

**123-129 Commercial  
Street, Newport**  
**Historic Environment  
Desk Based  
Assessment**

Client:POBL

AB Heritage Project No:10894

Date:12/08/2016

## Commercial Street, Newport Historic Environment Desk Based Assessment

**Client** POBL  
**Project Number** 10894  
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## EXECUTIVE SUMMARY

AB Heritage Limited (hereinafter AB Heritage) has been commissioned by Pobl Group to produce an Historic Environment Desk-Based Assessment to cover the proposed development at 123-129 Commercial Road, Newport, NP20 1LX.

This assessment has reviewed all of the known cultural heritage features within a 250m study area around the proposed development site in order to gain an understanding of the potential for the survival of archaeological features within the site boundary.

Despite the medium potential impact which will be incurred as a result of the proposed development, based on the perceived likelihood of archaeological remains of local importance being present within the site boundary further work is recommended in order to investigate the archaeological potential within the site boundary further.

It is recommended that the further work consists of a watching brief to be undertaken during intrusive groundworks to determine the level of survival of below ground archaeology.

All recommendations are subject to the approval of the local authority archaeologist.

## 1. INTRODUCTION

### 1.1 Project Background

- 1.1.1 AB Heritage Limited (hereinafter AB Heritage) has been commissioned by Pobl Group to produce an Historic Environment Desk-Based Assessment to cover the proposed development at 123-129 Commercial Road, Newport, NP20 1LX.
- 1.1.2 This report includes a description of the baseline conditions; an examination of available documentary, cartographic and known archaeological evidence; and identifies any known and potential cultural heritage receptor(s) within the application site and its surrounding area. It proposes a suitable mitigation strategy for archaeology, where such works are deemed appropriate.

### 1.2 Site Location & Description

- 1.2.1 The proposed development site is centred at approximately ST 312 877 in the densely populated area of Newport city centre, Wales. The eastern boundary of the site meets Commercial Street, while the site is bound immediately to the north and south by three storey red brick structures with retail premises within their ground floors. The west is bound by an entrance to an adjacent multi-storey car park which leads from Ivor Street.
- 1.2.2 The proposed development site is presently occupied by four three storey red brick structures within the south of the site (nos. 123-26), the northern of which is a public house (no.126) while south of this is retail premises (no. 125). An entrance to a multi-storey car park which lies to the south-west of the proposed development site occupies the ground floor of the second structure from the south (no. 124). The most southerly structure is similarly constructed of red brick, and is disused with boarded up windows (no. 123). A disused three storey concrete structure lies in the north of the site (nos. 127-129). All five structures face onto Commercial Street.

### 1.3 Geology & Topography

- 1.3.1 The solid underlying geology consists of argillaceous rocks and sandstone of the St Maughans Foundation with superficial deposits of clay and silt (BGS, 2016).
- 1.3.2 The proposed development site lies on sloping land west of the River Usk (c.340m to the north-east of the proposed development site), ranging from 18m AOD in the west to 16m in the east of the site.

### 1.4 Proposed Development

- 1.4.1 The proposed development comprises plans to demolish the structures which lie at 123-129 Commercial Street, Newport, NP20 1LX. A new-build structure will be constructed in their place. The planned structure will not have a basement level, but will be recessed into the higher ground at the western side of the site. The foundations will be piled across the entire footprint of the building (Parry, 2016. *Pers.com.*)

- 1.4.2 This development will comprise of a structure with tiers ranging from a single storey to nine storeys in height. A roof terrace with a garden will be incorporated into a four storey tier on the north-eastern side of the development.

## **2. AIMS & METHODOLOGY**

### **2.1 Aims of Works**

- 2.1.1 Early consultation on the results of archaeological research and consideration of the implications of proposed development are the key to informing reasonable planning decisions.
- 2.1.2 The aim of the Historic Environment Desk Based Assessment (HEDBA) is to clarify the known and potential archaeological resource in the application area in light of existing assets and features, determining the likely effect of the proposed development on such a resource. In areas where the archaeological resource cannot be determined using current information it will indicate the requirements for further investigation. This will assist in informing the Planning Archaeologist's decision making process about the effect of the application on the archaeological resource when the planning application is submitted.
- 2.1.3 The aims of the HEDBA are to:
- Elucidate and describe the character, distribution, extent and importance of any known archaeological remains that may be present within the site
  - Determine the likely impacts the proposed development will have on any identified archaeological remains
  - Provide clear recommendations for further investigation or mitigation on known impacted areas of archaeological potential or known resource
  - Where impacts or potential is unclear, provide clear recommendations for further investigation or mitigation work that will best support protection or recording of the potential archaeological resource

### **2.2 Methodology of Works**

- 2.2.1 The assessment has been carried out, in regard to the collation of baseline information, in line with the Chartered Institute for Archaeologists' Standard and Guidance for Historic Environment Desk-Based Assessment (December 2014).
- 2.2.2 This assessment includes relevant information contained in various statutory requirements, national, regional and local planning policies and professional good practice guidance, including:
- Ancient Monuments and Archaeological Areas Act, 1979
  - Planning (Listed Buildings and Conservation Areas) Act, 1990
  - Town and Country Planning Act (1990)
  - Welsh Office Circular 60/96 & 1/98: Planning and the Historic Environment: Archaeology, 1996 & 1998 and
  - Planning Policy Wales, 8<sup>th</sup> Edition, 2016
- 2.2.3 The Gwent & Glamorgan Archaeological Trust Historic Environment Record (GGAT HER) is the primary source of information concerning the current state of archaeological and



architectural knowledge in this area. For reporting purposes the HER information has been re-numbered with AB numbers, which can be viewed in Appendix 1. The information contained within this database was supported by examination of data from a wide range of other sources, principally:

- Archwilio: The Historic Environment Records of the Welsh Archaeological Trusts ([www.archwilio.org.uk](http://www.archwilio.org.uk));
- Royal Commission on the Ancient and Historical Monuments of Wales National Monuments Record (RCAHMW NMR);
- A site-walk over was undertaken on the 22nd July 2016;
- A visit to the Gwent Archives was undertaken on the 22nd July 2016;
- Additional relevant documentary and online historic sources;

2.2.4 Information from these sources was used to understand:

- Information on statutory and non-statutory designated sites;
- Information on heritage assets recorded on the GGAT HER;
- Readily accessible information on the site's history from readily available historic maps and photographs held at the Gwent Archives;
- Any information on the site contained in published and unpublished archaeological and historical sources, including any previous archaeological investigations undertaken within the study area;
- A greater understanding of key cultural heritage issues of the site and surrounding area, developed through the onsite walkover, including information on areas of past truncation within the site boundary;

2.2.5 The impact of proposed development on the known and potential archaeological resource, resulting in the formulation of a mitigation strategy, where required, which appropriately targets any future works to those required to gain planning consent.

## 2.3 Consultation

2.3.1 A 250m study area was agreed between Zoe Edwards (Assistant heritage Consultant, AB Heritage) and Rob Dunning (Archaeological Planning Officer, GGAT) during email consultation, undertaken on the 21st of July 2016.

## 2.4 Assessment of the Cultural Heritage Resource

2.4.1 This desk-based assessment contains a record of the known and potential cultural heritage resource of an area. In relation to buried archaeological remains, where there is a potential for encountering a particular resource within the application site this is assessed according to the following scale:

Low	-	Very unlikely to be encountered on site
Medium	-	Possibility that features may occur / be encountered on site

High - Remains almost certain to survive on site

- 2.4.2 There is currently no standard adopted statutory or government guidance for assessing the importance of an archaeological feature and this is instead judged upon factors such as statutory and non-statutory designations, architectural, archaeological or historical significance, and the contribution to local research agendas. Considering these criteria each identified feature can be assigned to a level of importance in accordance with a five point scale (Table 1, below).

**Table 1: Assessing the Importance of a Cultural Heritage Site**

SCALE OF SITE IMPORTANCE	
<b>NATIONAL</b>	The highest status of site, e.g. Scheduled Monuments (or undesignated assets of schedulable quality and importance). Grade I and Grade II* Listed Buildings. Other listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade. Conservation Areas containing very important buildings. Undesignated structures of clear national importance. Extremely well preserved historic landscape, whether inscribed or not, with exceptional coherence, time depth, or other critical factor(s).
<b>REGIONAL</b>	Grade II Listed Buildings or other designated or undesignated archaeological sites (in addition to those listed above), or assets of a reasonably defined extent and significance, or reasonable evidence of occupation / settlement, ritual, industrial activity etc. Examples may include areas containing buildings that contribute significantly to its historic character, burial sites, deserted medieval villages, Roman roads and dense scatter of finds.
<b>LOCAL</b>	Evidence of human activity more limited in historic value than the examples above, or compromised by poor preservation and/or survival of context associations, though which still have the potential to contribute to local research objectives. Examples include sites such as 'locally designated' buildings or undesignated structures / buildings of limited historic merit, out-of-situ archaeological findspots / ephemeral archaeological evidence and historic field systems and boundaries etc.
<b>NEGLIGIBLE</b>	Assets with very little or no surviving archaeological interest. Examples include destroyed antiquities, structures of almost no architectural / historic merit, buildings of an intrusive character or relatively modern / common landscape features such as quarries, drains and ponds etc.
<b>UNKNOWN</b>	Insufficient information exists to assess the importance of a feature (e.g. unidentified features on aerial photographs).

2.4.3 The importance of already identified cultural heritage resources is determined by reference to existing designations. Where classification of a receptor's value covered a range of the above possibilities or for previously unidentified features where no designation has been assigned, the value of the receptor was based on professional knowledge and judgement.

2.4.4 For some types of finds or remains there is no consistent value and the importance may vary, for example Grade II Listed Buildings and Conservation Areas. For this reason, adjustments are occasionally made, where appropriate, based on professional judgement.

## 2.5 Impact Assessment Criteria

2.5.1 The magnitude of impact upon the archaeological and heritage resource, which can be considered in terms of direct and indirect impacts, is determined by identifying the level of effect from the proposed development upon the baseline conditions of the site and the cultural heritage resource identified. The criteria for assessing the magnitude of impact are set out in Table 2 (below).

2.5.2 In certain cases it is not possible to confirm the magnitude of impact upon a cultural heritage resource, especially where anticipated buried deposits exist. Where possible a professional

judgement as to the scale of such impacts is applied to enable the likely 'Significance of Effects' to be established; however, a magnitude level of 'uncertain' is included for situations where it is simply not appropriate to make such a judgement at this stage of works.

**Table 2: Criteria for Determining Magnitude of Impact**

IMPACT LEVEL	DEFINITION
<b>HIGH</b>	Major impacts fundamentally changing the baseline condition of the receptor, leading to total or considerable alteration of character or setting – e.g. complete or almost complete destruction of the archaeological resource; dramatic visual intrusion into a historic landscape element; adverse change in the setting or visual amenity of the feature/site; significant increase in noise; extensive changes to use or access.
<b>MEDIUM</b>	Impacts changing the baseline condition of the receptor materially but not entirely, leading to partial alteration of character or setting – e.g. a large proportion of the archaeological resource damaged or destroyed; intrusive visual intrusion into key aspects of the historic landscape; or use of site that would result in detrimental changes to historic landscape character.
<b>LOW</b>	Detectable impacts which alter the baseline condition of the receptor to a small degree – e.g. a small proportion of the surviving archaeological resource is damaged or destroyed; minor severance, change to the setting or structure or increase in noise; and limited encroachment into character of a historic landscape.
<b>NEGLIGIBLE</b>	Barely distinguishable adverse change from baseline conditions, where there would be very little appreciable effect on a known site, possibly because of distance from the development, method of construction or landscape or ecological planting, that are thought to have no long term effect on the historic value of a resource.
<b>UNCERTAIN</b>	Extent / nature of the resource is unknown and the magnitude of change cannot be ascertained.

2.5.3 The overall Significance of Effects from the proposed development upon the Cultural Heritage Resource is determined by correlating the magnitude of Impact against value of the Cultural Heritage resource. Table 3 highlights the criteria for assessing the overall Significance of Effects. Where effects are moderate or above these are classified as significant.

**Table 3: Significance of Effects**

IMPORTANCE	MAGNITUDE			
	HIGH	MED	LOW	NEG
<b>NATIONAL</b>	Severe	Major	Mod	Minor
<b>REGIONAL</b>	Major	Mod	Minor	Not Sig.
<b>LOCAL</b>	Mod	Minor	Minor	Not Sig.
<b>NEGLIGIBLE</b>	Minor	Not Sig.	Not Sig.	Nt.

**Not Sig. = Not Significant; Nt. = Neutral; Mod = Moderate; Ext. = Extensive**

## 2.6 Limitations

- 2.6.1 It should be noted that the report has been prepared under the express instruction and solely for the use of Pobl Group, and any associated parties they elect to share this information with. Measurements and distances referred to in the report should be taken as approximations only and should not be used for detailed design purposes.
- 2.6.2 All the work carried out in this report is based upon the professional knowledge and understanding of AB Heritage on current (July 2016) and relevant United Kingdom standards and codes, technology and legislation. Changes in these areas may occur in the future and cause changes to the conclusions, advice, recommendations or design given. AB Heritage does not accept responsibility for advising the client's or associated parties of the facts or implications of any such changes in the future.
- 2.6.3 This report has been prepared utilising factual information obtained from third party sources. AB Heritage takes no responsibility for the accuracy of such information. It should also be noted that this report represents an early stage of a phased approach to assessing the archaeological and cultural heritage resource of the application site to allow the development of an appropriate mitigation strategy, should this be required. It does not comprise mitigation of impacts in itself.

### **3. PLANNING & LEGISLATIVE FRAMEWORK**

#### **3.1 Introduction**

- 3.1.1 The following section highlights the key planning and legislative framework relevant to this project. Legislative framework, national planning policy and relevant sector guidance.

#### **3.2 Statutory Protection for Heritage Assets**

- 3.2.1 Current legislation, in the form of the Ancient Monuments and Archaeological Areas Act 1979, provides for the legal protection of important and well-preserved archaeological sites and monuments through their addition to a list, or 'schedule' of archaeological monuments by the Welsh Ministers for Wales. This necessitates the granting of formal Scheduled Monument Consent for any work undertaken within the designated area of a Scheduled Ancient Monument.
- 3.2.2 Likewise, structures are afforded legal protection in the form of their addition to 'lists' of buildings of special architectural or historical interest. The listing of buildings is carried out by the Welsh Ministers for Wales under the Planning (Listed Buildings and Conservation Areas) Act, 1990. The main purpose of the legislation is to protect buildings and their surroundings from changes that would materially alter the special historic or architectural value of the building or its setting. This necessitates the granting of formal Listed Building Consent for all works undertaken to or within the designated curtilage of a Listed Building. This legislation also allows for the creation and protection of Conservation Areas by local planning authorities to protect areas and groupings of historical significance.

#### **3.3 National Planning Policy**

- 3.3.1 Planning Policy Wales 8th Edition, adopted in January 2016, and Welsh Office Circular 61/96 and update 1/98 Planning and the Historic Environment: Historic Buildings and Conservation Areas together set out the national framework for the management of the wider historic environment; i.e. archaeological and cultural heritage resources; through the planning process.

*Welsh Office Circular 60/96, 1996 and update 1/98, 1998*

- 3.3.2 Welsh Office Circular 60/96 and update 1/98 advise that, where research has suggested that important archaeological remains may exist, the local planning authority should request the prospective developer to arrange for a pre-determination archaeological field evaluation to be carried out. These also include sections on preserving the settings of Listed Buildings and procedural advice for development within Conservation Areas.

*Planning Policy Wales, 8th Edition, 2016*

- 3.3.3 Planning Policy Wales, 8th Edition, 2016 sets out the Welsh Assembly Government's approach to the conservation and management of archaeological remains through the planning process. The elements relevant to this scheme including:

Chapter 6: Conserving the Historic Environment

- 3.3.4 Paragraph 6.5.1 states that ‘the desirability of preserving an ancient monument and its setting is a material consideration in determining a planning application, whether that monument is scheduled or unscheduled. Where nationally important archaeological remains, whether scheduled or not, and their settings are likely to be affected by proposed development, there should be a presumption in favour of their physical preservation in situ. In cases involving lesser archaeological remains, local planning authorities will need to weigh the relative importance of archaeology against other factors, including the need for the proposed development’.
- 3.3.5 In relation to Listed Buildings, paragraph 6.5.9 states that ‘where a development proposal affects a listed building or its setting, the primary material consideration is the statutory requirement to have special regard to the desirability of preserving the building, or its setting, or any features of special architectural or historic interest which it possesses’.
- 3.3.6 In regard to Conservation Areas, ‘should any proposed development conflict with the objective of preserving or enhancing the character or appearance of a conservation area, or its setting, there will be a strong presumption against the grant of planning permission’.
- 3.3.7 Paragraph 6.5.25 relates to Historic Parks & Gardens: ‘local planning authorities should protect parks and gardens and their settings included in the first part of the ‘Register of Landscapes, Parks and Gardens of Special Historic Interest in Wales’.
- 3.3.8 ‘The needs of archaeology and development can be reconciled, and potential conflict very much reduced, if developers discuss their proposals for development with the local planning authority at an early stage. Archaeological assessments commissioned by developers can help to provide information on the archaeological sensitivity of a site before submitting a planning application. If important remains are thought to exist at a development site, the planning authority should request the prospective developer to arrange for an archaeological field evaluation to be carried out before any decision on the planning application is taken. The results of any assessment and/or field evaluation should be provided as part of a planning application’.

### **3.4 Local Planning Policy**

Newport Local Development Plan 2015-2026

- 3.4.1 In 2015 the Council adopted a Local Development Plan (LDP) for Newport. The LDP became operative on its adoption and now forms the development plan and will be the basis for decisions on land use planning in Newport.

Policy CE6: Archaeology

- 3.4.2 Development proposals will normally be required to undertake an archaeological impact assessment before the proposal is determined:
- i) Where groundworks and/or the installation of services are proposed within the archaeologically sensitive area of the City Centre, or;
  - ii) Within other areas of recognised archaeological interest.

- 3.4.3 Welsh Office Circulars 60/9661 and 61/9662 place an onus on developers to consider the impact of their proposals on archaeology. Archaeology is an acknowledged finite and irreplaceable resource of unique cultural and social value.
- 3.4.4 Where heritage assets with archaeological interest are, or are potentially, affected by a development proposal, sufficient information will be required on the assets affected, their significance, and the extent of the development impact on them, in order to enable the application to be determined. The Historic Environment Record<sup>63</sup> should be consulted at an early stage. For advice and information developers are encouraged to consult at an early stage with the relevant Welsh Archaeological Trust, for Newport; the Glamorgan-Gwent Archaeological Trust.
- 3.4.5 The Plan designates four non-statutory Archaeologically Sensitive Areas (ASAs). These are Caerleon, The Levels, Lower Machen and the Medieval town of Newport. This designation highlights their archaeological significance and informs potential developers of the need to seek professional archaeological advice to establish the archaeological constraints of the site. Proposed development within the ASA will require developers to submit credible archaeological impact assessment in support of their proposals.



## 4. ARCHAEOLOGICAL RESOURCE BASELINE

### 4.1 Known Heritage Assets

#### Within the Proposed Development Site

- 4.1.1 The proposed development site lies within the Newport Medieval Town Archaeologically Sensitive Area (ASA) [AB 1], which has been designated as such to highlight the potential for below ground archaeological remains related to the medieval settlement at Newport to exist within that area.
- 4.1.2 No other cultural heritage features lie within the boundary of the proposed development site.

#### Within the Study Area

- 4.1.3 Beyond the site boundary are an additional 16 known cultural heritage features. These include eight statutory designated features which consist of seven listed buildings [AB 4-10], of largely post-medieval and modern date with a single medieval site [AB 2], and a conservation area [AB 19]. The conservation area covers post-medieval and modern settlement of well preserved streets and buildings, including shopping arcades, a large indoor market, pubs, banks and a variety of retail and commercial buildings from the Victorian and Edwardian periods
- 4.1.4 The remaining non-statutory designated features in the study area primarily consist of buildings of post medieval and modern date, including a Locally Listed Building [AB 13].

### 4.2 Previous Archaeological Works in the Study Area

#### Within the Proposed Development Site

- 4.2.1 No previous archaeological works have been recorded within the boundary of the proposed development site.

#### Within the Study Area

- 4.2.2 A number of archaeological works have been undertaken within the 250m study area, these include two desk based assessments [AB 17 & 18] undertaken in the area of the Kingsway Shopping Centre c.50m north of the proposed development. The first of these [AB 17] has highlighted the potential for archaeological remains and features related to the Medieval friary of St Augustine, while the second [AB 18] highlighted 35 sites of interest in the surrounding area including six listed buildings.

### 4.3 Archaeology & History Background

#### Prehistoric

- 4.3.1 While no known features of prehistoric date have been recorded within the site boundary or the study area, considerable evidence exists within the wider area of Newport for prehistoric human activity. The greatest evidence for prehistoric activity in the region originates in the iron age, at sites such as Gaer Fort hillfort c.2.4km west of the proposed development site (Newport City Council, 2016). While such cultural heritage features are currently known within

the wider area, there are at present no known cultural heritage features of Prehistoric date within the proposed development site or the 250m study area.

#### Roman

- 4.3.2 During the Roman period the greatest evidence of human activity in the regions lies c.4km to the north-east of the proposed development, at the Roman fort at Caerleon. It had been a Roman legionary fortress from c.75AD to c.300AD and was constructed upon the site of an earlier iron age hillfort (Boon, 1987). Despite the close proximity of historic settlement of this date to the proposed development site, there are currently no known cultural heritage features of Roman date within the site boundary or the 250m study area.

#### Medieval

- 4.3.3 The church of St Woolos had been established by the 9<sup>th</sup> century, on the site of the present day Newport Cathedral c.400 south-west of the proposed development site (Newport City Council, 2016).
- 4.3.4 Post-conquest developments in Newport included the construction of a castle in the late 12<sup>th</sup> century, c.2.2km north of the proposed development site. The church of St Woolos was heavily modified in the 12<sup>th</sup> century to reflect Norman traditions of architecture and worship. It is during this period that the first documentary record of a settlement at Newport originates; referred to as the *novo burgass* by Robert earl of Gloucester in 1126 (Davies, 2008).
- 4.3.5 An Austin friary [**AB 2**] had been established in 1377, c.300m to the north of the proposed development site, and was dissolved in 1538.
- 4.3.6 The town of Newport continued to grow throughout the period, gaining its first charter in 1314. Evidence for trade at the port during the later medieval period includes a complete timber sea going vessel excavated in 2002 (Newport City Council, 2016).
- 4.3.7 During the welsh revolt in 1402 Newport Castle was captured, and the town was partially burned (Snow & Snow, 2004).

#### Post-medieval

- 4.3.8 By the early Post-medieval period, Newport had a thriving trade with other ports including Bristol and Bridgewater. The growth of such trade facilitated the development of industries, such as tanning and soap making (Lambert, 2008).
- 4.3.9 Newport remained a small town with a population just above 1000 by the beginning of the 19<sup>th</sup> century. The emergence of the iron and coal industries of South Wales placed greater importance upon the port at Newport. Transport links to connect the port and industry has emerged, such as the Monmouthshire Canal c.1.5km north of the proposed development site completed in 1796 and railway links established in the 1850s (Lambert, 2008).
- 4.3.10 Industries such as potteries, and ship builders flourished in 19<sup>th</sup> century. Emlyn Works Foundry [**AB 11**], which manufactured anchors and chains for the shipbuilding industry, had been established c.1830 at c.180m north-east of the proposed development site.
- 4.3.11 The growth of Newport as an industrial port encouraged a population rise to 19,000 by 1851 and is associated with swathes of 19<sup>th</sup> century residential developments and public amenities

across the city. A 'ragged school' for poor children was constructed at 139 Lower Dock Street [AB 12] in 1864, c.130m east of the proposed development site. Two churches of mid 19<sup>th</sup> century date, St Pauls [AB 4] and Victoria Road Church [AB 9], lie at c.100m south and c.100m west of the proposed development site respectively.

- 4.3.12 Examples of housing constructed during this period of growth include the following Grade II Listed Buildings: 13-14 Hill Street [AB 5] 165m west, 9-10 Park Square [AB 6] c.180m south-west and Victoria Place [AB 8] c.230m to the west of the proposed development site.
- 4.3.13 From historic maps it is evident that Commercial Street was fully developed by the late 19<sup>th</sup> century, with rows of street facing buildings lining both east and west sides of the road. Several buildings which lay within the proposed development site are extant by the first edition OS map of the 1880s (Plate 1).

#### Modern

- 4.3.14 The prosperity of Newport's industry and trade continued into the early 20<sup>th</sup> century. St Woolos Council School [AB 14] was built in 1905, c.280m east of the proposed development site. A number of military drill halls were located in Newport, including those at Lower Dock Street [AB 13] built 1902 c.180m east of the proposed development site and at Caroline Street [AB 16] in the same year c.160m east of the proposed development site.
- 4.3.15 During the Great Depression, which began in 1929 and lasted throughout much of the 1930s, Newport saw a retraction of trade and industrial decline; and as export of coal and iron moved to other ports during this period, the town's dock was infilled by 1930 (Lambert, 2008).
- 4.3.16 By the 1955 OS map (Plate 2) of Newport elements of the 19<sup>th</sup> century commercial properties which had lay within the proposed development site had been demolished. A large structure, likely to be the concrete structure which lies in the north of the site at the time of writing. By the 1966-1976 Plan of Newport (Plate 3), further demolitions have occurred in the north-west of the proposed development site for the construction of a large structure to the rear of the northern plot, giving the site the form at which it stands at present.

## **4.4 Historic Map Sources**

### First Edition OS map of Newport, 1880s

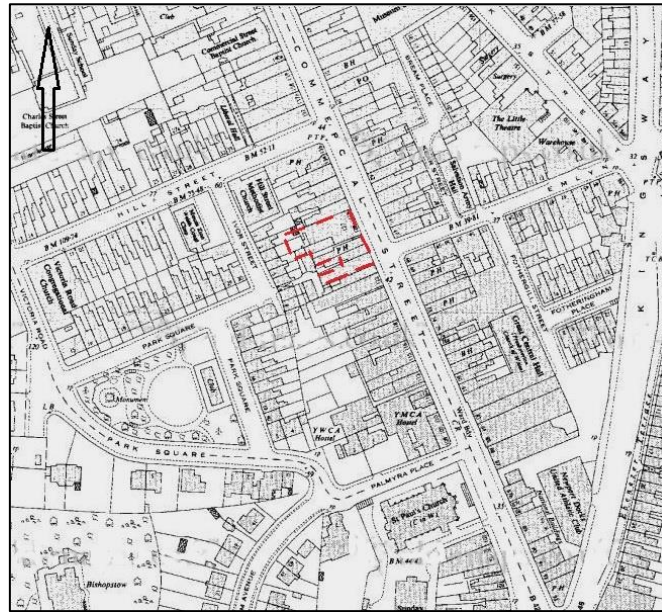
- 4.4.1 The earliest map available viewed for this project which depicts the proposed development site is the 1st edition OS map, surveyed in the 1880s (Plate 1). The street plan is largely laid out as it is in the present. Within the area of the proposed development site a row of buildings face directly onto Commercial Street, within plots which are laid out east to west with ancillary buildings and yards to the west of the street facing structures. This row continues both north and south of the proposed development site. A further row of structures lay west, to the rear of these plots, facing onto Ivor street. A United Methodist Chapel lies to the north-west of the proposed development site, facing onto Hill Street.



**Plate 1: First Edition OS map of Newport, 1880s (© Crown Copyright 2016. Ordnance Survey Licence Number 100050237)**

1955 OS map of Newport

- 4.4.2 By the 1955 OS map a large structure has replaced two smaller structures within the north-east of the proposed development site. This structure is not shown in earlier mapping of closest date (1937 OS plan of Monmouthshire). This may represent the concrete structure which lies in the north-east corner of the site in the present, and may therefore have been constructed between 1937 and 1955. The United Methodist Chapel has been extended toward Ivor Street, filling the plots at the junction of Ivor Street and Hill Street. Little other change has been made to the structures that lay within the remainder of the proposed development site and its immediate vicinity.



**Plate 2: 1955 OS map of Newport (© Crown Copyright 2016. Ordnance Survey Licence Number 100050237)**

*OS plan of Newport, Published between 1966-1976*

- 4.4.3 Apparent from the OS map of Newport published between 1966-1976 OS Plan of Newport a structure has been constructed to the rear of the northern plot within the proposed development site, appearing as the plan of the present day structure therefore this structure will have been constructed between 1966 and 1976. A number of smaller buildings which had previously faced onto Ivor Street have been demolished to accommodate this. The United Methodist Chapel has been demolished leaving an open plot at the junction between Ivor Street and Hill Street, beyond the site boundary. No other changes to the built environment are apparent at this date. A large multi-storey car park lies to the south-west of the proposed development site, to which no. 124 Commercial Street now forms an entrance, is not apparent in this map, which is the most recent available historic map which shows the proposed development site and its vicinity in close detail. Therefore, this car park must have been constructed after the survey for this map.



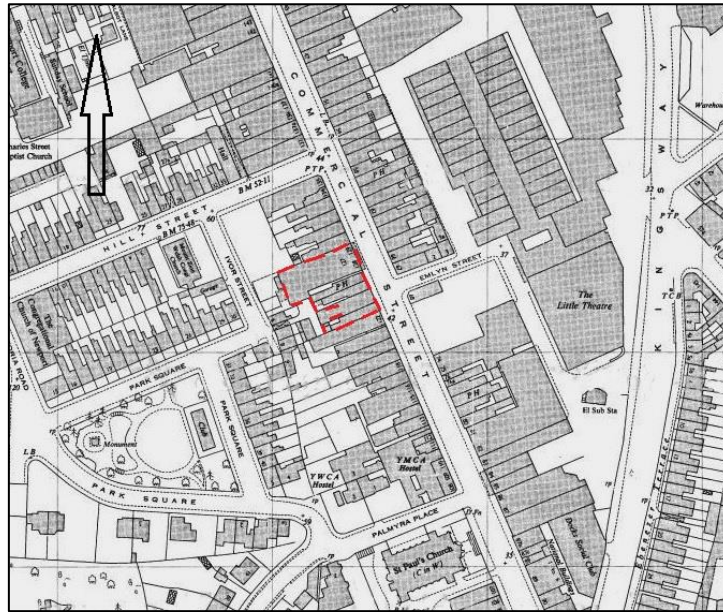


Plate 3: 1966-1976 OS plan of Newport (© Crown Copyright 2016. Ordnance Survey Licence Number 100050237)

#### 4.5 Site Visit

- 4.5.1 A site visit was undertaken at 123-129 Commercial Street, Newport on 22nd July 2016, by Zoe Edwards (Assistant Heritage Consultant; AB Heritage). The purpose of this visit was to gain a greater understanding of the existing land use and past impacts within the current site limits, along with an appreciation for the potential survival of below ground archaeological deposits. No access was granted for entry to any of the properties within the site boundary, therefore only an external inspection was undertaken.
- 4.5.2 The proposed development site consists of a row of five structures, 123-129 Commercial Street, which face immediately onto Commercial Street which runs north to south. The most northerly structures (no.129) comprises of a three storey concrete structure, a now disused retail premises (Photo 1).



Photo 1: The eastern facade of no. 127-129 Commercial Street

- 4.5.3 The building immediately to the south of this structure is currently a Public House (no.126) and is constructed of red brick with yellow painted detailing (Photo 2). Another red brick structure lies adjacent to the public house and is utilised as a retail premises on the ground floor (no.125) (Photo 3).



Photo 2: The eastern facade of no.126 Commercial Street



**Photo 3: The eastern facade of no.125 Commercial Street**

- 4.5.4 A fourth structure (no.124), the second furthest south of the row, is similarly a red brick structure, however the interior of the ground floor has been opened onto the street to provide a pedestrian entrance to a multi-storey car park located to the south-west of the proposed development site (Photo 3). A further structure, of red brick construction lies at the most southerly point of the row (no.123) and is disused with boarded up windows.





Photo 4: The eastern facade of no.124 Commercial Street

## **5. ARCHAEOLOGICAL POTENTIAL & MITIGATION**

### **5.1 Known Heritage Resource**

#### *Within the Proposed Development Site*

- 5.1.1 There is one known cultural heritage feature covering the proposed development site. This comprises of the Newport Medieval Town ASA [**AB 1**], which relates to the potential for medieval settlement remains which may be of local importance (Table 1).

#### *Within the 250m Study Area*

- 5.1.2 The features within the study area represent settlement and development in the area of Newport's centre from the medieval to the modern period. Development from the post-medieval to modern periods is supported by the settlement covered by the Town Centre Conservation Area [**AB 19**] c.50m north of the proposed development site, which include well preserved Victorian and Edwardian streets and buildings.

### **5.2 Past Impacts within the Site Boundary**

- 5.2.1 Past impacts within the site boundary consists of the impacts associated with the construction and demolition of the former building shown on historic maps, and the construction of the existing buildings at the proposed development site. This includes likely below ground services relating to the use of these structures.

### **5.3 Potential Archaeological Resource**

- 5.3.1 The potential archaeological resource within the proposed development site is likely to relate to the medieval and post medieval development of the area, based on the location of the site within the Newport Medieval Town ASA [**AB 1**] and a number of other features of this date in the surrounding study area. Should such features survive within the site boundary, they may be of local or regional importance, in line with Table 1. The potential for the recovery of remains of this date is considered to be medium.

### **5.4 Predicted Impact of Proposed Development**

- 5.4.1 The proposed development consists of plans to demolish the existing retail structures on site (123-129 Commercial Street) to create a level surface on which to construct a single four to nine storey structure which will fill the full area within the site boundary. This will include the excavation of material at the western side of the site. The entirety of the new structure will be placed upon foundation piles which will have a lower impact than full foundations. The insertion of associated below-ground services will cause impacts within the site boundary, along with the demolition of the existing structures.
- 5.4.2 Therefore, the predicted impact of the proposed development is perceived to be medium, in line with table 2, based upon the level of past impacts already incurred upon the site. This may result in a significance of effect to a moderate level, in line with Table 3.

## **5.5 Outline Recommendations**

- 5.5.1 Further work is recommended in order to investigate the archaeological potential within the site boundary further, consisting of a watching brief to be undertaken during intrusive groundworks.
- 5.5.2 All recommendations are subject to the approval of the local authority archaeologist.

## 6. REFERENCES

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## **Appendices**

## Appendix 1 Cultural Heritage Gazetteer

This gazetteer incorporates all archaeological and historical sites identified on the GGAT HER, and other sources within the 250m study area.

### Abbreviations

NGR - National Grid Reference

LLB – Locally Listed Building

ELO – GGAT HER event prefix

CA – Conservation Area

HLC - Historic Landscape Character Area

ASA - Archaeologically Sensitive Area

LB – Listed Building

MLO – GGAT HER monument prefix

123-129 COMMERCIAL STREET, NEWPORT  
HISTORIC ENVIRONMENT DESK BASED ASSESSMENT

AB No.	Period	Monument Type	Name/Description	Status	NGR	Reference No.
1	Medieval	Archaeologically Sensitive Area	Newport Medieval Town	ASA	ST 31061 88010	
2	Medieval	Building	Site of Austin Friary? Founded 1377 dissolved 1538 & used as residence: Possible site of Chapel of St Nicholas, extant pre.1377. Fragment of Friary wall remains		ST31228807	00196g
3	Post Medieval	Building	Free School: House of Refuge		ST31038779	00169g
4	Post Medieval	Building	St Paul's Church. Constructed in 1835. Closed for worship in 1991	Grade II LB	ST31278760	03027g
5	Post Medieval	Building	Number 13 &14 Hill Street. Part of a row of mid-19 <sup>th</sup> century terrace houses	Grade II LB	ST31078774	03040g
6	Post Medieval	Building	Number 9 &10 Park Square. 1 of pair of early 19 <sup>th</sup> century houses. Interior in Jacobean style; Number 14 Park Square. Thought to originate 1840s, in Grecian style	Grade II LB	ST31068762	03046, 03047g
7	Post Medieval	Monument	Statue of Lord Tredegar. Although noted as Listed, there is a de-listing notice dated 1994	Grade II LB	ST31128766	03049g
8	Post Medieval	Building	Victoria Place No 1-14. A row built in 1844, converted into flats in 1970 retaining the 19 <sup>th</sup> century façade.	Grade II LB	ST31018773	03061 – 03075g
9	Post Medieval	Building	Victoria Road Church. On corner with Hill Street. Key features dating to 1859 include a ceiling of square panels formed by heavy ribs, central section elliptical with pierced decoration to ribs, a U-plan gallery with wooden panelled frontal polygonal columns, an organ set back behind triple arch and a broad pulpit below in style of c. 1700	Grade II LB	ST31098771	03075g

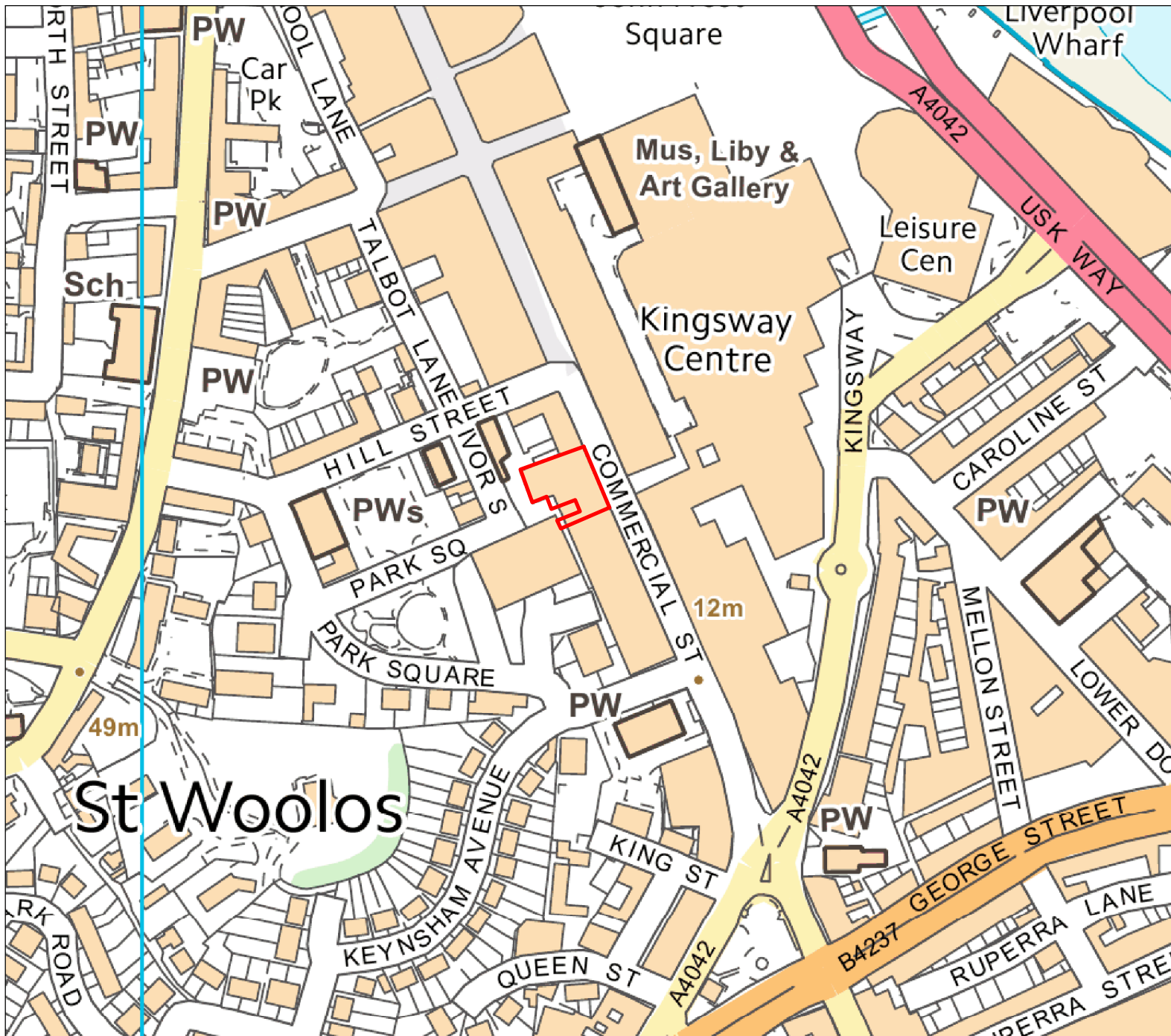
123-129 COMMERCIAL STREET, NEWPORT  
HISTORIC ENVIRONMENT DESK BASED ASSESSMENT

10	Post Medieval	Building	Electricity Transformer. At the west end of Park Square; key features of the most-likely 19th century structure includes a short standard lamp rising from the centre of the top, and moulded panel work and decoration	Grade II LB	ST3108587644	03176g
11	Post Medieval	Foundry	Emlyn Works Foundry. Opened before 1830 as a ships anchor and chain manufactory. It later became a brass and iron foundry and was acquired by Charles D. Phillips in 1876. The works closed in 1964		ST314878	05095g
12	Post Medieval	Building	139 Lower Dock St Building. This building was built as a "ragged school" in 1864 to provide education for the poor children of the town. It was later used as a library before being acquired by Watts, Ward and Co as offices in 1885		ST314877	05179g
13	Modern	Building	58 Lower Dock St -Drill Hall. This building was built as the drill hall of the 4th Volunteer Battalion of the South Wales Borderers in 1902, replacing an earlier building built in 1865.	LLB	ST31428774	05180g
14	Modern	Building	St. Woolos Council School		ST30988780	10015g
15	Modern	Building	Wrenford Memorial Hall Red Cross Hospital		ST3126787551	10696g
16	Modern	Building	Caroline Street Drill Hall		ST314877	10731, 11052g
17	Undateable	Desk based Assessment	Desk based assessment at Kingsway Shopping Centre and the adjacent land, Newport. Within the assessment 35 sites were of interest including six Grade II listed buildings.		ST3129688003	E005081



123-129 COMMERCIAL STREET, NEWPORT  
**HISTORIC ENVIRONMENT DESK BASED ASSESSMENT**

18	Undateable	Desk based Assessment	<p>Desk Based Assessment on the site of Newport Town Centre for the proposed development of Kingsway Shopping Centre. It was found that there were</p> <p>possibly archaeological remains and features, possibly of the Medieval friary of St Augustine.</p>		ST 31308 87789	E004765
19	Multi-period	Conservation Area	<p>Town Centre Conservation Area - Historic streets and buildings including shopping arcades, a large indoor market, pubs, banks and a variety of retail and commercial buildings from the Victorian and Edwardian periods</p>	CA	ST 31061 88010	



Legend  
 Site Boundary

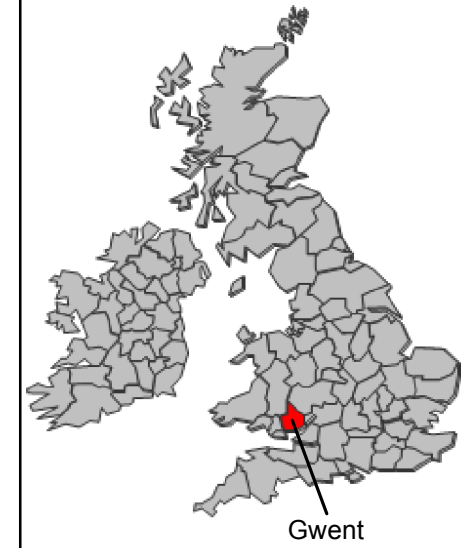
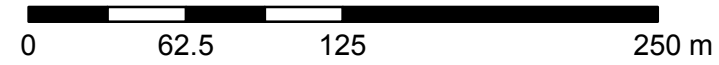


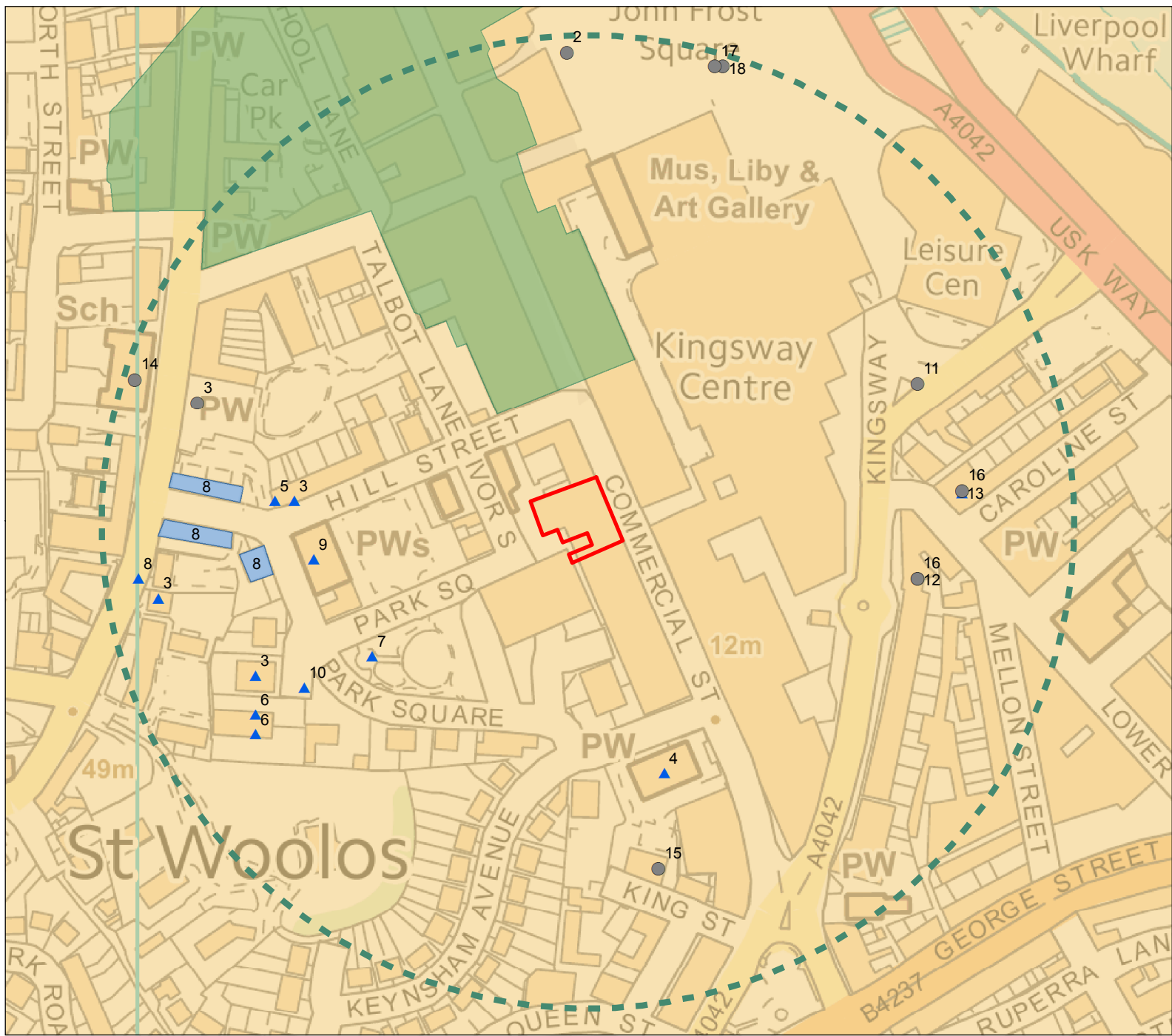
Figure 1: Site Location

Project: 123-129 Commercial Street, Newport

Date: 29/07/16 Job Number: 10894

Drawn by: ZE Approved by: DD





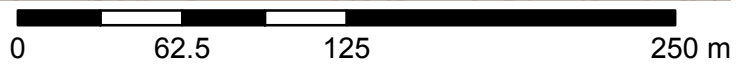
- Legend**
- Monument
  - ▲ Listed Building
  - Monument Areas
  - Archaeologically Sensitive Area [AB1]
  - Town Centre Conservation Area [AB19]
  - Site Boundary
  - 250m Study Area

Figure 2: Cultural Heritage Features Map

Project: 123-129 Commercial Street, Newport

Date: 29/07/16 Job Number: 10894

Drawn by: ZE Approved by: DD





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