the early 19th century is the John Wood map of 1834 (Figure 6). This shows the plan of the layout of cardigan Port on the western side of the illustrated map extract, the area of Cambrian Quay at the end of Quay Street, with the line of the River Mwldan running down from the north to join the Teifi. On the eastern side of the map, The Strand is now present, although follows the line of Carrier's Lane to the north as opposed to east behind St Mary's as it presently runs. There are a series of structures on its southern side against the edge of the river labelled as Castle Terrace, possibly indicating they were constructed on stone wharfs. A trade directory of 1830 (Pigot 1830) indicates a range of professions utilising these buildings, including a carpenter and joiner, shopkeeper, tailor and surgeon.

5.6.9 To the east of Castle Terrace is a large U-shaped building projecting into the line of the river, presumably some form of warehouse on a wharf (this building is no longer present). The area to the south of St Mary's Street is undeveloped, although a slipway is suggested at its eastern end running into the Teifi possibly corresponding with that which still exists on the eastern side of Teifi House, Gloster Row, and the straightened river's edge in this area suggests some form of built embankment to the river, and the potential that ground behind it would have begun to be infilled to build up levels above the tidal mud flats.

5.6.10 The south bank of the Afon Teifi is shown as undeveloped on the 1834 Wood map, excluding the structures at the end of Cardigan Bridge and along Bridge End. A timber yard is marked in roughly the same location as the Jewson's yard. Further storehouses and other buildings line the western end of the 'proposed' Bridge End Terrace. A number of limekilns and storehouses are shown on the western side of Bridge End.

5.6.11 The 1846 Cardigan Tithe Map is also very similar to the 1834 Wood map (Figure 7).

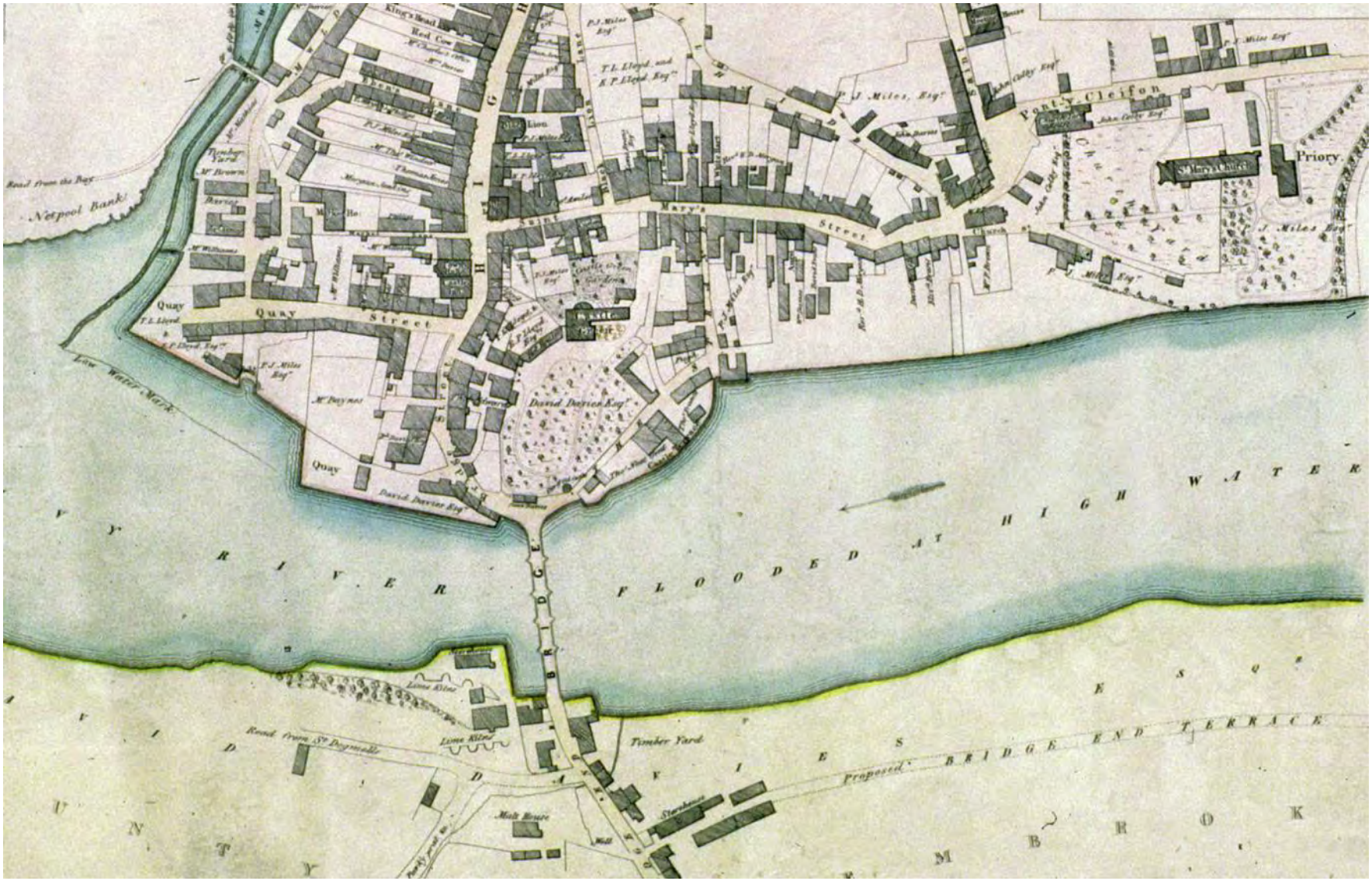

Figure 6: Extract from John Wood Map of Cardigan 1834

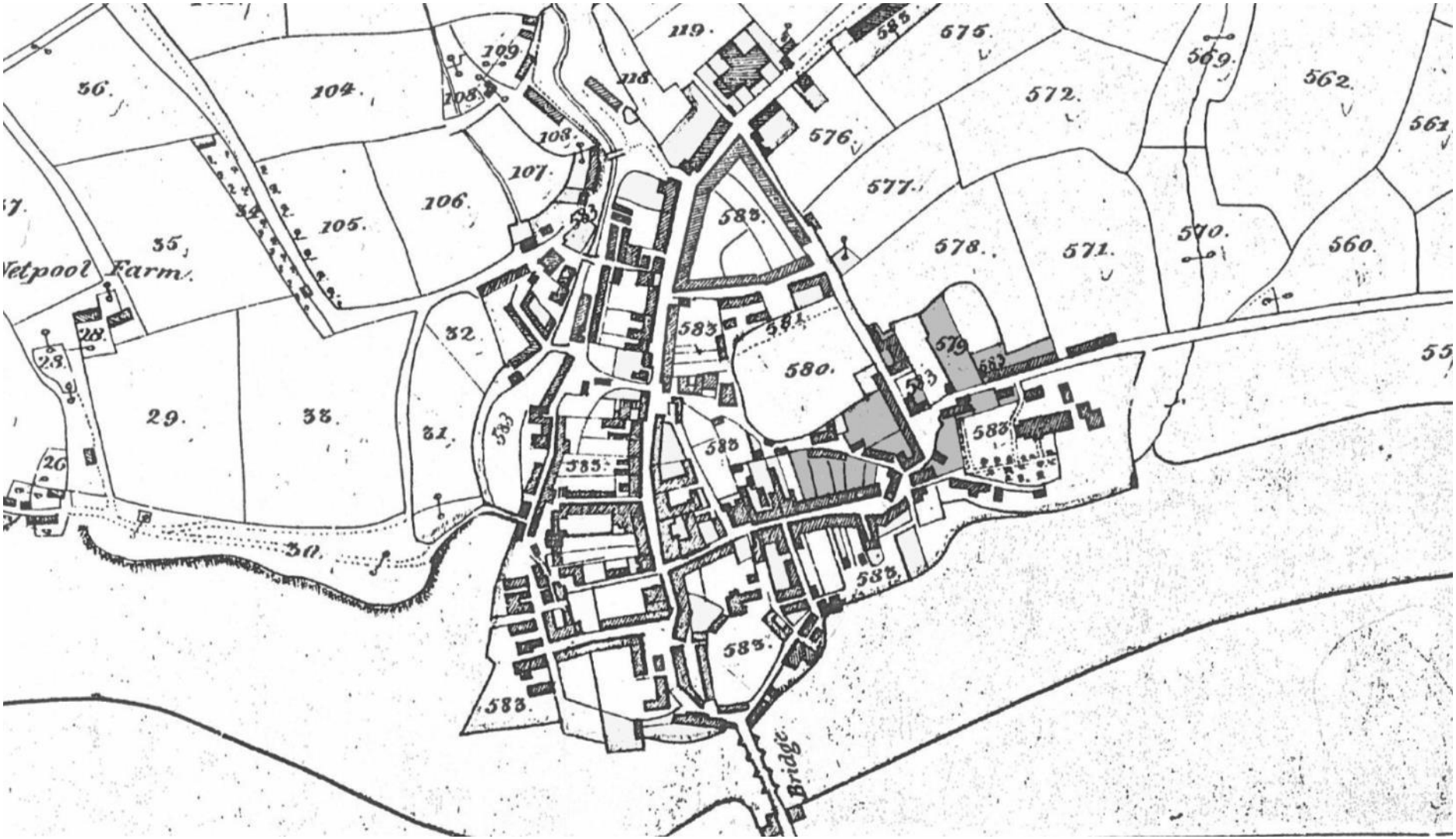

Figure 7: Extract of 1846 Cardigan Tithe Map

5.6.12 From the mid-19th century onwards Cardigan's maritime industries began to decline, and it is soon overtaken by Aberystwyth as the main county town. Trade within the town however does not seem to have diminished, the lack of maritime trade appears to have been compensated by the arrival of the train in 1885, the station being located on the south bank of the Teifi in the area to the east of Bridge End, as can be seen on the first and second edition ordnance Survey maps of the area dating from 1890 and 1906 respectively (Figures 8 & 9). It appears that the proposed Bridge End Terrace of Wood's map of 1834 was never built, but instead Station Road is constructed leading from Castle Street to the railway station.

5.6.13 By the later 19th century Cardigan's traditional market and commercial areas were spreading north along High Street and St Mary's Street. A cattle market was established outside the town at Pwll Pensarnau, a new slaughter house was set up at the edge of town (now incorporated into Theatre Mwldan) and a new larger market hall was built on College Row. The market hall was part of a set of new Civic buildings built in 1858 on the site of Cardigans first grammar school (established in the 17th century), including a new Guild Hall, Grammar School, Reading Room and Corn Exchange and store.

5.6.14 Industry continued to flourish, the two main iron foundries at Mwldan and Bridgend successfully shifting focus from the fading maritime industry to agriculture, general ironwork and, more recently, engineering. A gas works was established at the southern end of the Mwldan in the 1860s to provide the expanding town with lighting and gas. At the north end of the town the Cardigan Brickworks were established in the 1850s, becoming a vital source of employment and building material to aid in the expanding town.

5.6.15 By 1890 the northern bank of the Afon Teifi to the east of Cardigan bridge had become developed, with the line of The Strand running through to Gloster Row to the east, and several buildings constructed on its southern side (Figures 8 & 9). Historical references (https://cardiganthroughtheages.com) suggest a potential expansion into this area from the mid-19th century onwards. There are reports of a new slaughterhouse being built in 1855 on the banks of the Teifi in Arthur's Court, The Strand. The location of Arthur's Court is uncertain, but later references suggest it may be associated with the site of the Old Presbytery, adjacent to the U-shaped building marking the eastern extent of development on the Wood's map of 1834 (Figure 6). During this mid to late 19th century period a larger number of professions are recorded for The Strand, illustrating its expansion, including smiths, shoemaker, ostler, hawker, clogmaker, mariner, musician and an anchor and chain cable manufacturer. It does not however appear to have developed as a desirable area, with civic records from 1879 discussing the problems of dung heaps in The Strand, and a lack of water supply to the street.

5.6.16 A 'smithy' is indicated on both the 1890 and 1906 maps on the southern side of The Strand, the boundary of which survives today. As with many of the buildings along the south side of The Strand, stone wharves would have been constructed to raise the ground above the level of the tidal flood water creating a river edge similar to that which now exists. Flooding does however remain a problem, with severe flooding along The Strand recorded in 1896 following stormy weather and high tides. Also, of note on both the Ordnance Survey maps is the presence of a ferry running between the slipway at the end of Gloster Row across the Teifi to another slipway on the south bank, which also survives today. Whether this crossing was associated with the development of the railway or replaced an earlier crossing or bridging point is uncertain.

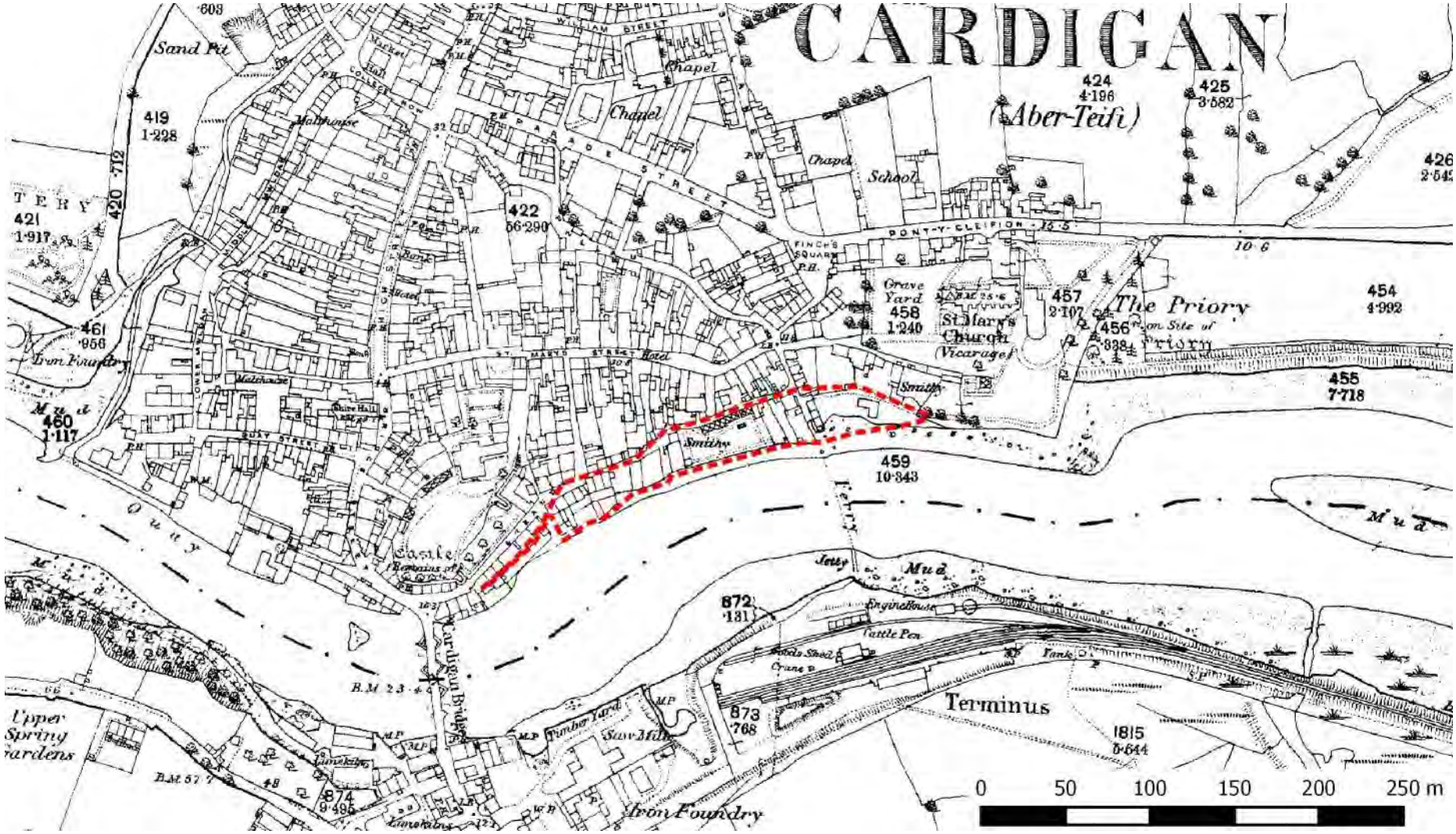

Figure 8: Extract of First Edition Ordnance Survey Map of Cardigan (1890) with proposed development area in red.

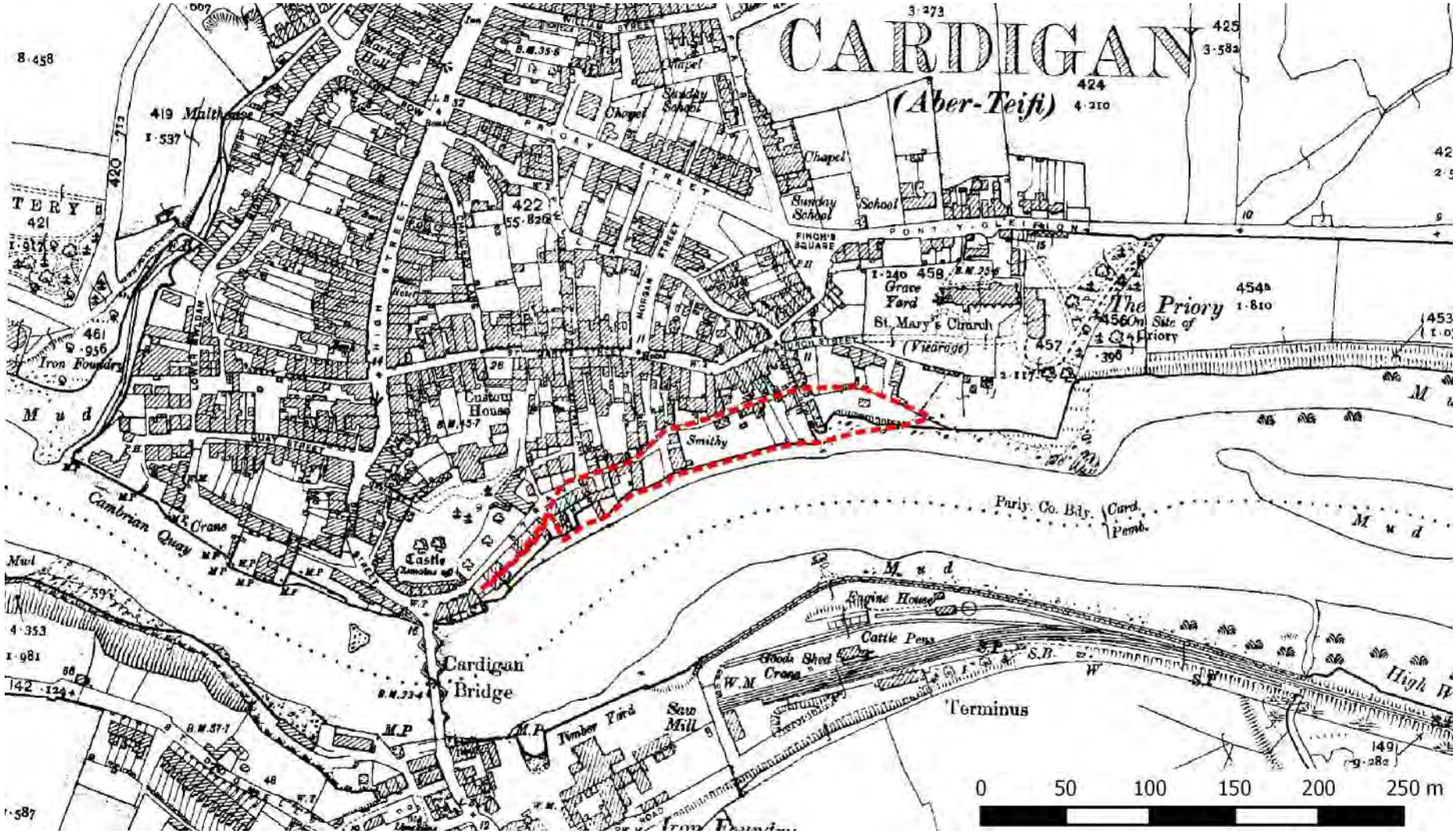

Figure 9: Extract of Second Edition Ordnance Survey Map of Cardigan (1906) with proposed development area in red.

5.6.16 The late 19th century saw an increase in the numbers of new houses being built, most notably to the north-east of the traditional centre of the town. This expansion is still clearly visible today in the rows of terraced housing, many of which built from local bricks, expanding along North Street, and along newly laid out streets such as Priory Street and Napier Street. The increasing number of chapels, and their subsequent enlargement and embellishments are also testament to both the increasing populations and prosperity but also to the religious temperament of this period.

5.6.17 The bulk of the recorded archaeological sites within the search area refer to structures along St Mary's Street, Church Street, Bridge Street and Carrier's Lane, and illustrate the post-medieval urban development of these areas. Several sites are also recorded within the grounds of the castle and relate to the establishment of Castle Green House and features within its associated grounds. These sites will not be affected by the proposed Tidal Flood Alleviation Scheme.

5.6.18 The NMR does record one site within the proposed development area. This is the site of St Mary's Street Foundry (NPRN 40392), located on the northern bank of the Teifi. Few details can be found on the foundry. It is first shown, as a 'Smithy', on the Ordnance Survey map of 1890 (Figure 8) so must have been built between the Wood's map of 1834 and 1890. Burial records suggest it worked by a father and son team of John and David James, who both died in 1893. The NMR suggests it closed around 1950. There is also some confusion over the records relating to a Teifi House. Currently Teifi House stands at the corner of The Strand and Gloster Row, mapping evidence suggesting it was built in the mid the late 19th century. A Teifi House is recorded on both the HER and NMR (PRN 6496/ NPRN 35284), the HER placing it towards the western end of St Mary's Street, the NMR placing it at the northern end of Gloster Row, but both describing it as an 18th century house, it is not clear therefore if they refer to the house within the proposed development area.

5.6.19 The history outlined above would therefore suggest a development of the western end of the proposed development area during the late 18th to early 19th century, with wharves, structures and slipways built between Cardigan Bridge and as far as the current Bathroom Showroom. Development to the east of this point may have been limited to a river embankment or wall and built-up ground to the rear (north), which was then developed upon from the mid to late 19th century. There is therefore a high potential for later post-medieval archaeological remains in this area.

Table 6: Post-medieval sites recorded within the 100m search area

PRN	Name	Type	NGR	Summary
5302	Cardigan Parish Church; Cardigan Priory; St Mary's	Priory, Church	SN 18101 46044	Medieval parish church, formerly also a priory church.
5303	Cardigan Bridge	Bridge	SN 17778 45818	Bridge across the Teifi.
6486	Angel Hotel	Inn	SN 17900 46001	Early 19th century building.
6487	Avondale	Dwelling	SN 17864 46005	Dwelling in Cardigan town.

6493	Grosvenor Hotel	Hotel	SN 17718 45898	19th century building.
6495	Territorial Hall	Military Building	SN 1780 4600	18th Century Building.
6496	Teifi House	Dwelling	SN 1780 4600	18th century stone-built, 2-storey house.
6600	Castle Inn	Inn	SN 17796 45775	Old inn, formerly a Grade 2 listed building but now delisted.
6602	Cardigan Benedictine Priory; Cardigan And District Memorial Hospital	Priory, Mansion, Hospital	SN 1814 4605	Site of medieval Benedictine priory. The site is now occupied by Cardigan and District Memorial hospital.
6607	St Mary's Street	Terrace	SN1781546 021	Terraced row of 18th to early 19th century houses.
8506	Cardigan Bridge	Bridge	SN 1776 4584	Bridge over the Teifi.
20917	Castle Green	Mansion	SN 17798 45947	Mansion within the walls of Cardigan Castle.
25745	Saint Mary's Street No.43	Dwelling	SN 17838 46005	Marked on Wood's 1834 map of Cardigan.
31960	Teifi Quay; Prince Charles Quay	Wharf	SN 1774 4590	
32011	No1 Castle Street; The Castle Inn	Public House	SN 1780 4578	Pub
46373	Bridge Street Cottages	Building	SN 1773 4588	Row of 19th century cottages, now demolished.
56494		House	SN 17831 46005	Grade II listed house
56500		House	SN 17763 45924	Grade II listed house
56524		House	SN 17853 45953	Grade II listed house
57346	Ty Castell, Bridge Street	House	SN 17757 45920	Grade II listed house
57347	Outbuildings At Castle Green House Stable Yard	Outbuildings	SN 17823 45927	Grade II listed outbuildings
57348	Retaining Wall In Castle Green Grounds To E. Of House, Bridge	Retaining Wall	SN 17833 45954	Grade II listed retaining wall

	Street			
57349	Castle Chambers, Bridge Street	House	SN 17720 45909	Grade II listed house
57354	Former Hope Chapel, Carrier's Lane	Former Chapel	SN 17865 45986	Grade II listed former chapel
57356	Imperial House, Church Street	Flats	SN 17997 46023	Grade II listed flats
57357	Gates And Gatepiers To St.Mary's Churchyard	Gates and Gatepiers	SN 18032 46018	Grade II listed gates and gatepiers
57398	No.8 St.Mary's Street	House	SN 17826 46019	Grade II listed house
57399	No.9 St.Mary's Street	House	SN 17836 46017	Grade II listed house
57400	No.19 St.Mary's Street	House	SN 17923 46016	Grade II listed house
57401	No.20 St.Mary's Street	House	SN 17930 46014	Grade II listed house
57402	No.21 St.Mary's Street	House	SN 17937 46012	Grade II listed house
57403	No.22 St.Mary's Street	House	SN 17942 46011	Grade II listed house
57404	No.32 St.Mary's Street	House	SN 17922 45997	Grade II listed house
57405	No.39 St.Mary's Street (Cardigan And Tivyside Advertiser)	Office	SN 17876 46005	Grade II listed office
57406	Pedestrian Gate Between No.43 And The Old Stables, St.Mary's Street	Pedestrian Gate	SN 17834 46001	Grade II listed pedestrian gate
57407	No.44 St.Mary's Street (The Old Custom House)	Shop	SN 17806 46001	Grade II listed shop
57408	No.45 St.Mary's Street (The Old Custom House)	Shop	SN 17800 45998	Grade II listed shop

5.7 Modern

5.7.1 The 1st half of the 20th century saw a continued gradual expansion of the urban area of Cardigan, but it was not until the major urban development plans of the late 20th century that Cardigan saw any significant change. The large area of former open common land that had bordered the town to the north-east since the medieval period had already been enclosed and had seen limited development by the early 20th century. During the late 20th century, the entire area was given over to development, which also extended further into the former agricultural hinterland to the north. New housing estates were also established around the periphery of Bridgend. Industrial activity, always on the periphery of urban development, gradually also moved out to new estates on the edge of the expanding town with former industrial sites along Mwldan being redeveloped.

5.7.2 Redevelopment within The Strand appears largely confined to the western end during this period. In 1931 a building in Arthur's Court was converted into Our Lady of the Sorrows, a Catholic Church. This may be the site labelled on more recent maps as The Old Presbytery. This moved to the current Catholic Church in 1970 and The Old Presbytery appears since to have been demolished. Castle Terrace, at the western end, appears to have become largely derelict by the 1960s, council records noting a desire to remove the properties to enable road improvements in 1963 (https://cardiganthroughtheages.com). This may have taken a few more years to occur, but the properties were removed, and the road widened by the mid-1970s. The western end of The Strand currently houses some modern warehouses and a bathroom showroom, of late 20th to early 21st century development.

5.7.3 A single modern site is recorded on the HER within the search area, a De Havilland Queen Bee P4761 aircraft, which crashed near Cardigan in 1943 (PRN 105222). A precise location is not known however, the given location is indicative of a general area only.

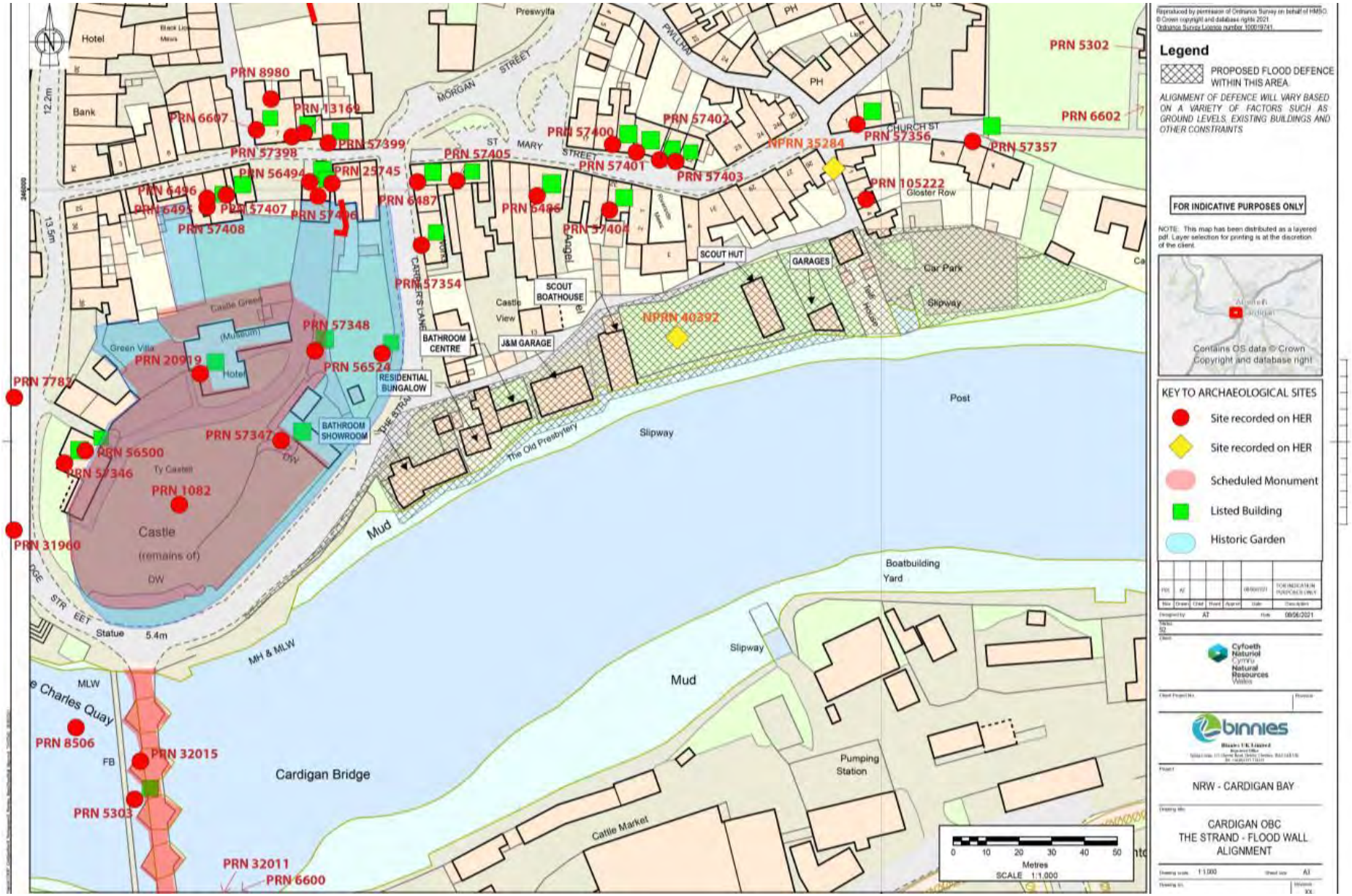

Figure 10: Map showing the assets recorded within 100m, overlaid on indicative plan provided by client.

6 ASSESSMENT OF EVIDENCE

6.1 Previous Archaeological Work

6.1.1 As mentioned in Section 5, the Cardigan Town Survey (Cook & Poucher 2007) provides a detailed history, assessment and characterisation for the town, and has been used to inform much of the historical and archaeological background to this assessment.

6.1.2 Prior to the current flood alleviation scheme there have been two previous proposals that have been subject to historic environment desk-based assessments. The first assessment was carried out in 2006 (Murphy 2006), and the more recent in 2015 (Meek 2015). The more recent assessment also included the results of an archaeological watching brief on geotechnical investigations within the proposed development area (NRW 2015). The latter two reports are of particular relevance to the current assessment. The results of the watching brief reported within the latter assessment (Meek 2015) were combined with a site walkover and have therefore been combined with the site walkover survey conducted as part of the current assessment, see Section 6.4 below.

6.2 Historic Mapping

6.2.1 All available historic mapping has been examined for this area in previous assessments (Cook & Poucher 2007, Meek 2015), and have been included in previous sections of this report that have drawn on those assessments, see Section 5. These maps are referenced below, with features of direct relevance to the proposed development area identified.

John Speed's map of Cardigan 1610 (Figure 4)

6.2.2 This early map suggests the northern banks of the Teifi to the east of Cardigan Bridge washed against the foot of the Cardigan Castle defences, and that urban development did not extend beyond properties on St Mary's Street. This would suggest that there is a lack of substantial structures of this period within the proposed development area, although riverside activity relating to fishing, ephemeral structures, and general urban waste may be present.

John Wood's Map of Cardigan 1834 (Figure 6)

6.2.3 This map indicates the western end of The Strand had been established along the foot of the castle, with development labelled as Castle Terrace established along reclaimed/built-up ground between Cardigan Bridge and the current junction of Carrier's Lane and The Strand. Several buildings are shown here, potentially a mix of commercial quayside structures and domestic buildings, presumably fronted by a built quayside and probable slipway opposite the entrance to the stables of Castle Green to the northwest. A U-shaped building lies at the eastern end, under the present bungalow and store belonging to the bathroom centre.

6.2.4 East of this the river frontage is straight, suggesting an embankment or walling running approximately along the line of the current river walling, but otherwise appears largely undeveloped open ground, with the street the currently represents The Strand ending at the U-shaped building. The slipway adjacent to the current Gloster Row car park does appears to be present at this time.

Cardigan Parish Tithe Map 1846

6.2.5 This map depicts much of the same layout as visible on the Woods map of 1834. Of potential significance to development proposals is at the very western end of the Strand, as it adjoins Cardigan Bridge. The tithe map suggests an area of riverfront development along the Strand immediately adjacent (on the east side) of the bridge, which is not apparent on the previous map. Dependent on the accuracy of both maps, this would suggest an area of reclamation and development in the late 1830s/early 1840s, extending from the previous Castle Terrace development.

Ordnance Survey 1:2500 map 1890 (Figure 8)

6.2.6 This detailed 1890 map showed that by the late 19th century Castle Terrace remained relatively unchanged, although the western end adjoining Cardigan Bridge appears to have expanded further, with a row of buildings built out into the river. Much of the area to the east of Castle Terrace had been redeveloped. The Strand as it is currently known had been laid out by this time. A row of buildings fronted the street at the junction with Carrier's Lane, largely in front of the current Bathroom Showroom. To the east the U-shaped building visible on previous maps remained, with a yard on its east side. A large building and yard lay under the present J&M Garage, likely a warehouse structure given its size. The footprint of the current Scout Boathouse is visible, as is the current brick structure attached to the north. The adjacent Scout Hut yard is marked (the current hut is a modern one), with a small structure in the southwest corner, a larger one in the northeast corner, and a row of glasshouses along the inside of the northern wall. This area is labelled as 'Smithy', although it is not clear precisely which structure this refers to. The property boundaries to the east of the Scout yard have been established, and Teifi House is visible. The slipway is marked and is being used as a ferry crossing to a jetty on the opposite banks of the river. Given the location it would seem likely this ferry was established to provide access to the newly established railway station on the south bank (built in 1885). The east side of the slipway is lined with small cottage-sized buildings. There is gap between this row of buildings, and the current southern extent of Gloster Row, which opens into a trackway that would have run along the northern edge of the present car park and into the grounds of the current hospital, at that time part of St Mary's Church and The Priory. Within the area of the present car park stood an L-shaped building, possibly a dwelling. To the northeast of this a smithy fronted the current car park area.

6.2.7 The river frontage appears to be along much of the line that is visible today. The notable exceptions are underneath the current Bathroom Showroom, which is shown as further back, the line next to the J&M Garage also appears to have been slightly adjusted, and in the Gloster Row Car Park area the mudflats appear to encroach further north.

Ordnance Survey 1:2500 map 1906 (Figure 9)

6.2.8 The subsequent map of 1906 shows little change at the western end of the proposed development area. The yard on the east side of the U-shaped building (under the current bungalow and bathroom store) has been developed along the street frontage. To the east the Smithy is still marked, although more clearly referring to the structures that currently

house the Scout Boathouse and adjoining brick-built 'Old Forge Crafts'. The glasshouses within the yard have been reduced in extent. In the current Car Park area, the L-shaped structure has been replaced by a single smaller structure, and the Smithy to the northeast is no longer labelled, although the buildings are still shown. The trackway access the Church and Priory is also no longer marked, neither is the ferry using the slipway.

Ordnance Survey 1:2500 map, 1965

6.2.9 There is a gap of 60 years before the next set of detailed Ordnance Survey were published for this area. In the 1960s Castle Terrace is still shown, but there has been redevelopment around the current Bathroom Showroom, with the wharf extended to its present line, and a new riverfront structure added. The adjacent U-shaped building appears to have been partially redeveloped as well, with only the eastern range potentially surviving, and the present bungalow constructed over the southern range. The Car Park area is not shown on this map.

Ordnance Survey 1:2500 map, 1976-8

6.2.10 By the later 1970s the Castle Terrace area had been redeveloped with the buildings removed to accommodate a widened road. At the eastern end, the structure within the current car park area had been removed, although the buildings lining the slipway remain, and a pump house had been added to the north.

6.3 Aerial & Historic Photography and illustrations

6.3.1 A search was made of available historic and modern illustrations and photographs. The earliest images of the area come from a series of images from the 18th century, including an image by Samuel and Nathaniel Buck in 1741, reproduced in Figure 5. This image, along with another illustration by James Newton in 1786, suggest the north banks of the Teifi washed against the foot of the castle wall, and therefore the western part of the development area at least remained undeveloped into the late 18th century.

6.3.2 Historic aerial photographs of the area add little to the understanding of the development of the area, but images from the 1930s, housed in the Francis Frith collection (www.francisfrith.com) and held by RCAHMW, add detail to the layout recorded on historic maps. These images could not be reproduced here.

6.3.3 The images date from 1930 to 1932 and include general riverfront photographs and some early oblique aerial shots. At the eastern end the area of the current car park still appears undefended against the river. A row of cottages lines the slipway at the end of Gloster Row, the cottages similar in size and scale to the remaining cottages (Nos.1-4) on Gloster Row, and the stone wall that lines the west side of the slipway appears very similar to today. Teifi House is visible, very similar in appearance to today, facing a gap in the opposing cottage ranges.

6.3.4 The high stone wall that lines the south side of the Strand, enclosing the Scout yard, is in place, and appears to be free standing as it is today. The river frontage wall of this yard is also distinctive and appears to reflect the

walling currently visible of machine-dressed slate. On the west side the Scout Boathouse is visible with its distinctive curved roof.

6.3.5 West of the boathouse a warehouse, perpendicular to the river, is visible, which is marked on the maps. The location of the current Bathroom Showroom still appears not to be fully built up on the earliest photos, instead a building has been built directly into the mudflats, dark markings on the walls showing where the tide regularly washed against the walls. The slipway is visible on the west side of the building. Mid-1930s photos do appear to show a more complete wharf infilling the surrounding area, however.

6.3.6 Castle Terrace appears as a mix of buildings, with possible domestic housing closer to the bridge, and at the east end, with warehousing in the middle, and sheds lining the waterfront above the wharf wall.

6.3.7 Images from the 1950s capture the slipway at the east end, which appears as a gravel slope. The Car Park area is slightly built up, but still open undefended land. Towards the western end the bungalow that sits between the bathroom showroom and store, had been built.

6.3.8 The earliest satellite imagery of the site is from 2006 through to the present day. This indicates the current bathroom showroom was built between 2006 and 2009, replacing earlier warehouse structures. East of this the current bathroom showroom stores was built at some point between 2015 (the previous assessment) and 2018, removing the last remnants of the U-shaped building, and possibly the Old Presbytery. The J&M Garages building was in place by 2006, as was the new Scout Hut, and the waterfront structure/garage in the adjacent property to the east of the Scout yard. The Car Park and river defences along its waterfront were also in place by 2006. No further change is noted.

6.4 Site Visit (Photos 1 - 23)

6.4.1 A site visit was carried out in mid-September 2021, the weather was dry and sunny with good visibility. The following description is described from west to east and is combined with the results of the previous site visit and watching brief during geotechnical works (Meek 2015).

6.4.2 The present edge of the Teifi directly east of Cardigan Bridge comprises a raised paved area directly next to the Teifi, with a wall running along the southern edge of the footpath around the Strand. This was constructed in the 1970s, replacing the former late 18th to early 19th century Castle Terrace indicated on earlier maps. The Strand was slightly widened after the buildings were demolished and the existing wall built. The river wall at this point forms a continues stone wall from the bridge for approximately 50m, on a line that is similar, but with distinct differences, from that shown on late 19th to early 20th century maps, suggesting an area of rebuild. During the geotechnical works undertaken in this area the paved area above was seen to lie on a thick layer of concrete, although the full depth of the concrete was not established. It is uncertain what lies beneath this concrete layer but will presumably be levelling material used for the bases of the previous buildings that stood on the site. At lower depths estuarine silts may be present.

Photo 1: The north bank of the Teifi, as viewed from the south. Cardigan Bridge is visible on the left, Cardigan Castle to the rear, and the new Bathroom Showroom on the right.

Photo 2: View east from Cardigan Bridge along The Strand, showing the area of the former Castle Terrace, remodelled in the early 1970s.

6.4.3 The river wall continues on a recessed alignment to the east as far as the Cardigan Bathroom Centre and a stone wharf structure on which it is built. A small slipway lies to the west of this wharf which appears to align with a slope leading down from within the yard area of the outbuildings and stable blocks within the castle grounds to the north of The Strand, which

had a cobbled surface, as noted during works previously undertaken here (Meek 2011). During the geotechnical investigations it was evident that no surface for the slipway survived, having been removed during installation of the wall along the top of the slipway, and service runs. The wall on its southern side was 1.78m deep (1m was visible above ground level) down to a slightly offset concrete footing of 0.18m depth (Photo 5). On the northern side of the wall it was 0.72m down to the footpath. The area was backfilled with modern debris.

6.4.4 A test pit was excavated against the western side of the stone wharf on which the Cardigan Bathroom Centre was built. The test pit was located some midway along its side (Photo 6). The wall of the wharf had a number of different phases of construction and repair, as could be seen in the different styles of construction and joints in the stonework. This appears to correspond to the mapping and photographic history, which indicates the western half of the bathroom centre is built on an older wharf or free-standing building in the silts, with later infilling walling to the east. It was evident that the upper 1.5m of the wall in this part of the wharf had been rebuilt (or repointed) recently, presumably at the same time as the bathroom centre was constructed. The wall of the wharf was raised some 2.49m above ground level on its western side, with 0.86m depth below ground level to a stone built offset footing of 0.11m depth. A further test pit was excavated on the southern side of this stone wharf (Photo 7), which indicated a possible footing at some 0.92m depth below the top of the estuarine silts (although this could not be clearly seen). The height of the wall in this area was only around 1.8m from the top of the estuarine silts, somewhat lower than that to the west, likely corresponding to the 20th century infilling in this area.

Photo 3: The Bathroom Showroom on the left, built partly on an older wharf to the left, with 20th century infill on the right. The small bungalow lies to the right of the showroom, with a modern storage shed adjacent. Viewed from the south.

Photo 4: The bathroom showroom as viewed from the west, sat upon an earlier wharf walling.

Photo 5: Test pit (Meek 2015) excavated adjacent to wall on south side of The Strand, showing foundations of 1970s built wall viewing north

Photo 6: Test pit (Meek 2015) excavated adjacent to Cardigan Bathroom Centre wharf, showing different phases in construction

Photo 7: Excavation of test pit (Meek 2015) on southern side of Cardigan Bathroom Centre

6.4.5 East of the bathroom showroom lies a mid-20th century bungalow, and a modern steel-framed warehouse, built after the previous assessment in 2015 (and not appearing on modern mapping). These buildings have replaced any previous structure on this site, including any remains of the U-shaped building visible on historic map sources, and the Old Presbytery. Similarly, to the east lies the J&M Garage, a modern steel-framed structure replacing a previous 19th century warehouse, of which no above ground trace remains.

6.4.6 A geotechnical test pit (Meek 2015) was excavated adjacent to the J&M Garage, located on the south-eastern corner of the stone wharf, and adjacent to the slipway on its eastern side (Photo 12). Hand excavation of the test pit through the estuarine silts was observed, but the test pit was not completed due to the depth of material to be removed and the speed of water ingress. The silts removed from the test pit contained numerous fragments of 19th and 20th century debris (pottery, glass, metal etc), presumably derived from silt deposition and waste disposal. The test pit was excavated to a depth of *c.*1.3m, but no clear indication of the base of the wharf wall could be seen. This test pit was excavated further with a machine to expose the depth of the wall, but due to the nature of the material it was not observed by an archaeologist. Another test pit was excavated on top of the wharf adjacent to the south-eastern corner of the building, which revealed a substantial concrete slab for the garage was present directly beneath the ground surface between the wharf wall and the building.

6.4.7 Looking to the west from the slipway it was possible to see the various stone wharfs that had been built along the north bank of the Teifi from the bathroom centre to the slipway. Several phases of construction, repair and patching were visible.

Photo 8: The north bank of the Teifi with the bathroom showroom on the right, modern bungalow, recent bathroom store and J&M Garage on the right, with the slipway emerging adjacent to the garage.

Photo 9: Closer view of stone wharfs to the west of the slipway. Photo taken in 2015 prior to the development of the bathroom store, but the riverside walling appears unchanged.

Photo 10: The Strand, as viewed from the west, showing the modern bathroom store replacing any previous structures.

Photo 11: The Strand, as viewed from the east, showing the modern buildings of the J&M garage with the blue door, and the bathroom store beyond.

Photo 12: Excavation of test pit to south of J&M Garage, showing stone wharf and slipway.

6.4.8 To the east of the slipway lies the Scout Boathouse, a part brick and corrugated-steel structure standing on a low rough-stone wharf, with an adjoining brick building housing 'Old Forge Crafts'. The brick appears to be local Cardigan brick (brickworks built in the 1850s), and both adjoining structures appear to be those marked on the late 19th and early 20th

century Ordnance Survey maps as a 'Smithy' (Figures 8 & 9) and may therefore relate to the NMR record of a foundry (NPRN 40392).

6.4.9 The foundry was assumed to relate to the large yard to the east, which now contains the Scout Hut at its eastern end. This area is largely turf covered and sits atop a riverside wall appearing to comprise a single phase of construction, using machine-cut slate blocks, very different in comparison to the neighbouring stone wharfs. Although modern in appearance, this walling is visible on photos from the 1930s. Also of note in this area was the fact that the estuarine silts were at a lower level for the length of this wall, with far fewer stones than in other places on the foreshore. This may indicate that it had been cleared or dredged far more recently than elsewhere (possibly in the 1950s before it closed). The northern side of the yard enclosure was bounded by a high stone wall, likely of mid to late 19th century origin. A number of blocked openings within this wall has led to the suggestion that this may have been the frontage of buildings. The openings do not however appear to relate to domestic structures, and the wall appears of one build, and the openings may therefore be associated with the ranges of glasshouses that stood along the south side of the wall depicted on late 19th and early 20th century mapping.

6.4.10 A test pit (Meek 2015) was excavated on the southern side of the Strand frontage wall (Photo 17). This was excavated to a depth of 1.13m below ground level. It exposed a slight slate slab offset at the base of the surviving walls on The Strand frontage at a depth of 0.97m, which was 0.11m in depth. No floors were found on this southern side, although this may have been as a result of only a small area being excavated and floors and surfaces could survive elsewhere along this wall.

Photo 13: Southeast facing shot of the Old Forge Crafts building and adjacent Scout Boathouse, the presumed site of the former blacksmiths and foundry (NPRN 40392).

Photo 14: View east from the slipway showing the wharf in front of the Scout enclosure, and the lower silt level.

Photo 15: The northern wall of the Scout enclosure, to the east of the gateway, showing blocked openings. 1m scale.

Photo 16: The northern wall of the Scout enclosure to the east of the gateway, again with blocked openings visible. 1m scale.

Photo 17: Excavation of test pit on inside of Scout enclosure wall. The modern Scout Hut is visible on the right.

6.4.11 To the east of the Scout enclosure further quite roughly built small wharfs were present along the riverside, now forming gardens for properties on the corner of The Strand and Gloster Row. A modern garage in the westernmost of these gardens has been replaced with a small timber

structure overlooking the river. The remaining sites are occupied by the gardens of Teifi House.

6.4.12 The adjacent slipway to the east is where there is a possibility of an earlier river crossing (although not proven). The slipway is now concreted. Potentially earlier slipway surfaces could be present beneath the concrete, or timber elements associated with the former ferry that crossed here or even associated with an earlier bridge, however the bridge theory is doubtful, and early photographs suggest that prior to the concrete, the slipway comprised a rough gravel slope.

Photo 18: The slipway and adjacent properties, as viewed from the south.

Photo 19: Closer view of the mixed rough stone walling fronting the riverside to the west of the slipway. 1m scale.

Photo 20: Teifi House, as viewed from the southeast.

6.4.13 To the east of the slipway lies the Gloster Row Car Park, a relatively recent construction. The riverside is formed by numerous stone-filled gabion baskets with ground infilled to the rear, and now covered by either tarmac surfacing, or open rough ground. The Car Park is backed by a mixture of boundaries to the north and east. To the northwest lies a modern pumping house, bounded by low modern brick walling. East of this lie stone-built garden walls to Church Street properties, potentially 19th century or earlier. To the northeast the car park is open to a rough drive back by a stone-built structure, possible remnants of the late 19th century blacksmiths marked in this area. The east side of the Car Park is bounded by a modern property boundary of concrete breeze blocks.

Photo 21: The Gloster Row Car Park, as viewed from the south, with St Mary's Church in the background.

Photo 22: The stone-filled gabions around the Gloster Row car park.

Photo 23: Garden boundary walls around the northern edge of Gloster Row Car Park.

7 ASSESSMENT OF ARCHAEOLOGICAL POTENTIAL, IMPORTANCE AND SETTINGS

Table 7: Site potential definitions

Archaeological Potential	Definition
High	Known archaeological remains of the period within the site area, or an abundance of remains of the period within the near vicinity
Medium	A number of archaeological remains of the period are present in the vicinity or wider area, and/or the topography or location of the site would be typical for remains of that period
Low	Few sites of a specific period are known in the wider area, or where the topography of the site is unlikely to contain remains of that period. Or where no archaeological records of a certain period are present, but the location of the site is one that would be considered suitable or typical for remains of that period to exist
Negligible	Where there is no evidence for archaeological remains of a certain period to be present and the location/topography is most unlikely to contain remains of that period, or where a site area has already been totally disturbed

Table 8: Site importance/value definitions

Site Importance (SI)	Definition of Site Category
High	Features of national importance - Scheduled Monuments, Listed buildings Grade I and II*, well preserved historic landscapes, registered parks and gardens and historic battlefields
Medium	Non-scheduled sites of regional or county importance. Listed Buildings Grade II, reasonably preserved historic landscapes
Medium / Low	Features of district or local importance but generally common features at a national or regional level
Low	Minor sites or sites so badly damaged that too little now remains to justify their inclusion in a higher grade
Uncertain	Features about which insufficient is known to attribute them to a higher rank, or which cannot be sufficiently accurately located to justify their consideration
Negligible	Where a site area has already been totally disturbed by previous development or natural processes

7.1 Potential

7.1.1 Only one previously recorded archaeological site lies within the proposed development area, that of the St Mary's Foundry (NPRN 40392). Very little information is recorded about this site, but from research within this assessment it is assumed to relate to a late 19th to mid-20th century blacksmiths workshop, now occupied by the Old Forge Crafts building and Scout Boathouse. A high stone wall that fronts the southern side of The Strand around the Scout yard has been linked to this foundry. It is not clear if this wall is actually associated with Foundry activity, but it is a 19th century wall of historical importance. A number of these 19th century foundry/blacksmiths sites are recorded throughout Cardigan, and it is uncertain if any original features survive beyond the standing structures, which are of local significance, and therefore of Medium to Low importance.

7.1.2 There is a high potential for late 18th and 19th century archaeological remains within the proposed development area. The Strand area was developed during this period, and it is likely that large sections of the riverside walling date to this period, as do the slipways and standing structures of the Scout yard boundary wall and Teifi House, as well as the former blacksmith buildings mentioned above (NPRN 40392). Many previous structures have been cleared from this area, resulting in a high potential for below-ground remains to be present. Standing structures such as the Scout yard boundary wall and Teifi House are features of Medium to Low archaeological importance. The extant riverside walling has clearly been rebuilt, repaired, extended, and adapted throughout its use, and is therefore of Low archaeological importance. Test pit excavations show that in areas of modern redevelopment, from Cardigan Bridge to the J&M Garage, large scale clearance has taken place and concrete foundations added, as a result below-ground remains may be heavily disturbed in these areas and therefore of Low archaeological importance. Further east historic development appears less intense, and therefore below-ground archaeological remains of this period are also likely to be of Low archaeological importance.

7.1.3 Research has identified a number of areas or features of archaeological potential within the proposed development area. Given the history of Cardigan there is considered to be a low to medium potential for medieval archaeological remains throughout the area. The potential for a medieval river crossing around the Gloster Row slipway has been highlighted, although specific features at this location remain doubtful and it is unlikely to be any more significant than the general potential throughout the area. This potential could consist of a number of features related to riverside activity, for example early quaysides and landing stages, fish traps and weirs, small fishing vessels and evidence of conflict. It is possible this potential is higher around the Cardigan Bridge area as this would have been a focus of activity during the medieval period. As specific features are unknown, the archaeological importance is Uncertain.

7.2 Setting

7.2.1 The *Setting of Historic Assets in Wales* (Cadw 2017) offers guidance on defining and analysing the setting of designated historic assets to allow the impact of development to be appropriately assessed. The setting of such monuments 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' (Cadw 2017). As such it often extends beyond the physical boundaries of the monument itself. This may include physical elements in its surroundings, such as boundaries and other monuments, relationships with other historic assets and natural features, or associated agricultural, industrial or other surroundings. Less tangible elements are also included, such as function, sensory perceptions, historical, artistic, literary and scenic associations.

7.2.2 The designated historic assets that may potentially be affected by the proposed development were initially identified in Section 4. The settings of these assets are outlined below, with the potential impacts assessed in the subsequent section.

7.2.3 Scheduled Monuments:

CD003 Cardigan Bridge is a bridge crossing, medieval in origin with the current structure largely dating from the 18th to 20th century. The original setting of the bridge is closely associated with the presence of the castle which overlooks it, and the routes through Bridgend to the south, and along Bridge Street to the north, of which the bridge is an integral part The Strand also connects to the bridge, and this forms part of its setting, but is a later 18th century addition. The relationship with the Teifi, over which it runs, is also a crucial part of its physical and visual setting. The bridge has a number of passing points along its route, which have become significant viewpoint for views both up and down river, incorporating clear views of development along The Strand. The bridge is a common feature in illustrations of Cardigan, typically when viewed from the south bank with the castle in the background, and occasionally with the Mwldan area and northern quaysides, these views do not generally include The Strand area. There are clear views from the waterfront in front of The Strand, accessible from two slipways (the westernmost of the three slipways is now largely inaccessible). These views are not as historically significant and well-illustrated as those from the south bank, but nevertheless form part of the visual setting for the bridge.

CD123 Cardigan Castle is the site of a medieval castle, falling into disrepair from the 17th century and repurposed as the ground of a mansion from the 18th century. The castle is closely tied into the development of Cardigan and Cardigan Bridge. The historic core of the town grew up to the west and north of the castle, with another important focus being the former Priory around St Mary's Church, linked by St Mary's Street. Development around The Strand appears to be a later feature, there is currently no evidence to identify contemporary medieval activity or other links to the medieval castle, although some may be present within the development area. There are links to the subsequent development of the castle ground in the 18th and 19th centuries. The westernmost of three slipways appears deliberately placed opposite the rear entrance to the Castle Green grounds, in line with the driveway past the former stable block, although this relationship has diminished with the road widening works of the 1970s. The topographical location of the castle site is important in its setting, physically and visually dominating the river crossing, and offering extensive original views along the river. The high

castle walls that define the southern end of the site still offer good views and significant viewpoints along the river, incorporating some of The Strand area. Significant views of the castle itself are more limited to the western end of The Strand, due to the built-up nature of the waterfront and narrow developed lane of The Strand itself. The view opens as The Strand approaches its junction with Carrier's Lane, with clear views to the south of the castle itself.

CD141 Cardigan Town Walls are the remains of the medieval town wall that once encircled the town. These both defended and defined much of the town during the medieval period, and therefore are closely linked to the castle and the historic core of Cardigan, focused on the High Street, Bridge Street, Quay Street, Market Street, western St Mary's Street and Chancery Lane areas. A number of gateways were also part of this defensive line, including Wolf Gate on St Mary' Street, and Bridge Gate on Bridge Street. Extra-mural development along St Mary's Street would have been contemporary with these walls and therefore also form part of the setting. There is currently no evidence to link development in The Strand area to these medieval town walls, they are unlikely to have been a functioning or visual part of the town when The Strand was developed in the late 18th to late 19th century. The town walls have since become subsumed in urban development, and therefore views to and from the remaining sections of wall are very limited, and do not incorporate The Strand area.

7.2.4 Listed Buildings

Dismissed sites

The listed buildings considered within the search area surrounding the proposed development are too numerous to describe individual settings. The majority of these structures, despite their proximity, share no visual or other tangible links to the proposed development areas and are therefore not considered further. The following will concentrate only on those sites that may have a potential setting that incorporates some element of the proposed development.

Considered sites

Cardigan Castle LB ref.10458, a Grade I listed building, and a Scheduled Monument described above.

Cardigan Bridge LB Ref. 10456, a Grade II* listed bridge, also Scheduled described above.

The Parish Church of St Mary LB.Ref.10476, a Grade II* listed church with 12th century origins, formerly part of a medieval Priory. The former Priory grounds with which the church was associated is likely to have incorporated the current churchyard, and the grounds of the adjacent former Memorial Hospital, which ran up to the edge of the river, and close to the eastern extent of the proposed development area. Given its choice of location there is likely to have been some link to and association with the river, but there is currently no evidence to suggest this extended beyond the boundaries mentioned above. The site also had close links to development along Church Street and St Mary's Street to the west, and Pont-y-Cleifion to the north. Visually the church is a prominent site, the church tower, if accessible, would offer significant views across the proposed development area, and the tower is clearly visible from the eastern end of the area, and in more general views from the southwest that incorporate The Strand area.

No.32 St Mary's St *LB.Ref.10536*, a Grade II listed early 19th century house. The house fronts St Mary's St to the north, but its rear outbuildings extend as far, and are accessed from The Strand. It is likely these buildings formed part of the development of The Strand area in the 19th century which would be affected by changes to the traditional layout of this area.

The Angel Hotel LB.Ref.10537, a Grade II listed early 19th century hotel, and one of the principal hotels in 19th century Cardigan. As with No.32 St Mary's Street, this building fronts St Mary's Street, but the outbuildings extend to, and are accessed from The Strand. These buildings were presumably also integral to the development of The Strand area during the 19th century, and the road and possibly riverside access (the central slipway lies opposite the outbuildings on The Strand) would have been an important part of the functioning life of such a prominent hotel.

Outbuildings at Castle Green House Stable Yard LB.Ref.10461, a Grade II listed stable range for Castle Green House, built *circa* 1828. These buildings now overlook the proposed development area and have their access from The Strand. The entrance also aligns with the westernmost slipway, suggesting direct links between the two, although these have been largely disrupted by the 1970 road improvements.

Boundary Wall to Castle Green House LB.Ref.10471, a Grade II listed early 20th century boundary wall along the western side of Carriers Lane. The wall has no obvious directs links to the development site, other than a clear inter-visibility with parts of the western end of the proposed development area.

The Castle Inn Public House LB.Ref.10472, a Grade II early 19th century Inn, located on the south banks of the river adjacent to Cardigan Bridge. This waterfront location on the east side of the bridge offers extensive views from the building along the river, likely a considered element in its design and part of its original setting. These views include The Strand area.

Flood risk sites

There are a number of Listed Buildings that share no tangible links to the proposed development area but lie within the zone where the risk of flooding is greater than 1% (the 'hundred year' flood risk), as taken from https://riverlevels.uk. This zone includes:

- Outbuildings at Castle Green House Stable Yard LB.Ref. 10461 (Grade II)
- Former Hope Chapel LB.Ref. 10470 (Grade II)
- Boundary Wall to Castle Green House LB.Ref. 10471 (Grade II)
- Imperial House LB.Ref. 10475 (Grade II)
- Graystone LB.Ref. 10513 (Grade II)
- No.19 St Mary's Street LB.Ref. 10532 (Grade II)
- No.20 St Mary's Street LB.Ref. 10533 (Grade II)
- No.21 St Mary's Street LB.Ref. 10534 (Grade II)
- No.22 St Mary's Street LB.Ref. 10535 (Grade II)
- No.32 St Mary's Street LB.Ref. 10536 (Grade II)
- The Angel Hotel LB.Ref. 10537 (Grade II)
- Cardigan & Tivyside Advertiser LB.Ref. 10538 (Grade II)
- Avondale LB.Ref. 10539 (Grade II*)

Outlying Listed Buildings, originally included due to their riverside locations which may be affected by changes in river tidal activity, are not considered to be affected by changes brought on by the proposed development.

7.2.5 Registered Historic Landscapes

The proposed development area lies within the Historic Landscape Character Area of Cardigan (HLCA 410), part of the Lower Teifi Valley Landscape of Special Historic Interest (HLW(D)14). This is an area that encapsulates the urban spread of Cardigan, and includes both the historic core of the town, along with post-medieval and modern development.

Cardigan has also been divided into a number of Urban Character Areas, each with its own distinctive characteristics. These areas and summary descriptions are given in section 4.4. The proposed development lies entirely within Area 8 The Strand. The proposed development will also be visible from Area 1 The Castle, Area 2 Walled Town (which includes Cardigan Bridge), Area 3 Site of Medieval Priory / St Mary's Church, Area 4 St Mary's / Pont y Cleifion (which would also be impacted by changes in flooding activity) and Area 21 Bridgend Timber Yard & Foundry.

7.2.6 Registered Historic Parks and Gardens.

Cardigan Castle (PGW (Dy) 72(CER), a Grade II listed garden, encapsulates an 18th to 19th century pleasure garden set within the grounds of Cardigan Castle. The gardens are focused on Castle Green House and are contained within and incorporate remains of the medieval castle. Other listed buildings, such as the outbuildings at the stable yard, and the boundary wall along Carrier's Lane, are also integral parts of this garden. The high surrounding walls and mature trees within the gardens keep much of the setting of the gardens relatively insular, however there are two significant viewpoints from these gardens. The first, as with the Scheduled Monument of Cardigan Castle, is from the high castle walls overlooking Cardigan Bridge, which offers extensive views along the river, including the area of The Strand. The second, more specific to the gardens, is from the southeast part of the castle where curtain walling was removed to create a sloping garden with open vista looking southeast over The Strand and river.

7.2.7 Conservation Areas

The majority of the proposed development area lies within the Cardigan Conservation Area. The characteristics of the Conservation Area are not outlined, however it is assumed it incorporates the bulk of the pre-20th century development of Cardigan, with the medieval core at its centre. The late 18th to late 19th century development of The Strand therefore forms part of this historic part of Cardigan, although much of the western end of The Strand has lost the traditional buildings, with only the Scout Boathouse, Forge Crafts Centre, boundary wall to the Scout yard, Teifi House and the riverside walling remaining of the original development of this area. The Gloster Row Car Park falls outside the Conservation Area.

8 IMPACT ASSESSMENT

8.1 Impact assessment criteria

8.1.1 The criteria for the assessment of impacts, both direct and indirect, on historic assets is based on The Department for Transport 'Transport Analysis Guidance' (TAG), Unit A3 'Environmental Impact Appraisal: Section 8 Impacts on the Historic Environment', of May 2019, with additional information based on professional judgement. In addition, however, the guidance offered in the Setting of Historic Assets in Wales (Cadw 2017) has been utilised.

8.1.2 The TAG criteria divides the impacts into seven categories, ranging from Large Adverse (negative), Moderate Adverse (negative), Slight Adverse (negative), to Neutral, and then on to Slight Beneficial (positive), Moderate Beneficial (positive) and Large Beneficial (positive).

8.2 Development details

8.2.1 The proposed development will comprise the establishment of improved flood defence walling along the northern side of the Teifi. Three/four differing routes, or scenarios, have been examined for this assessment based on the proposals submitted for the Outline Business Case (OBC) and option being explored as part of the Outline Design. Each scenario has its own specific design considerations. In some cases it is proposed to raise the height of existing structures, which in many cases are of masonry slate constructions and in variable conditions, in others the route of defence will depend on the stability of the river substrates and access for construction to the works therefore precise design considerations and alignments will vary for the final option taken into detailed design. Design considerations may alter dependent on the structural assessment of existing walling, the viability of incorporating or diverting any existing services and other land ownership and use factors.

8.2.2 Scenario 1, the OBC Alignment (Figure 11), seeks to incorporate existing buildings into the defence line, and minimise Compulsory Purchase Orders. The defence line starts approximately 30m to the east of Cardigan Bridge, and runs along the roadside walling, set back from the riverfront. At the western end the existing wall height is increased by 0.87m, which then rises steadily to an increase of 2m as the wall passes the top of the disused westernmost slipway. The defence line then passes around the west and south of the bathroom showroom. To the west it follows the line of the existing riverfront wall, before extending approximately 2m in front of the southern riverfront wall, returning to the existing wall line at the southeast corner of the bathroom centre, at which point it will be 1.91m above the existing height. The defence line will then run along the existing waterfront walling on the riverside of the bathroom centre and J&M Garage, raising the height from between 1.63m to 1.88m. At the central slipway the line runs along the west side of the slipway, raising the height from 2m at the riverfront, to 1.82m midway along the slipway, at which a floodgate would be likely. The route then passes through the centre of the Scout Boathouse, presumably requiring the demolition of the boathouse, and into the Scout yard. The route doglegs to the north, to run parallel to the existing high stone wall along the Strand, at a height of 1.9m above ground level, with a flood gate added in front of the existing gate. The line runs down in front of the east wall of the Scout yard, before turning to bisect the southern end of the gardens between the Scout yard and the eastern slipway, at a height of 1.86m, and requiring the removal of the timber structure/garage. The eastern slipway

will be retained, but a flood gate added at the upslope end. The wall then follows the southern edge of the Gloster Row car park, slowly degreasing in height from 2m at the slipway, to 0.82m at the eastern end.

8.2.3 Scenario 2, The Build-in Option (Land-take Maximum) (Figure 12), brings the defence line approximately 5m in land to allow for an entirely new build, rather than having to incorporate existing riverside structures of uncertain structural integrity, and avoids encroaching into the channel. The defence line starts approximately 15m to the east of Cardigan Bridge, and follows the southern edge of the road, rising from 0.87m at the west end, to 2.04m adjacent to the bathroom showroom. The route then turns south and then east, set approximately 5m back from the existing riverside, requiring the removal of the showroom building. At its return the wall will be 1.61m high. The route then follows a line approximately 5m in land from the existing riverside, running through the existing bathroom centre, J&M Garage and Scout Boathouse, also running across the central slipway. The height of the wall will vary from 1.95m to 2.2m high. This line is carried on through the southern part of the Scout yard, through the Scout Hut, the timber building/garage in the adjacent property, and bisecting the garden of Teifi House at a height of approximately 1.85m. The route will run across the northern edge of the eastern slipway, with a flood gate added to a height of 1.88m, and then follow the riverside edge of the Gloster Row Car Park, gradually decreasing in height from 2m at the slipway, to 0.85m at the eastern end.

8.2.4 Scenario 3, Build-out Option (Land-take Minimum) (Figure 13), takes the defence line out into the river approximately 5m where necessary. This would allow for a new design without relying on existing structure, and require no building demolition, but also have practical and environmental risks from working in an estuarine environment and SAC. The route follows the same line as Scenario 1 up to the western slipway. The line then follows the eastern edge of the slipway and out approximately 5m into the river channel, rising to a height of approximately 4.5m above existing ground level. The defence line then turns to run parallel to the existing riverside walling, approximately 5m out into the river channel, at a height of approximately 4.3m, with a flood gate added in front of the central slipway. The defence line then re-joins the existing line of walling along the southern edge of the Teifi House property, crossing the southern edge of the eastern slipway with a flood gate added. The line then follows the southern edge of the Gloster Row Car Park, reducing in height from 4.1m at the foot of the slipway, to 0.82m at the eastern end.

8.2.5 Scenario 4, Build-out to Cardigan Bridge, is similar to Scenario 3, hence no additional figure is provided, but at the west end it would comprise piling within the river from close to Cardigan Bridge as far as the current bathroom showroom, before continuing along the same route as Scenario 3. Unlike Scenario 3 therefore, this route would not tie-in to the high ground alongside the road to west of the bathroom showroom but run within the river in front of the existing defences in this area. The precise location for the start of the piling would be dependent on ground levels around the bridge, but it is likely to be very close to the east side of the current bridge structure.

8.2.6 Initial concept designs drafted by JBA Consulting for NRW in 2020 suggested that when constructed inland the defence line would take the form of a reinforced masonry clad concrete wall, with deep foundations (up to 3m indicated) where required and if raising the existing structure proved unsuitable. Where the defence line utilises the existing riverside

walling a new masonry clad reinforced concrete wall with footing would be required to raise the heights, and the existing riverside walling would likely require reconstruction and strengthening. Where the defence line extended into the river channel a new sheet pile wall was suggested, with outer masonry cladding and backfill. A potential upper panel of reinforced glass was also suggested where aesthetics may require a less imposing wall.

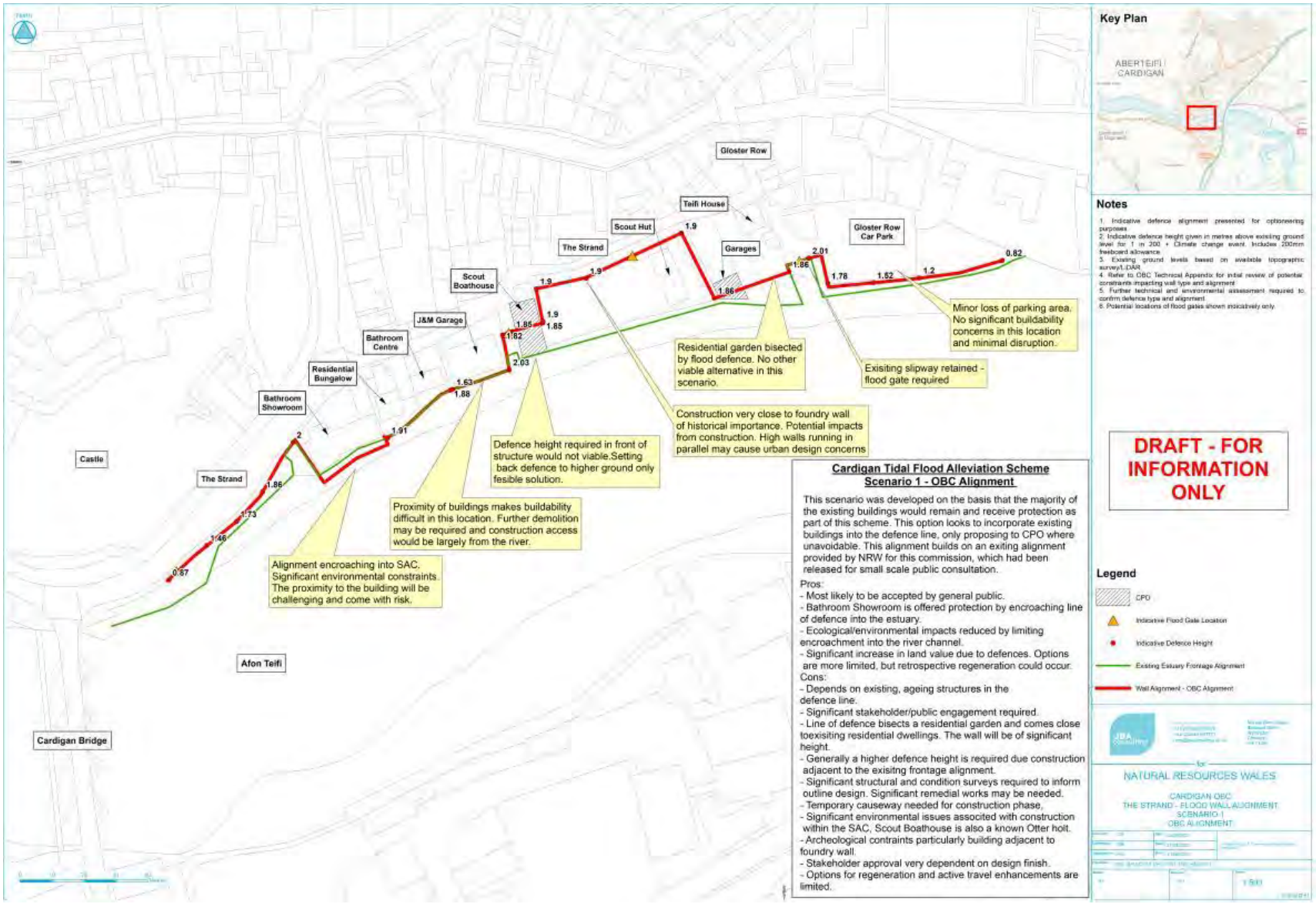

Figure 11: Proposed development, Scenario 1. Plan provided by the client, indicative only.

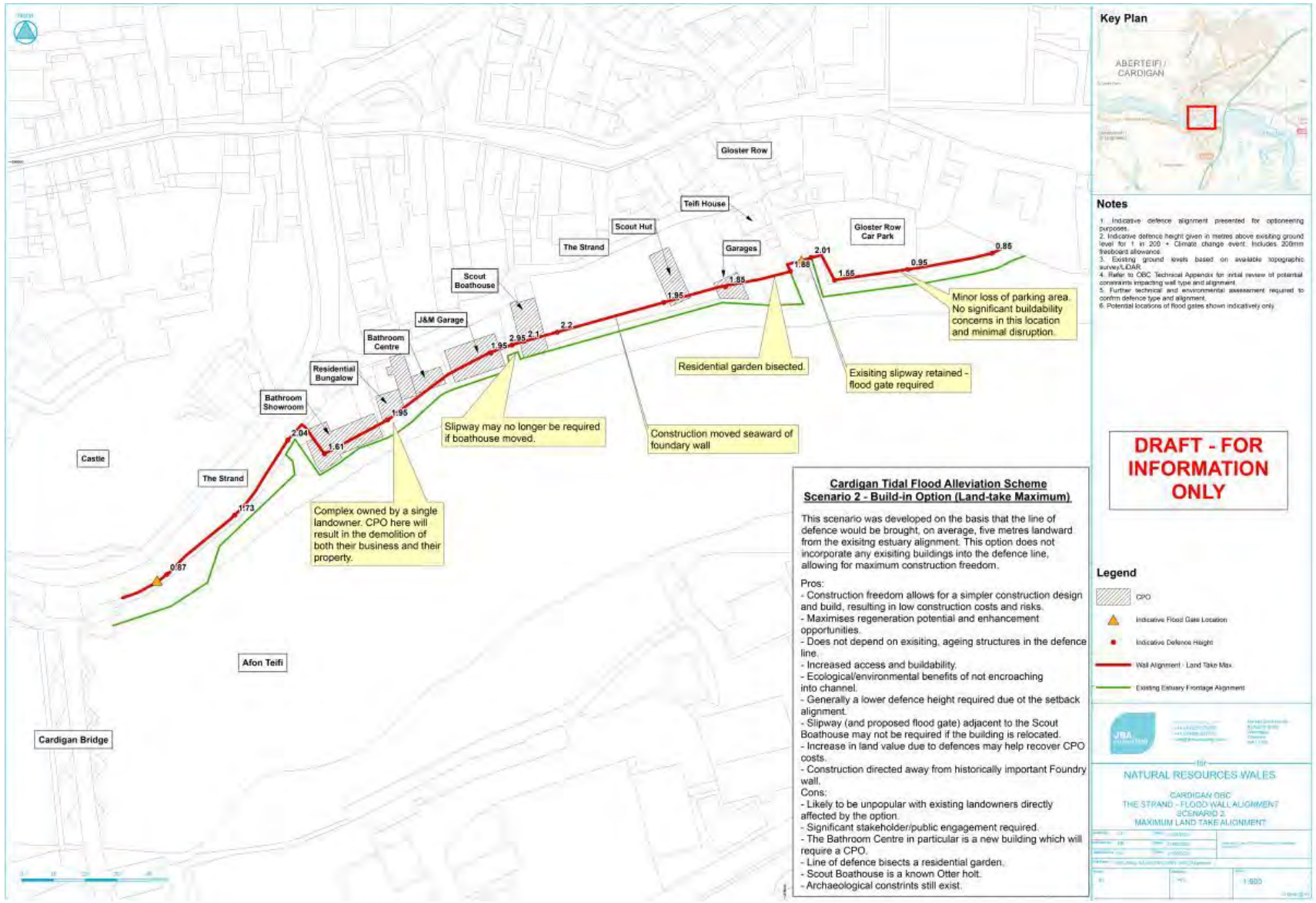

Figure 12: Proposed development, Scenario 2. Plan provided by the client, indicative only.

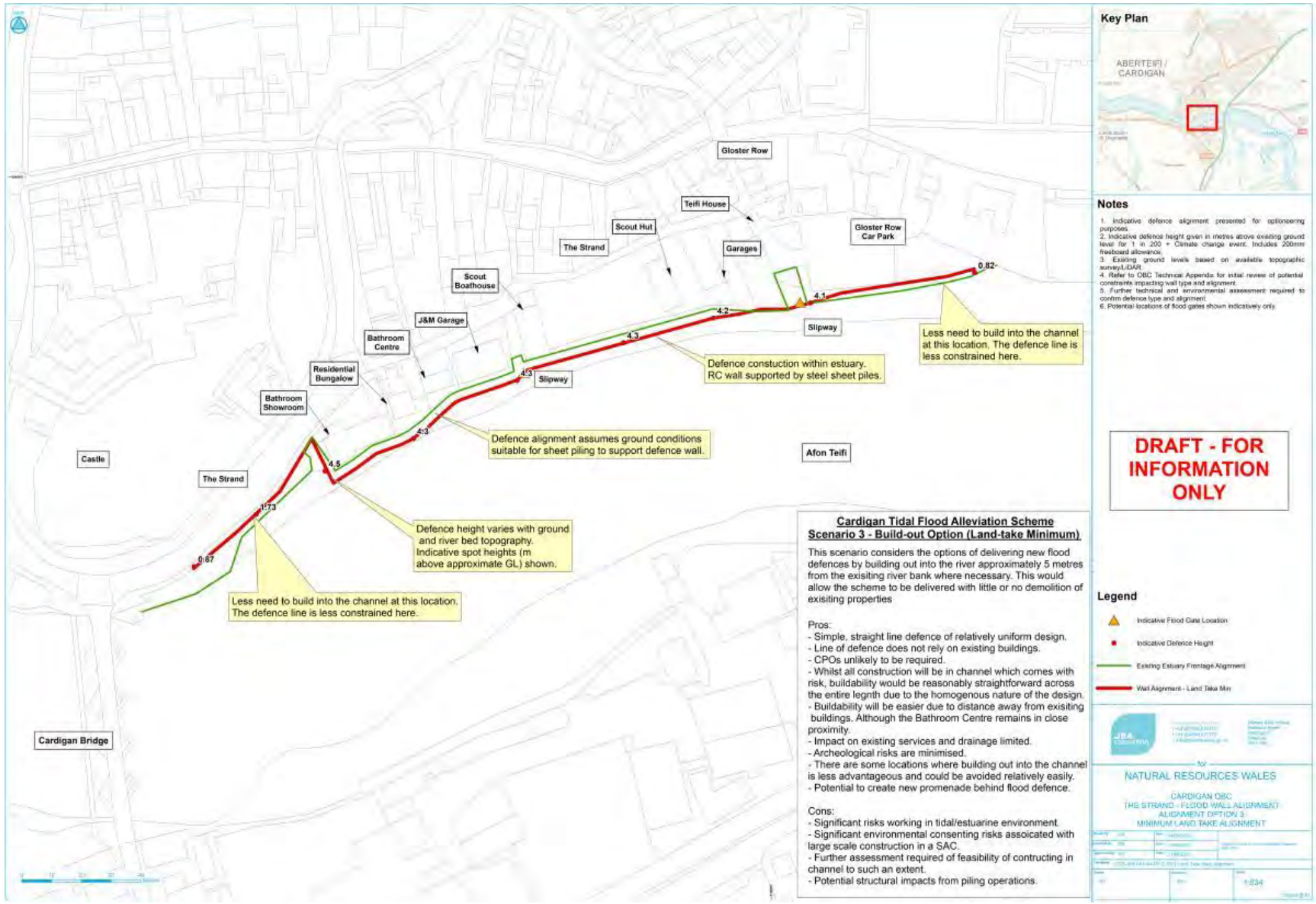

Figure 13: Proposed development, Scenario 3. Plan provided by the client, indicative only.

8.3 Material impacts upon the historic assets

8.3.1 Specific sites and areas of potential that may be affected are described in Section 7.1. Impacts upon these sites are illustrated below, laid out according to the four Scenarios outlined above:

8.3.2 *Scenario 1 (Table 9)*:

Site	Value	Description of impact	Level of impact
Remains of the 18th to 19th century Castle Terrace development at the west end	Low	Disturbance of potential below ground remains of 18th and 19th century structures and surfaces. Area already redeveloped, and test pitting suggested substantial clearance, therefore remains may be minimal.	Slight Adverse
Western slipway	Low	Former 18th / 19th century slipway. Potential disturbance of associated surfaces through foundation excavations. Test pitting has shown surface deposits have already been disturbed and removed.	Neutral - Slight Adverse
Traditional riverside walling between western and central slipways	Low	Likely rebuild and consolidation of existing walling. Wall has seen multiple phases of repair and replacement throughout the 19th, 20th and 21st centuries.	Slight to Moderate Adverse
Central slipway	Low	19th century slipway. Potential disturbance of earlier surfaces and associated deposits through excavation of wall foundations and flood gate establishment.	Slight Adverse
Scout Boathouse	Low / Medium	The footprint suggests 19th century origins, possibly associated with the former blacksmiths workshop / Foundry NPRN 40392. Building will be demolished, foundations excavated through the centre, and the southern half will be exposed to river erosion.	Large Adverse
Foundry NPRN 40392 / Strand walling	Low / Medium	19th century walling along The Strand, with former structures along its southern side, and potential association with the site of a 19th century iron foundry / blacksmiths. Wall will remain intact, but foundations may be disturbed and integrity affected. Remains of associated structures along the southern side potentially disturbed and damaged through foundation excavations. Exposure of the interior to river erosion.	Slight to Moderate Adverse
Gardens associated with Teifi House and adjacent	Low	General late post-medieval deposits and potential earlier river defences may be disturbed and damaged through	Slight Adverse

properties		foundation excavations.	
Eastern slipway	Low	19th century slipway and ferry crossing. Potential disturbance of earlier surfaces and associated deposits through excavation of wall foundations and flood gate establishment.	Slight Adverse
Medieval potential	Uncertain	Potential for a wide variety of archaeological finds, features and deposits associated with riverside activity and possible conflict to be exposed, damaged and destroyed through construction activity and trenched excavations along the route. Potential particular significance around the eastern slipway area. Bulk of excavations will be in previously disturbed areas however.	Slight Adverse
Post-medieval potential	Low	Potential for a wide variety of archaeological finds, features and deposits associated with riverside activity and general land reclamation to be exposed, damaged and destroyed through construction activity and trenched excavations along the route.	Slight Adverse

8.3.3 *Scenario 2 (Table 10):*

Site	Value	Description of impact	Level of impact
Remains of the 18th to 19th century Castle Terrace development at the west end	Low	Disturbance of potential below ground remains of 18th and 19th century structures and surfaces. Area already redeveloped, and test pitting suggested substantial clearance, therefore remains may be minimal.	Slight Adverse
Western slipway	Low	Former 18th / 19th century slipway. Potential disturbance of associated surfaces through foundation excavations. Test pitting has shown surface deposits have already been disturbed and removed.	Neutral
Remains of 18th to 19th century development along The Stand	Low	Disturbance of potential below ground remains of 18th and 19th century structures and surfaces. Area already redeveloped, and test pitting suggested substantial clearance and new concrete slabs, therefore remains may be minimal.	Slight Adverse
Central slipway	Low	19th century slipway. Potential disturbance of earlier surfaces and associated deposits through excavation of wall foundations and flood gate establishment.	Slight Adverse

Scout Boathouse	Low / Medium	The footprint suggests 19th century origins, possibly associated with the former blacksmiths workshop / Foundry NPRN 40392. Building will be demolished, foundations excavated through the centre, and the southern half will be exposed to river erosion.	Large Adverse
Foundry NPRN 40392 / Strand walling	Low / Medium	19th century walling along The Strand, with former structures along its southern side, and potential association with the site of a 19th century iron foundry / blacksmiths. Wall and associated structures will largely remain undisturbed. Potential disturbance of associated features along the riverfront.	Slight Adverse
Gardens associated with Teifi House and adjacent properties	Low	General late post-medieval deposits and potential earlier river defences may be disturbed and damaged through foundation excavations.	Slight Adverse
Eastern slipway	Low	19th century slipway and ferry crossing. Potential disturbance of earlier surfaces and associated deposits through excavation of wall foundations and flood gate establishment.	Slight Adverse
Medieval potential	Uncertain	Potential for a wide variety of archaeological finds, features and deposits associated with riverside activity and possible conflict to be exposed, damaged and destroyed through construction activity and trenched excavations along the route. Potential particular significance around the eastern slipway area. Excavations will however by in areas of later redevelopment, therefore potential likely to be diminished.	Slight Adverse
Post-medieval potential	Low	Potential for a wide variety of archaeological finds, features and deposits associated with riverside activity and general land reclamation to be exposed, damaged and destroyed through construction activity and trenched excavations along the route.	Slight – Moderate Adverse

8.3.4 *Scenario 3 (Table 11):*

Site	Value	Description of impact	Level of impact
Remains of the 18th to 19th century Castle Terrace development at the west end	Low	Disturbance of potential below ground remains of 18th and 19th century structures and surfaces. Area already redeveloped, and test pitting suggested substantial clearance, therefore remains may be minimal.	Slight Adverse
Western slipway	Low	Former 18th / 19th century slipway. Potential disturbance of associated surfaces through foundation excavations. Test pitting has shown surface deposits have already been disturbed and removed.	Slight Adverse
Traditional riverside walling along waterfront	Low	Potential disturbance of existing walling at western and eastern ends where the new piled wall comes close, and potential for vibration from piling works to dsturb walling.	Neutral - Slight Adverse
Eastern slipway	Low	19th century slipway and ferry crossing. Potential disturbance of earlier surfaces and associated deposits through excavation of wall foundations and flood gate establishment.	Slight Adverse
Medieval potential	Uncertain	Potential for a wide variety of archaeological finds, features and deposits associated with riverside activity and possible conflict to be exposed, damaged and destroyed through construction activity and trenched excavations along the route. Potential particular significance around the eastern slipway area.	Slight Adverse
Post-medieval potential	Low	Potential for a wide variety of archaeological finds, features and deposits associated with riverside activity and general land reclamation to be exposed, damaged and destroyed through construction activity and piling along the route, although the greater potential lies within the currently developed areas and not within the river channel.	Neutral - Slight Adverse

8.3.5 *Scenario 4 (Table 12):*

Site	Value	Description of impact	Level of impact
Remains of the 18th to 19th century Castle Terrace development at the west end	Low	Disturbance of potential below ground remains of 18th and 19th century river defences and walling. Line of defence will lie in the river however, therefore avoiding most of the formerly developed area.	Neutral - Slight Adverse
Western slipway	Low	As Scenario 3.	Slight Adverse
Traditional riverside walling along waterfront	Low	As Scenario 3.	Neutral - Slight Adverse
Eastern slipway	Low	As Scenario 3.	Slight Adverse
Medieval potential	Uncertain	Potential for a wide variety of archaeological finds, features and deposits associated with riverside activity and possible conflict to be exposed, damaged and destroyed through construction activity, trenched excavations and piling along the route. Areas close to Cardigan Bridge likely to be a particular focus for potential medieval activity and therefore of particular significance. Similarly possible significance area around the eastern slipway area.	Slight Adverse
Post-medieval potential	Low	Potential for a wide variety of archaeological finds, features and deposits associated with riverside activity and general land reclamation to be exposed, damaged and destroyed through construction activity and piling along the route, although the greater potential lies within the currently developed areas and not within the river channel.	Neutral - Slight Adverse

8.4 Impacts to the Settings of Surrounding Designated Assets

8.4.1 The proposed development will not have a material impact upon any designated historic asset. Several such sites lie in the surrounding landscape (see Section 4), and potential impacts upon the settings of these assets are assessed.

8.4.2 This assessment has identified a potential impact to the setting of 3 Scheduled Monuments, 18 listed buildings, 7 landscape character areas, 1 registered historic garden and a Conservation Area. These settings are described in Section 7.2, the potential impacts are outlined below. These assets are all of High archaeological value.

8.4.3 *Scheduled Monuments (Table 13)*

Site	Description of impact	Level of impact
CD003 Cardigan Bridge	Scenario 1 – There may be a temporary impact on access and views of the bridge from the east during construction work. The main change will be a visual impact on the appearance of the riverside in the locality, which will feature in views that include the bridge from the south bank, and in views upriver from the bridge itself. These views do already include a mixed waterfront along the Strand, with significant modern elements visible, and masonry river walls adjacent to the bridge.	Slight Adverse – Neutral
	Scenario 2 – Potential temporary impacts during construction works outlined above. Subsequent visual impacts may also be greater as this will lead to the greatest visual change with the removal of many of the present buildings, and a change in the line of the river defences.	Slight Adverse
	Scenario 3 – Potential temporary impacts during construction works outlined above. There will be a visual impact through a change to the line and appearance of the sea defences, increasing the height and bringing them further into the river channel, although structures to the rear and beyond the new defences will remain visible and unchanged.	Slight Adverse
	Scenario 4 - Potential temporary impacts during construction works outlined above. There will be a visual impact through a change to the line and appearance of the sea defences, increasing the height and bringing them further into the river channel, or particular significance as these defences will come very close to the bridge, and alter the current more piecemeal impression of river defences to the east. There is also the potential that heightened defences may obscure some parts of the bridge structure and/or reduce the prominence of the bridge when viewed from the east. An added impact is the possibility that submerged or below-ground associated elements may be disturbed through construction works.	Slight – Moderate Adverse
CD123 Cardigan	Scenario 1 – Given the proximity there is some	Slight Adverse

Castle	potential for associated medieval remains to be disturbed through construction works at the western end, but this potential would appear very small due to later redevelopment of this area. As with Cardigan Bridge the main impact will be on views from the prominent southern castle wall. Due to the elevation of this view however there will be little recognisable change in the development area as the defence line largely follows existing boundaries.	– Neutral
	Scenario 2 - Potential temporary impacts during construction works outlined above. Visual impacts will be greater as the appearance of the development will be substantially altered when viewed from the castle, with the removal of many of the existing structures, although many have only been established recently.	Slight Adverse
	Scenario 3 - Potential temporary impacts during construction works outlined above. Visually the area of The Stand will increase, although from this elevation the height and appearance of the sea wall will be less significant, and internal layouts will remain unaltered.	Slight Adverse – Neutral
	Scenario 4 - Potential temporary impacts during construction works outlined above. Visually the line and height of the sea defence will increase to the south, making them a more prominent element when the castle is viewed from the south, although views of the castle unlikely to be obscured. The area of The Strand will also increase, and more visibly so when viewed from the castle viewpoints, although the wall itself will be less significant from these views.	Slight Adverse
CD141 Cardigan Town Walls	All Scenarios will have the same impact. There are no visual or other tangible links between the town walls and development area. Elements do however lie in areas that may be affected by tidal flooding, which will be reduced by improved flood defences.	Neutral – Slight Beneficial

8.4.4 *Listed Buildings (Table 14)*

Site	Description of impact	Level of impact
Cardigan Castle LB ref.10458	As Scheduled Monument CD123	Slight Adverse - Neutral
Cardigan Bridge LB Ref. 10456	As Scheduled Monument CD003.	Moderate Adverse - Neutral
The Parish Church of St Mary LB.Ref.10476	Scenario 1 – This will result in very minor changes to views from the top of the church tower over the area of The Strand, along with changes toward the church tower from the south, as riverside defences will increase	Slight Adverse – Neutral

	around the Gloster Street Car Park which forms the foreground to these views. Scenario 2 – Views from the church tower will be altered by a removal of many of the structures within The Strand area. Views of the church tower are as the previous scenario. Scenario 3 – Minor changes to views from the church tower through an increase in area for The Strand development, although unlikely to be clearly visible from the tower. Views of the church tower are as the previous scenario. Scenario 4 – As Scenario 3	Slight Adverse Slight Adverse – Neutral Slight Adverse - Neutral
No.32 St Mary's St LB.Ref.10536	Scenario 1 – The loss of the Scout Boathouse provides a minor change to the setting of the outbuildings as this is a broadly contemporary feature. Generally the site will benefit from added protection from tidal flooding. Scenario 2 – A greater removal of structures in The Strand area will alter the setting of the outbuildings, although many of the removed structures are modern. The site will benefit from flood protection. Scenario 3 – The site will benefit from flood protection. Scenario 4 - The site will benefit from flood protection.	Neutral – Slight Beneficial Slight Adverse – Slight Beneficial Slight Beneficial Slight Beneficial
The Angel Hotel LB.Ref.10537	Impacts will the same as No.32 St Mary's Street above.	As above
Outbuildings at Castle Green House Stable Yard LB.Ref.10461	Impacts from all Scenarios will be the same. There will be a visual impact through a slight reduction in the structure's visibility when viewed from the south, and in views of the riverside from the structure. This will only affected one gable wall however, as the rest of the site is bounded by high stone property walls. The development will also serve to sever the site from the western slipway, which is potentially an associated feature. However, the two sites have already become disconnected following the road widening of the 1970s, and subsequent disuse of the slipway. The structure will also benefit from improved flood protection.	Slight Adverse – Slight Beneficial
Boundary Wall to Castle Green House LB.Ref.10471	Impacts from all Scenarios will be the same. The visual impacts from the scheme will be minimal. The site will benefit from improved flood protection.	Slight Beneficial
The Castle Inn Public House LB.Ref.10472	Scenario 1 – The impacts on this structure are all associated with the views from the building	Neutral – Slight Adverse

	across the river. The heightened defence line will be visible, but will be part of the existing multi-phase defences and backed by larger modern structures on the Strand, and not impact upon views of the castle behind. Scenario 2 – The visual impact will be greater due to the removal of existing structures. These are modern structures, but this western area of The Strand is always likely to have had larger structures within the views from this building. Scenario 3 – The new defences will be more visible by forming a new line set in front of the pre-existing defences, but views to the rear will remain the same and views of the castle will remain unimpeded. Scenario 4 – The new defences will be more visible by forming a new, more uniform, and higher line than the pre-existing defences. There is also the potential for this to impede some views of the castle and far end of the bridge, although both structures will remain largely visible and unaltered.	Slight Adverse Slight Adverse Slight Adverse
• *Former Hope Chapel LB.Ref. 10470* • *Imperial House LB.Ref. 10475* • *Graystone LB.Ref. 10513* • *No.19 St Mary's Street LB.Ref. 10532* • *No.20 St Mary's Street LB.Ref. 10533* • *No.21 St Mary's Street LB.Ref. 10534* • *No.22 St Mary's Street LB.Ref. 10535* • *No.32 St Mary's Street LB.Ref. 10536)* • *The Angel Hotel LB.Ref. 10537* • *Cardigan & Tivyside Advertiser LB.Ref. 10538* • *Avondale LB.Ref. 10539 (Grade II*)*	The remaining listed buildings share no visual or other tangible links to the development area. They will all however benefit from improved flood protection offered by all three Scenarios	Slight Beneficial

8.4.5 *Historic Landscape Character Areas (Table 15)*

Site	Description of impact	Level of impact
HLCA 410 Cardigan	Scenario 1 – The basic layout of the urban area of Cardigan will remain unchanged, although there will be some minor loss of traditional structures through the removal of the Scout Boathouse. There will however be a beneficial impact from the improved flood protection of a greater number of traditional and characteristic urban structures.	Slight Beneficial
	Scenario 2 – There will be a greater impact on the built layout through the removal of a greater number of structures, albeit the majority of them are modern. There remains a more widespread beneficial impact from improved flood defences.	Slight Adverse – Slight Beneficial
	Scenario 3 – There will be a slight alteration in the extent of the urban area by extending the defences into the river channel, but this will be a minor change. There remains a widespread beneficial impact from improved flood defences.	Slight Beneficial
	Scenario 4 – As Scenario 3	Slight Beneficial
Urban Character Area 8 The Strand	Scenario 1 – The main impacts will be the removal of Scout Boathouse, a traditional structure, and the defence line wall to the south of the traditional walling along The Strand, which will both obscure the southern face of the wall, and potentially disturb associated below-ground remains along the southern side of the wall.	Slight Adverse
	Scenario 2 – The removal of many of the existing structures in the western part of The Strand, and a change in the main line of river defences inland will alter the appearance and traditional layout of the area, although features such as the 19th century boundary walling along The Strand will be retained and undisturbed.	Slight Adverse
	Scenario 3 – The area of The Strand will be increased slightly, and the appearance of the established river walling may be lost behind the new defence line, but the layout and structures of the Strand will be retained.	Slight Adverse - Neutral
	Scenario 4 – As Scenario 3.	Slight Adverse - Neutral
Urban Character Area 1 The Castle	Scenario 1 – There will be no change to the layout and appearance of this area. Proposed development will affect two specific viewpoints of this Character Area, views from the southern castle walls, and views from the garden area that overlies the line of the southeast curtain wall. Due to the elevation of this view however there will be little recognisable change in the development area as the defence line largely	Slight Adverse – Neutral

	follows existing boundaries, and the development will not impede views of or appreciation of this Character Area Scenario 2 - Visual impacts will be greater as the appearance of the development will be substantially altered when viewed from the viewpoints mentioned above, with the removal of many of the existing structures, although many have only been established recently. Scenario 3 - Visually the area of The Stand will increase, although from this elevation the height and appearance of the sea wall will be less significant, and internal layouts will remain unaltered. Scenario 4 – Potential visual impacts on the castle outlined in Table 13.	Slight Adverse Slight Adverse – Neutral Slight Adverse
Urban Character Area 2 Walled Town	This area will largely remain unaffected by the proposed development. The area does however include the Scheduled Monument of Cardigan Bridge, and therefore impacts are illustrated in CD003 Cardigan Bridge above.	Slight Adverse - Neutral
Urban Character Area 3 Site of Medieval Priory / St Mary's Church	The impacts on this area are illustrated in the impacts on the Listed Building of The Parish Church of St Mary LB.Ref.10476, described above.	Slight Adverse - Neutral
Urban Character Area 4 St Mary's / Pont y Cleifion	All proposed scenarios will not alter the appearance or layout of this area, but they will all improve the flood protection for many of the structures and streets that constitute this area.	Slight Beneficial
Urban Character Area 21 Bridgend Timber Yard & Foundry	Scenario 1 – The layout and appearance of this area will remain unchanged. This area does however cover much of the opposing river bank and therefore has views of the entirety of the proposed development area. The defence line will increase the height of the existing river walls, but it is backed by further built structures along the majority of its line, visual impacts will therefore be minimal Scenario 2 – The removal of many of the existing structures at the western end of The Strand will be a noticeable change in the views from this area and any relationship it has to the development of The Strand. Scenario 3 – The establishment of a new river wall along the length of the opposing frontage will be a noticeable change in the views from this area and the relationship it has to the development of The Strand. Scenario 4 – As Scenario 3	Slight Adverse – Neutral Slight Adverse Slight Adverse Slight Adverse

8.4.6 *Registered Historic Parks and Gardens (Table 16)*

Site	Description of impact	Level of impact
Cardigan Castle (PGW (Dy) 72(CER)	Impacts will the same as Urban Character Area 1 The Castle described above.	Slight Adverse - Neutral

8.4.7 *Conservation Areas (Table 17)*

Site	Description of impact	Level of impact
Cardigan	The impacts on the Conservation Area will the same as the impact upon HLCA 410 Cardigan, described above.	Slight Adverse - Slight Beneficial

9 CONCLUSIONS

9.1 Archaeological potential and impact assessment

9.1.1 The tables below present those sites where an impact from proposed development has been identified. The tables are laid out with material impact listed first.

9.1.2 In Scenario 1 the assessment has identified a potential material impact on 10 features or areas of potential, and one Urban Character Area. These impacts are permanent and derive from construction activity associated with the development. The majority of these assets are of low value, with the exception of the Scout Boathouse and Foundry NPRN 40392/Strand walling, which are of low to medium value, and a general medieval potential of uncertain value. The impacts are generally neutral to slight adverse, with the exception of the Scout Boathouse, where the impact is large adverse, and the Foundry NPRN 40392/Strand walling, where the impact is slight to medium adverse.

9.1.3 The assessment has identified a potential impact upon the setting of 23 designated historic assets in Scenario 1, including 3 Scheduled Monuments, 17 Listed Buildings, 1 Historic Landscape Area, 1 Historic Garden and 1 Conservation Area, as well as 6 non-designated urban historic character areas. These impacts range from slight adverse in 1 case, neutral to slight adverse in 9 cases, slight adverse to slight beneficial in 1 case, and slight beneficial in 17 cases.

Table 18: Scenario 1 - Assessment of impacts

Site Name	Potential	Value	Site status	Material impact	Setting impact
Remains of the 18th to 19th century Castle Terrace	High	Low	None	Slight Adverse	-
Western slipway	High	Low	None	Neutral - Slight Adverse	-
Traditional riverside walling between western and central slipways	High	Low	None	Slight - Moderate Adverse	-
Central slipway	High	Low	None	Slight Adverse	-
Scout Boathouse	High	Low / Medium	None	Large Adverse	-
Foundry NPRN 40392 / Strand walling	High	Low / Medium	None	Slight - Moderate Adverse	-
Gardens associated with Teifi House and adjacent properties	Medium	Low	None	Slight Adverse	-

Eastern slipway	High	Low	None	Slight Adverse	-
Medieval potential	Low-Medium	Uncertain	None	Slight Adverse	-
Post-medieval potential	High	Low	None	Slight Adverse	-
CD003 Cardigan Bridge	Setting only	High	Scheduled Monument Listed Building	-	Neutral - Slight Adverse
CD123 Cardigan Castle	Setting only	High	Scheduled Monument Listed Building	-	Neutral - Slight Adverse
CD141 Cardigan Town Walls	Setting only	High	Scheduled Monument	-	Neutral - Slight Beneficial
The Parish Church of St Mary LB.Ref.10476	Setting only	High	Listed Building	-	Neutral - Slight Adverse
No.32 St Mary's St LB.Ref.10536	Setting only	High	Listed Building	-	Neutral - Slight Beneficial
The Angel Hotel LB.Ref.10537	Setting only	High	Listed Building	-	Neutral - Slight Beneficial
Outbuildings at Castle Green House Stable Yard LB.Ref.10461	Setting only	High	Listed Building	-	Slight Adverse – Slight Beneficial
The Castle Inn Public House LB.Ref.10472	Setting only	High	Listed Building	-	Neutral – Slight Adverse
• *Boundary Wall to Castle Green House LB.Ref.10471* • *Former Hope Chapel LB.Ref. 10470* • *Imperial House LB.Ref. 10475* • *Graystone LB.Ref. 10513* • *No.19 St Mary's Street LB.Ref. 10532* • *No.20 St Mary's*	Setting only	High	Listed Building	-	Slight Beneficial

Street LB.Ref. 10533 • *No.21 St Mary's Street LB.Ref. 10534* • *No.22 St Mary's Street LB.Ref. 10535* • *No.32 St Mary's Street LB.Ref. 10536)* • *The Angel Hotel LB.Ref. 10537* • *Cardigan & Tivyside Advertiser LB.Ref. 10538* • *Avondale LB.Ref. 10539*					
HLCA 410 Cardigan	Character Area	High	Historic Landscape Conservation Area	-	Slight Beneficial
Urban Character Area 8 The Strand	Character Area	Low / Medium	-	Slight Adverse	Slight Adverse
Urban Character Area 1 The Castle	Character Area	High	-	-	Neutral - Slight Adverse
Urban Character Area 2 Walled Town	Character Area	High	-	-	Neutral - Slight Adverse
Urban Character Area 3 Site of Medieval Priory / St Mary's Church	Character Area	High	-	-	Neutral - Slight Adverse
Urban Character Area 4 St Mary's / Pont y Cleifion	Character Area	Medium	-	-	Slight Beneficial
Urban Character Area 21 Bridgend Timber Yard & Foundry	Character Area	Low / Medium	-	-	Neutral - Slight Adverse
Cardigan Castle (PGW (Dy) 72(CER)	Setting only	High	Historic Garden	-	Neutral - Slight Adverse

9.1.4 In Scenario 2 the assessment has identified a potential material impact on 9 features or areas of potential, and one Urban Character Area. These impacts are permanent and derive from construction activity associated with the development. The majority of these assets are of low value, with

the exception of the Scout Boathouse and Foundry NPRN 40392/Strand walling, which are of low to medium value, and a general medieval potential of uncertain value. The impacts are generally slight adverse, with the exception of the Scout Boathouse, where the impact is large adverse, the general post-medieval potential, where the impact is slight to moderate adverse.

9.1.5 The assessment has identified a potential impact upon the setting of 23 designated historic assets in Scenario 2, including 3 Scheduled Monuments, 17 Listed Buildings, 1 Historic Landscape Area, 1 Historic Garden and 1 Conservation Area, as well as 6 non-designated urban historic character areas. These impacts range from slight adverse in 7 cases, neutral to slight adverse in 3 cases, slight adverse to slight beneficial in 5 cases, and slight beneficial in 13 cases.

Table 19: Scenario 2 – Assessment of impacts

Site Name	Potential	Value	Site status	Material impact	Setting impact
Remains of the 18th to 19th century Castle Terrace	High	Low	None	Slight Adverse	-
Remains of 18th to 19th century development along The Stand	High	Low	None	Slight Adverse	-
Central slipway	High	Low	None	Slight Adverse	-
Scout Boathouse	High	Low / Medium	None	Large Adverse	-
Foundry NPRN 40392 / Strand walling	High	Low / Medium	None	Slight Adverse	-
Gardens associated with Teifi House and adjacent properties	Medium	Low	None	Slight Adverse	-
Eastern slipway	High	Low	None	Slight Adverse	-
Medieval potential	Low-Medium	Uncertain	None	Slight Adverse	-
Post-medieval potential	High	Low	None	Slight – Moderate Adverse	-
CD003 Cardigan Bridge	Setting only	High	Scheduled Monument Listed	-	Slight Adverse

			Building		
CD123 Cardigan Castle	Setting only	High	Scheduled Monument Listed Building	-	Slight Adverse
CD141 Cardigan Town Walls	Setting only	High	Scheduled Monument	-	Neutral - Slight Beneficial
The Parish Church of St Mary LB.Ref.10476	Setting only	High	Listed Building	-	Slight Adverse
No.32 St Mary's St LB.Ref.10536	Setting only	High	Listed Building	-	Slight Adverse - Slight Beneficial
The Angel Hotel LB.Ref.10537	Setting only	High	Listed Building	-	Slight Adverse - Slight Beneficial
Outbuildings at Castle Green House Stable Yard LB.Ref.10461	Setting only	High	Listed Building	-	Slight Adverse – Slight Beneficial
The Castle Inn Public House LB.Ref.10472	Setting only	High	Listed Building	-	Slight Adverse
• *Boundary Wall to Castle Green House LB.Ref.10471* • *Former Hope Chapel LB.Ref. 10470* • *Imperial House LB.Ref. 10475* • *Graystone LB.Ref. 10513* • *No.19 St Mary's Street LB.Ref. 10532* • *No.20 St Mary's Street LB.Ref. 10533* • *No.21 St Mary's Street LB.Ref. 10534* • *No.22 St Mary's Street LB.Ref. 10535* • *No.32 St Mary's Street LB.Ref. 10536)* • *The Angel Hotel*	Setting only	High	Listed Building	-	Slight Beneficial

LB.Ref. 10537 • *Cardigan & Tivyside Advertiser LB.Ref. 10538* • *Avondale LB.Ref. 10539*					
HLCA 410 Cardigan	Character Area	High	Historic Landscape Conservation Area	-	Slight Adverse - Slight Beneficial
Urban Character Area 8 The Strand	Character Area	Low / Medium	-	Slight Adverse	Slight Adverse
Urban Character Area 1 The Castle	Character Area	High	-	-	Slight Adverse
Urban Character Area 2 Walled Town	Character Area	High	-	-	Neutral - Slight Adverse
Urban Character Area 3 Site of Medieval Priory / St Mary's Church	Character Area	High	-	-	Neutral - Slight Adverse
Urban Character Area 4 St Mary's / Pont y Cleifion	Character Area	Medium	-	-	Slight Beneficial
Urban Character Area 21 Bridgend Timber Yard & Foundry	Character Area	Low / Medium	-	-	Slight Adverse
Cardigan Castle (PGW (Dy) 72(CER)	Setting only	High	Historic Garden	-	Neutral - Slight Adverse

9.1.6 In Scenario 3 the assessment has identified a potential material impact on 6 features or areas of potential, and one Urban Character Area. These impacts are permanent and derive from construction activity associated with the development. The majority of these assets are of low value, with the exception of a general medieval potential of uncertain value. The impacts range from neutral to slight adverse.

9.1.7 The assessment has identified a potential impact upon the setting of 23 designated historic assets in Scenario 3, including 3 Scheduled Monuments, 17 Listed Buildings, 1 Historic Landscape Area, 1 Historic Garden and 1 Conservation Area, as well as 6 non-designated urban historic character areas. These impacts range from slight adverse in 3 cases, neutral to slight adverse in 7 cases, slight adverse to slight beneficial in 1 case, and slight beneficial in 17 cases.

Table 20: Scenario 3 – Assessment of impacts

Site Name	Potential	Value	Site status	Material impact	Setting impact
Remains of the 18th to 19th century Castle Terrace	High	Low	None	Slight Adverse	-
Western slipway	High	Low	None	Slight Adverse	-
Traditional riverside walling	High	Low	None	Neutral - Slight Adverse	-
Eastern slipway	High	Low	None	Slight Adverse	-
Medieval potential	Low-Medium	Uncertain	None	Slight Adverse	-
Post-medieval potential	High	Low	None	Neutral - Slight Adverse	-
CD003 Cardigan Bridge	Setting only	High	Scheduled Monument Listed Building	-	Slight Adverse
CD123 Cardigan Castle	Setting only	High	Scheduled Monument Listed Building	-	Neutral - Slight Adverse
CD141 Cardigan Town Walls	Setting only	High	Scheduled Monument	-	Neutral - Slight Beneficial
The Parish Church of St Mary LB.Ref.10476	Setting only	High	Listed Building	-	Neutral - Slight Adverse
No.32 St Mary's St LB.Ref.10536	Setting only	High	Listed Building	-	Slight Beneficial
The Angel Hotel LB.Ref.10537	Setting only	High	Listed Building	-	Slight Beneficial
Outbuildings at Castle Green House Stable Yard LB.Ref.10461	Setting only	High	Listed Building	-	Slight Adverse – Slight Beneficial
The Castle Inn Public House LB.Ref.10472	Setting only	High	Listed Building	-	Slight Adverse

• *Boundary Wall to Castle Green House LB.Ref.10471* • *Former Hope Chapel LB.Ref. 10470* • *Imperial House LB.Ref. 10475* • *Graystone LB.Ref. 10513* • *No.19 St Mary's Street LB.Ref. 10532* • *No.20 St Mary's Street LB.Ref. 10533* • *No.21 St Mary's Street LB.Ref. 10534* • *No.22 St Mary's Street LB.Ref. 10535* • *No.32 St Mary's Street LB.Ref. 10536)* • *The Angel Hotel LB.Ref. 10537* • *Cardigan & Tivyside Advertiser LB.Ref. 10538* • *Avondale LB.Ref. 10539*	Setting only	High	Listed Building	-	Slight Beneficial
HLCA 410 Cardigan	Character Area	High	Historic Landscape Conservation Area	-	Slight Beneficial
Urban Character Area 8 The Strand	Character Area	Low / Medium	-	Slight Adverse	Neutral - Slight Adverse
Urban Character Area 1 The Castle	Character Area	High	-	-	Neutral - Slight Adverse
Urban Character Area 2 Walled Town	Character Area	High	-	-	Neutral - Slight Adverse
Urban Character Area 3 Site of Medieval Priory / St Mary's Church	Character Area	High	-	-	Neutral - Slight Adverse
Urban Character Area 4 St Mary's / Pont y Cleifion	Character Area	Medium	-	-	Slight Beneficial

Urban Character Area 21 Bridgend Timber Yard & Foundry	Character Area	Low / Medium	-	-	Slight Adverse
Cardigan Castle (PGW (Dy) 72(CER)	Setting only	High	Historic Garden	-	Neutral - Slight Adverse

9.1.8 In Scenario 4 the impacts are very similar to the previous Scenario as it largely follows the same line, with some additional impacts at the western end. The assessment has identified a potential material impact on 6 features or areas of potential, and one Urban Character Area. These impacts are permanent and derive from construction activity associated with the development. The majority of these assets are of low value, with the exception of a general medieval potential of uncertain value. The impacts range from neutral to slight adverse.

9.1.9 The assessment has identified a potential impact upon the setting of 23 designated historic assets in Scenario 4, including 3 Scheduled Monuments, 17 Listed Buildings, 1 Historic Landscape Area, 1 Historic Garden and 1 Conservation Area, as well as 6 non-designated urban historic character areas. These impacts range from slight to moderate adverse in 1 case, slight adverse in 5 cases, neutral to slight adverse in 4 cases, neutral to slight beneficial in 1 case, slight adverse to slight beneficial in 1 case, and slight beneficial in 16 cases.

Table 21: Scenario 4 – Assessment of impacts

Site Name	Potential	Value	Site status	Material impact	Setting impact
Remains of the 18th to 19th century Castle Terrace	High	Low	None	Neutral - Slight Adverse	-
Western slipway	High	Low	None	Slight Adverse	-
Traditional riverside walling	High	Low	None	Neutral - Slight Adverse	-
Eastern slipway	High	Low	None	Slight Adverse	-
Medieval potential	Medium	Uncert ain	None	Slight Adverse	-
Post-medieval potential	High	Low	None	Neutral - Slight Adverse	-
CD003 Cardigan Bridge	Setting only	High	Scheduled Monument Listed Building	-	Slight – Moderate Adverse
CD123 Cardigan Castle	Setting only	High	Scheduled Monument Listed Building	-	Slight Adverse
CD141 Cardigan Town Walls	Setting only	High	Scheduled Monument	-	Neutral - Slight Beneficial
The Parish Church of St Mary LB.Ref.10476	Setting only	High	Listed Building	-	Neutral - Slight Adverse
No.32 St Mary's St LB.Ref.10536	Setting only	High	Listed Building	-	Slight Beneficial
The Angel Hotel LB.Ref.10537	Setting only	High	Listed Building	-	Slight Beneficial
Outbuildings at Castle Green House Stable Yard LB.Ref.10461	Setting only	High	Listed Building	-	Slight Adverse – Slight Beneficial
The Castle Inn Public House LB.Ref.10472	Setting only	High	Listed Building	-	Slight Adverse

• *Boundary Wall to Castle Green House LB.Ref.10471* • *Former Hope Chapel LB.Ref. 10470* • *Imperial House LB.Ref. 10475* • *Graystone LB.Ref. 10513* • *No.19 St Mary's Street LB.Ref. 10532* • *No.20 St Mary's Street LB.Ref. 10533* • *No.21 St Mary's Street LB.Ref. 10534* • *No.22 St Mary's Street LB.Ref. 10535* • *No.32 St Mary's Street LB.Ref. 10536)* • *The Angel Hotel LB.Ref. 10537* • *Cardigan & Tivyside Advertiser LB.Ref. 10538* • *Avondale LB.Ref. 10539*	Setting only	High	Listed Building	-	Slight Beneficial
HLCA 410 Cardigan	Character Area	High	Historic Landscape Conservation Area	-	Slight Beneficial
Urban Character Area 8 The Strand	Character Area	Low / Medium	-	Slight Adverse	Neutral - Slight Adverse
Urban Character Area 1 The Castle	Character Area	High	-	-	Slight Adverse
Urban Character Area 2 Walled Town	Character Area	High	-	-	Neutral - Slight Adverse
Urban Character Area 3 Site of Medieval Priory / St Mary's Church	Character Area	High	-	-	Neutral - Slight Adverse
Urban Character Area 4 St Mary's / Pont y Cleifion	Character Area	Medium	-	-	Slight Beneficial

Urban Character Area 21 Bridgend Timber Yard & Foundry	Character Area	Low / Medium	-	-	Slight Adverse
Cardigan Castle (PGW (Dy) 72(CER)	Setting only	High	Historic Garden	-	Slight Adverse

9.2 Mitigation

9.2.1 Due to the archaeological potential of The Strand area further archaeological mitigation may be likely for the proposed Cardigan Tidal Flood Alleviation Scheme. Pre-commencement works could include evaluation and recording within the area of the St Mary's Street Foundry NPRN 40392/19th century walling on the southern side of The Strand. Archaeological trenching could be undertaken along the route of the proposed tidal flood wall (dependent on the chosen Scenario) covering the width of the proposed footings, to record any surviving archaeological remains within the route. Recording of the upstanding walls could also be undertaken at this time. Any such works would need to take into account health and safety considerations of working in close proximity to the upstanding walls. If significant remains were encountered a detailed scheme of excavation may need to be implemented.

9.2.2 Where the works will remove traditional buildings and structures, such as the Scout Boathouse, and riverfront walling (dependent on the chosen Scenario), an appropriate scheme of initial building recording may be required. Such works would need to take into account the nature of the estuarine silts on the sides of the wharfs and tidal conditions.

9.2.3 For the majority of the proposed Tidal Flood Alleviation Scheme archaeological mitigation could be in the form of an archaeological watching brief during initial groundworks associated with construction.

9.2.4 Should the watching brief reveal significant archaeological remains, more detailed schemes of archaeological recording may need to be implemented. A report on and archive of the results would also be necessary. The decision regarding the requirement for any further archaeological works at the site, whether prior to or following planning permission lies with Ceredigion County Council, following advice from their archaeological advisors (Planning Services at Dyfed Archaeological Trust).

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