

Extension to Withybush Industrial Estate, Haverfordwest Written Scheme of Investigation



Report by: Trysor

For: Celtic Estates

October 2013



Extension to Withybush Industrial Estate, Haverfordwest Written Scheme of Investigation

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Trysor Project No. 2013/312

For: Celtic Estates

October 2013

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Cover photograph: Looking south across the development site from the northern edge.

Withybush, Haverfordwest, Pembrokeshire Written Scheme of Investigation

RHIF YR ADRODDIAD - REPORT NUMBER: Trysor 2013/312

DYDDIAD 20^{ain} Hydref 2013

DATE 20th October 2013

Paratowyd yr adroddiad hwn gan bartneriad Trysor. Mae wedi ei gael yn gywir ac yn derbyn ein sêl bendith.

This report was prepared by the Trysor partners. It has been checked and received our approval.

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Croesawn unrhyw sylwadau ar gynnwys neu strwythur yr adroddiad hwn.

We welcome any comments on the content or structure of this report.

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EXTENSION TO WITHBUSH INDUSTRIAL ESTATE, HAVERFORDWEST WRITTEN SCHEME OF INVESTIGATION

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1. Introduction

1.1 Helen Milton High of Pembroke Design Ltd, Haverfordwest, on behalf of Celtic Estates Ltd., Llantwit Major, Vale of Glamorgan, has commissioned Trysor heritage consultants to write a Written Scheme of Investigation (WSI) for the proposed extension to the Withybush Industrial Estate, Haverfordwest.

1.2 The proposed development would see the creation of an extension of the existing Withybush Industrial Estate onto land at SM96331866 which has hitherto been chiefly used as pastureland., see Figure 1. It would include new industrial units and access roads. The area included in the development area is approximately 6.9 hectares in extent, see Figure 2.

1.3 In granting approval for the application, the Local Planning Authority imposed conditions on the outline consent; one condition specifies the actions necessary to mitigate the impact of the development on the archaeological resource.

No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work. This shall be in accordance with a written scheme of investigation which has been submitted and approved in writing by the Local Planning Authority. Reason: To ensure the recording of any items of archaeological interest to accord with Policy 84 of the Joint Unitary Development Plan for Pembrokeshire (adopted 13 July 2006).

1.4 In order to prepare the Written Scheme of Investigation (WSI), Trysor has reviewed the information in the Historic Environment Record (HER) held by Dyfed Archaeological Trust, and other sources, to define more precisely the nature of the potential archaeological resource. Trysor has also obtained a copy of an Archaeological Desk-Based Assessment undertaken by the Dyfed Archaeological Trust in 2006. (Jamieson, T, 2006).

1.5 The chief historical interest in the site relates to the association of the field parcel in question with the post-medieval Withybush estate and, during the Second World War, with the near airfield of RAF Haverfordwest. The field lies adjacent to the site of the now lost Withybush mansion, which was taken over by the RAF during the Second World War, when the field was used for activities associated with the running of the airfield.

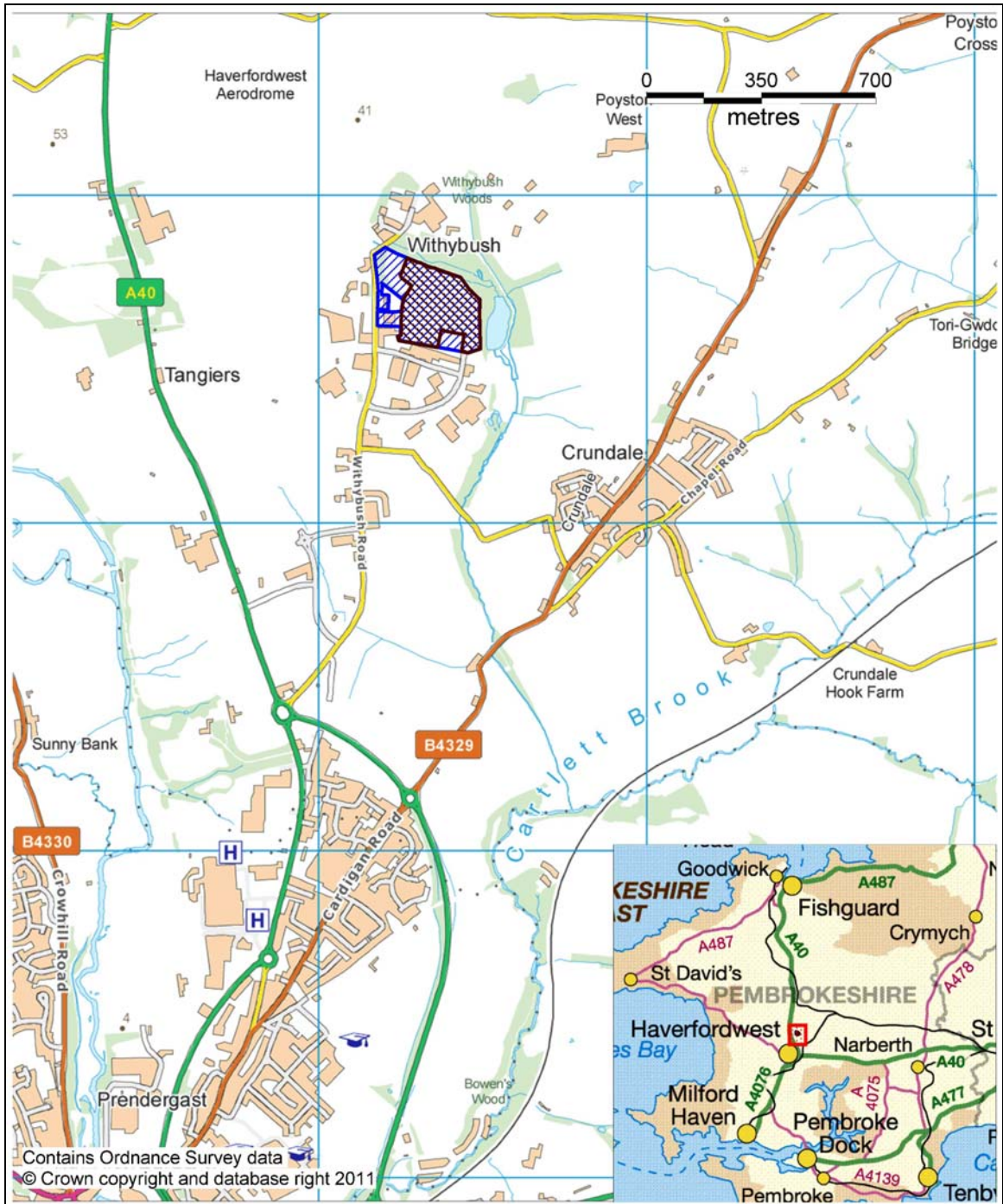


Figure 1: The location of the development area.

2. Nature of the development

2.1 The proposal is to create a new industrial estate that will occupy the whole of the currently undeveloped field, and also incorporating the area of existing buildings along its western edge, see Figure 3.

2.2 The proposed development site comprises an area of approximately 6.9 ha to the east of Withybush airfield, Haverfordwest, Pembrokeshire. Much of the development site is currently an undeveloped pasture field, which measures approximately 4.9ha in area, see Figure 2. The remainder of the site, along the western side of the development area, includes a series of buildings or former buildings plots, which were mostly associated with the Second World War airbase of RAF Haverfordwest.

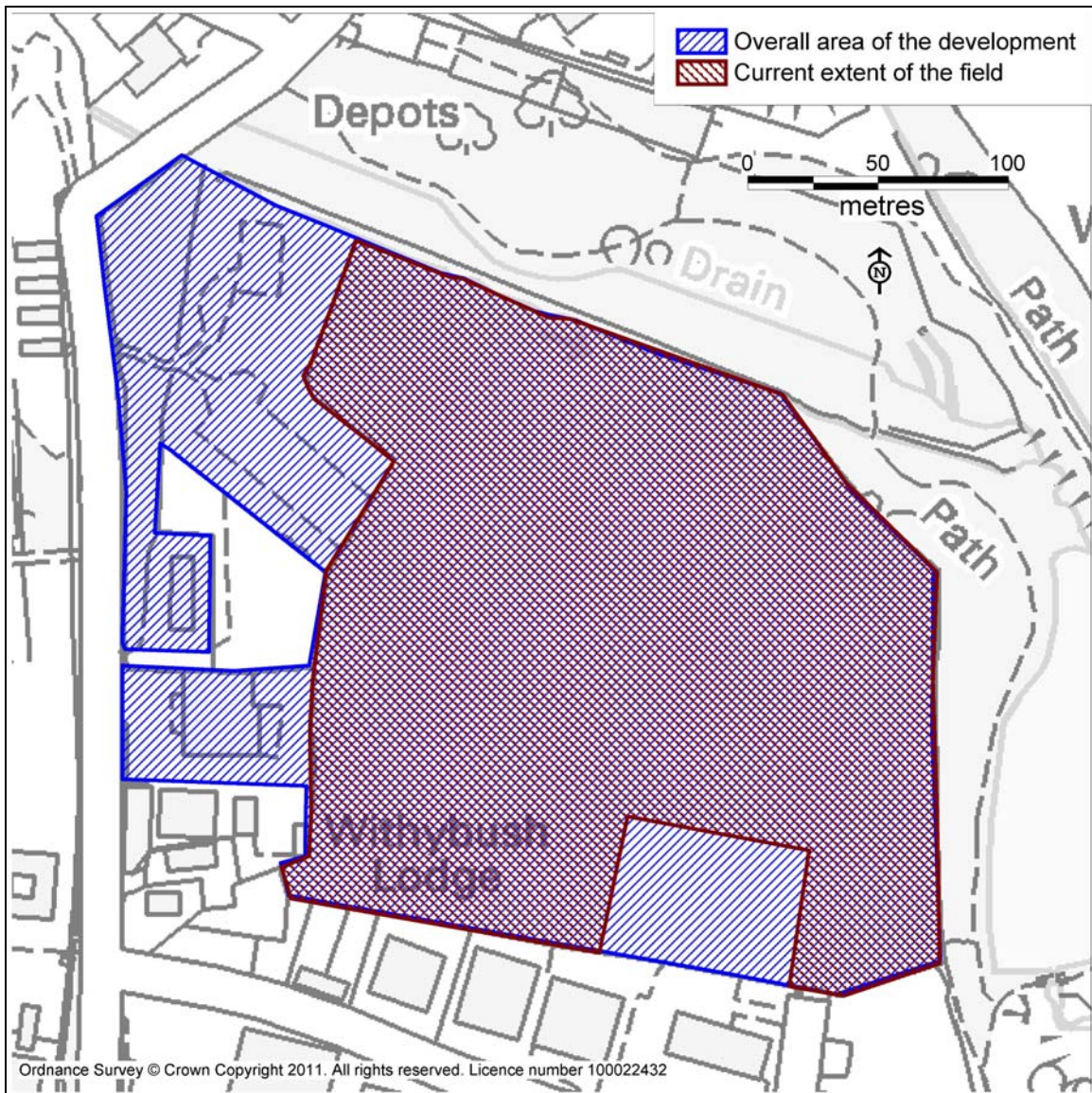


Figure2: The overall development area and the field within that.

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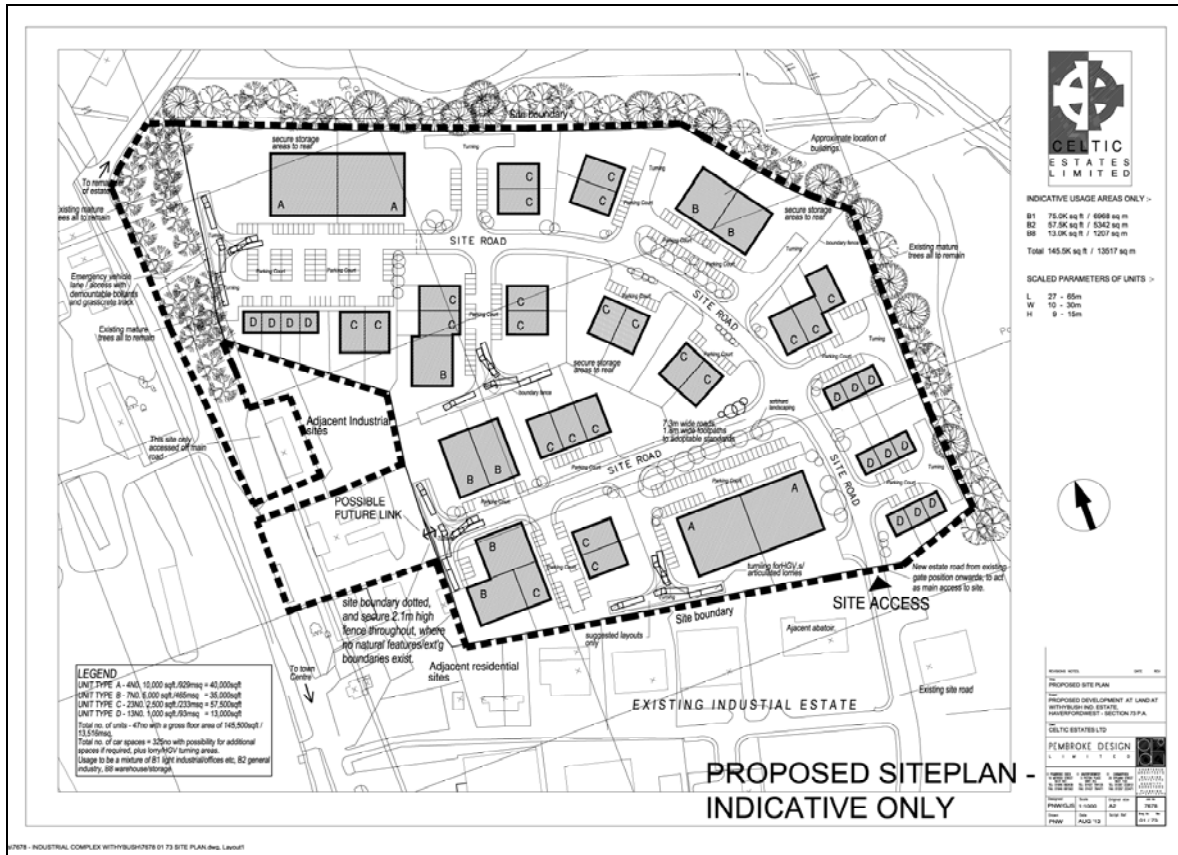


Figure 3: Plan of the proposed development

3. Nature of the archaeological resource

3.1 Background

3.1.1 The land chosen for the development site was formerly part of the Withybush estate, attached to the now lost Withybush mansion (ID number 13). The house stood immediately to the north of the development site, but was demolished in the 1960s after it became derelict after use during the Second World War by the RAF.

3.1.2 The field in question was known as The Park in the mid-19th century, when it is depicted on the Prendergast parish tithe map, see figure 4. This tells us that it was an important part of the parkland that lay to the south of the mansion.

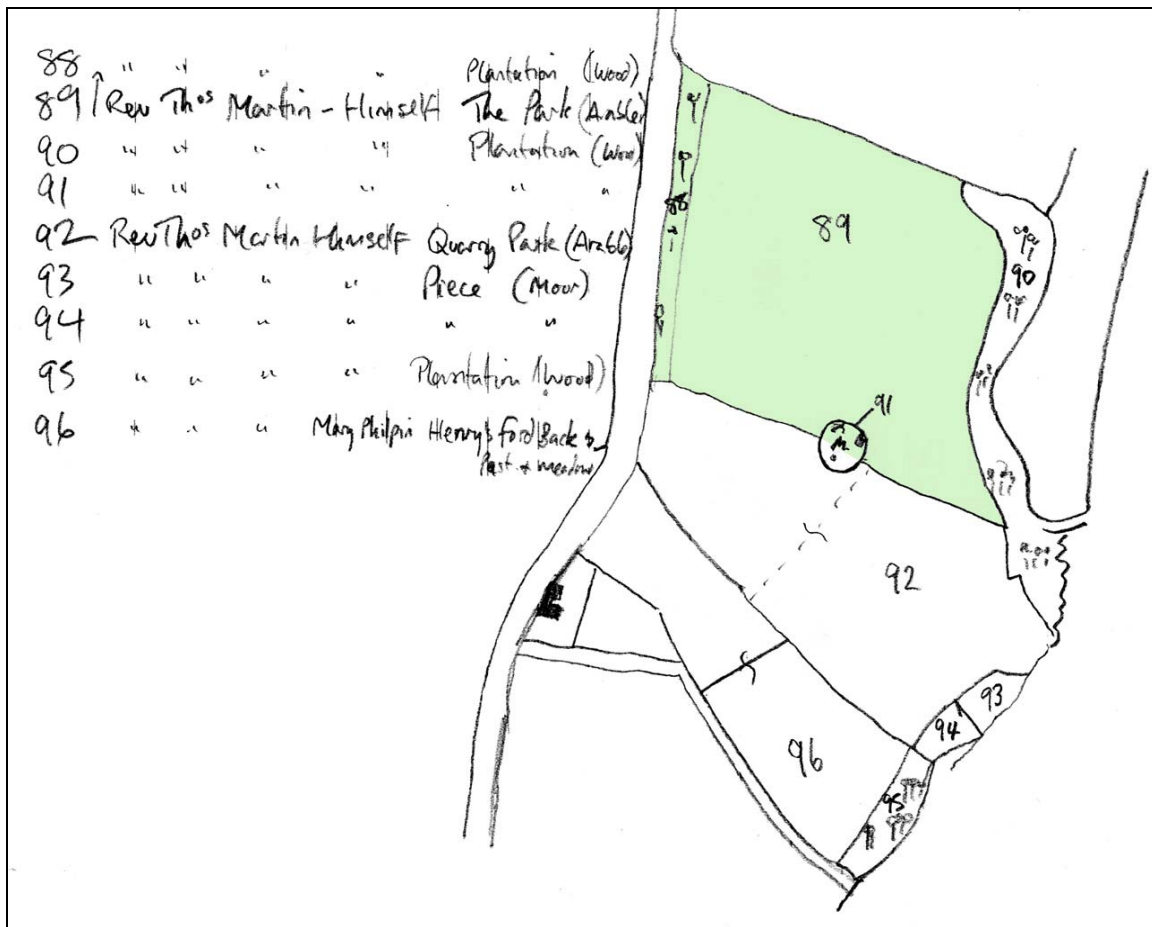


Figure 4: Prendergast tithe map showing the field in which the development area when it was part of the parkland of the former Withybush mansion.

3.1.3 Little changed at The Park until the Second World War, when RAF Havefordwest was built immediately to the west. This saw a series of military buildings, including stores, constructed along the southern and western sides of the The Park. Several of these buildings survive today and are used as commercial units.

3.1.4 RAF aerial photographs of 1946 show a series of five barrack-type buildings (ID numbers 1-5) at the northern edge of The Park, along with two small latrine buildings (ID numbers 6 & 7) and two other small buildings, possibly latrines (ID numbers 8 & 9), connected by pathways (ID number 20). There are also two football or rugby pitches (ID numbers 10 & 11) in the centre of the field. An elongated building (ID number 14) and parking area can also be seen to the west of the sports pitches (see Figure 5).

3.1.5 In 2006, Dyfed Archaeological Trust undertook a desk-based assessment of the proposed development area (Jamieson, 2006). At that time, the RAF buildings and features within The Park seem to have all disappeared and only the two small latrine buildings (ID numbers 6 & 7) were described as remaining on site. These were photographed for the assessment and appear on the front cover of the report.

3.1.6 Dyfed Archaeological Trust also noted that the former Main Stores building (ID number 15) of RAF Haverfordwest was still in use, as a garage, and this would have fallen within the development area as defined in 2006.

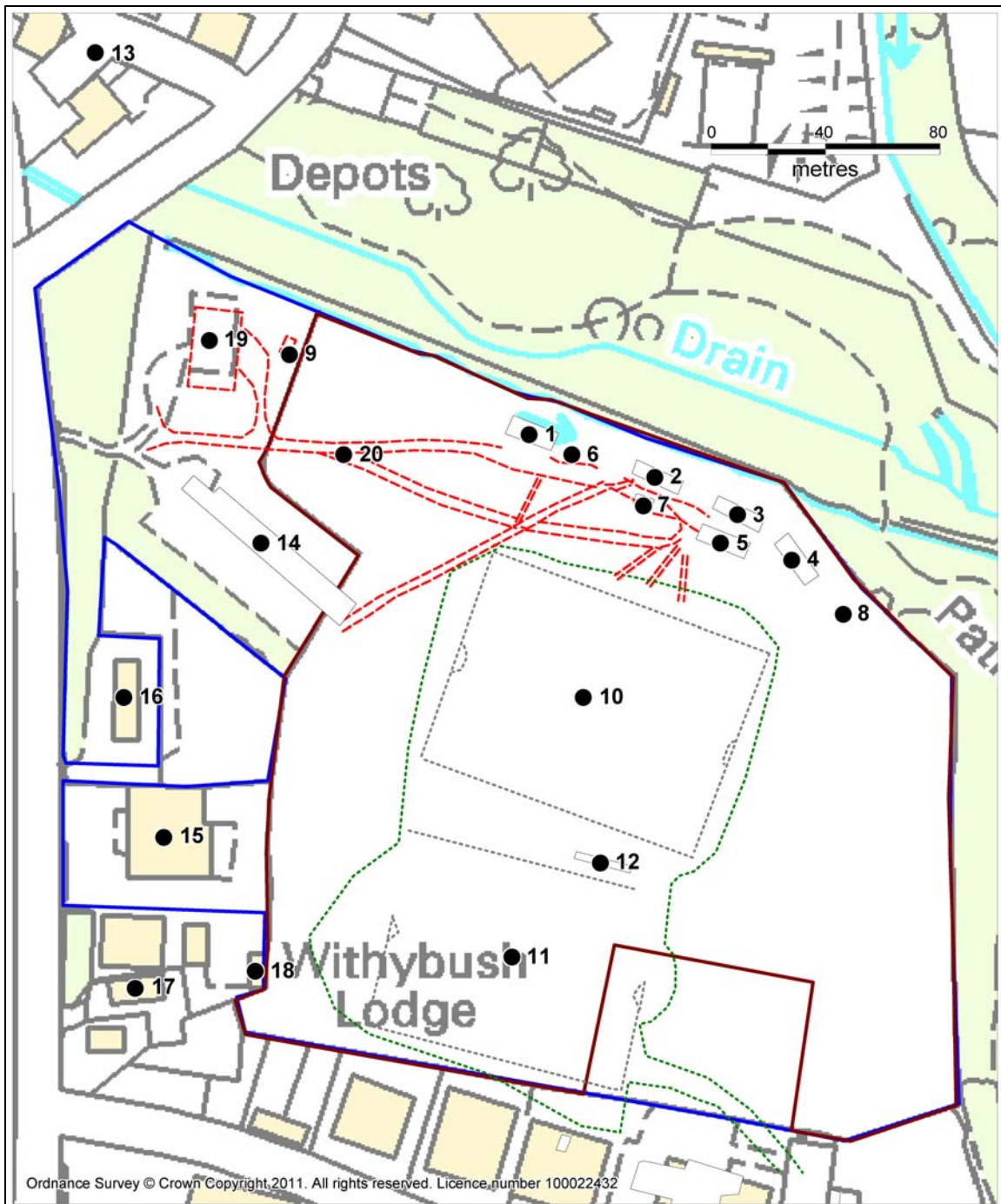


Figure 5: Sites mentioned in text and included in Appendix A

3.1.7 The 1946 RAF aerial photograph shows a narrow, light feature (ID No. 12) in the area between the two sports pitches. It measured approximately 20 metres long by 2.5 metres wide and was aligned roughly east-west. This feature is still visible on 21st century aerial photographs, but its purpose is not understood.

3.1.8 There were no antiquities or other archaeological features previously recorded within The Park. It is worth noting that a rare example of a Neolithic Pit Circle (PRN 14378) is recorded at Cottesmore, c.1.2km to the west of the development area. Some 925 metres to the northeast, a Bronze Age round barrow (PRN 3314) is recorded at Leechpool near Crundale. Both sites are Scheduled Ancient Monuments and indicate that settled agricultural communities exploited the landscape around Withybush during prehistoric times.

3.2 Field visit in 2013

3.2.1 Trysor visited the development site in August 2013. The visit was undertaken in good weather conditions, and The Park was generally thickly-grassed at the time having been left ungrazed and not mown for silage during the year. It was noted that trees and brambles had begun to encroach into the margins of the field along its northern and eastern sides.

3.2.2 Trysor found no visible trace of RAF features in the field, apart from the base of one of the latrines (ID number 6) photographed in 2006. The second latrine (ID number 7) noted in 2006 also appeared to have been demolished, and its site was obscured by a large bramble bush.

3.2.3 Along the western side of The Park, the Main Stores building (ID number 15) remained intact and in use.

3.2.4 The development area, as defined in 2013, was also found to incorporate another Second World War RAF building along its western side, a former Respirator Store (ID number 16). A Work Service Hut (ID number 17) and the Produce Compound (ID number 18) lay just outside.

3.2.5 Two further RAF features at the northwest corner of The Park fall within the development area. Both have been cleared away in modern times and no record is known of their purpose. One was a long, narrow building (ID number 14) fronted by a large parking area on its southern side. This area is currently used by a vehicle test centre. To its north was a rectangular compound (ID number 20) which is now used as a storage area.

3.2.6 A search was made for the linear feature (ID number 12) seen on historic and modern aerial photographs, but no trace of it was found. This may be due to the thick grass cover over that part of the field at the time of the visit.

3.2.7 No surface evidence was noted within the development area of any antiquities or other archaeological features.

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Plate 1: A view of the area taken in August 2013 where the RAF latrines (Id number 6 & 7) formerly stood.

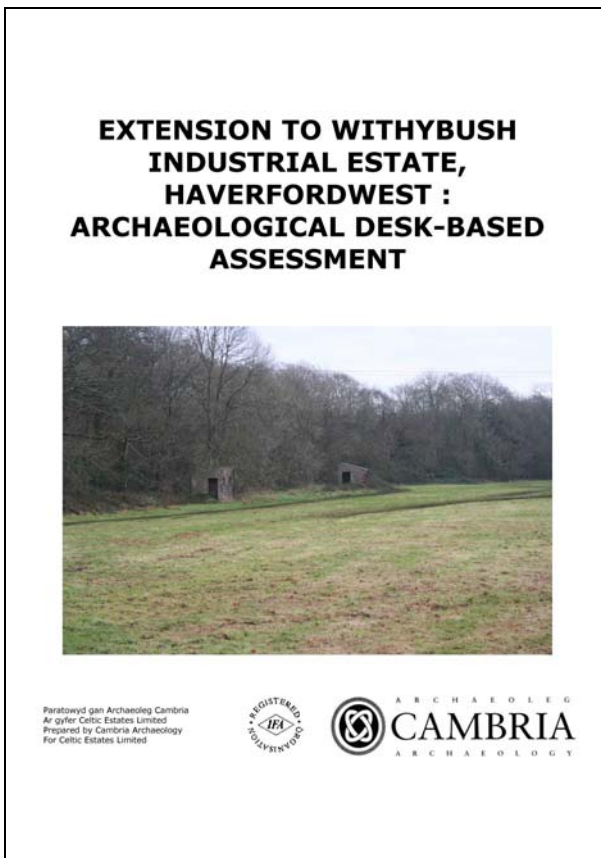


Plate 2: A similar view taken in 2006 is shown on the cover of the Cambria Archaeology Assessment report.

4. Constraints

4.1 The proximity of Neolithic and Bronze Age ritual and funerary monuments in the same landscape mean that buried archaeological features may be found within the development site.

4.2 The sites of now demolished RAF buildings within the development area can be identified and there is some evidence that traces of some of these still survive and would be affected by the development.

4.3 Several standing RAF buildings have been identified by the Dyfed Archaeological Trust within the development area and these could be affected by the creation of the industrial estate, directly or indirectly.

4.4 The linear feature (ID number 12) lies within the development area and would be disturbed by the creation of the industrial estate.

5. Impacts

5.1 The creation of the industrial estate, as laid out in Figure 3, will mean the disturbance of most of the surface area of the development site.

5.2 This level of disturbance would be likely to impact on any subsurface archaeology with the development site.

5.3 The disturbance would also impact upon the surviving traces of the demolished RAF buildings at the northern end of the area.

5.4. The unexplained linear feature (ID number 12) would be disturbed by the development.

6. Mitigations

6.1 A geophysical survey should be undertaken across the currently undeveloped field which makes up much of the development site following the *IfA Standard and Guidance for Archaeological Geophysical Survey* (IfA, 2011). This would help clarify whether there are buried archaeological features within the area.

6.2 If the geophysical survey identifies features which are suspected to be of archaeological interest, targeted evaluation trenches should be dug to examine the character of the said features in accord with the relevant IfA Standards and Guidance.

6.2.1 Should any major archaeological features be identified, discussions should be held with the planning officers and their archaeological advisors to plan appropriate mitigation.

6.3 If the geophysical survey shows no features of archaeological interest, no further archaeological mitigation is recommended, other than;

- i. the identification and photographic recording of the bases of the RAF buildings (ID numbers 1 to 9) at the northern end of the development area
- ii. the photographic recording and description of the standing RAF buildings within the development area (ID numbers 15 & 16) comparable with an English Heritage Level 2 building survey (English Heritage, 2006)
- iii. the investigation of the linear feature (ID number 12) and the recording of any features discovered.

7. Sources

7.1 Published Sources

English Heritage, 2006, *Understanding Historic Buildings: A Guide to Good Recording Practice*.

IfA, 2011, *Standard and Guidance for Archaeological Geophysical Survey*

7.2 Unpublished sources

Historic Environment Record, held by Dyfed Archaeological Trust

Jamieson, T, 2006, *Extension to Withybush Industrial estate, Haverfordwest: Archaeological desk-based Assessment*, Dyfed Archaeological Trust report 2005/113

Pyper, A, 2012, *Twentieth century military sites: Airfields*, Dyfed Archaeological Trust Report 2011/48

Thomas,R ,1994 *Disused Military Buildings Survey, 20th Century Military Buildings of Pembrokeshire*

7.3 Historic maps

Ordnance Survey, 1889, 1:2500

Ordnance Survey, 1907, 1:2500

Ordnance Survey, 1967, 1:2500

Prendergast parish tithe map, Apportionment dated to 1842

7.4 Online resources

Historic Wales website – www.historicwales.gov.uk

Vision of Britain – www.visionofbritain.org.uk

British Library (Original Surveyor' Drawings) -
www.bl.uk/onlinegallery/onlineex/ordsurvdraw/

Google Earth,

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Appendix A: Site Descriptions

ID No	HER PRN	NGR	Site Type	Period	
1		SM9634418768	Barrack Block?	Second World War	A rectangular building with apex roof, approximately 18 metres west northwest to east southeast by 7 metres, seen on 1946 RAF aerial photograph.
2		SM9638818753	Barrack Block?	Second World War	A rectangular building with apex roof, approximately 18 metres west northwest to east southeast by 7 metres, seen on 1946 RAF aerial photograph.
3		SM9641718740	Barrack Block?	Second World War	A rectangular building with apex roof, approximately 18 metres west northwest to east southeast by 7 metres, seen on 1946 RAF aerial photograph.
4		SM9643618724	Barrack Block?	Second World War	A rectangular building with apex roof, approximately 18 metres northwest to southeast by 7 metres, seen on 1946 RAF aerial photograph.
5		SM9641118730	Barrack Block?	Second World War	A rectangular building with apex roof, approximately 18 metres west northwest to east southeast by 7 metres, seen on 1946 RAF aerial photograph.
6	28514	SM9635918761	Latrine	Second World War	<p>Small latrine block, seen on 1946 RAF aerial photograph, and described by RJC Thomas in 1993 as “1942-45, Officers Latrine, now derelict. Single storey, rendered 'temporary brick' construction, two bay, single pitch corrugated asbestos roof. Doorway in gable walls. Three 4 light standard steel windows in south elevation. Built per Air Ministry drawing 4587/41.” (Dyfed HER PRN 28514)</p> <p>The building was still extant in 2006 when Dyfed Archaeological Trust visited the site and took a photograph, seen on the front cover of the desk-based assessment (Jamieson, 2006). In 2013, the building had been removed and just the concrete and brick foundations remain but are becoming overwhelmed by brambles.</p>

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ID No	HER PRN	NGR	Site Type	Period	
7	28515	SM9638418743	Latrine	Second World War	<p>Small latrine block, seen on 1946 RAF aerial photograph, and described by RJC Thomas in 1993 as “1942-45, Airmen's Latrine, now derelict. Single storey, rendered 'temporary brick' construction, one bay, rectangular plan, single pitch corrugated asbestos roof. Doorway in gable walls. Two standard steel 4 light windows in south elevation. Built per Air Ministry drawing 4587/41.” (Dyfed HER, PRN 28515). The building was still extant in 2006 when Dyfed Archaeological Trust visited the site and took a photograph, seen on the front cover of the desk-based assessment. (Jamieson, 2006) In 2013, the site of the building was an extensive patch of brambles. It appears likely that the building has been removed but the concrete and brick foundations may still remain.</p>
8		SM9645418705	Latrine?	Second World War	<p>A small hut or building is visible at this location on the 1946 RAF photograph, similar to the latrines PRNs 28514 & 28515. It was not recorded by Roger Thomas in 1993, but was shown on the 1966-7 1:2500 Ordnance Survey map. It was not recorded in 2006 when Dyfed Archaeological Trust undertook a desk-based assessment (Jamieson, 2006) so it was possibly demolished between the survey for the 1967 map and 2006. Its foundations may still remain.</p>

ID No	HER PRN	NGR	Site Type	Period	
9		SM9626018796	Latrine?	Second World War	A small hut or building is visible at this location on the 1946 RAF photograph, similar to the latrines PRNs 28514 & 28515. It was not recorded by Roger Thomas in 1993, and not shown on Ordnance Survey maps. It was not recorded in 2006 when Dyfed Archaeological Trust undertook a desk-based assessment (Jamieson, 2006) and it may have been demolished shortly after 1946. Its foundations may still remain.
10		SM9636318676	Sports pitch	Second World War	A marked out sports pitch can be seen on the 1946 RAF photograph.
11		SM9633818585	Sports pitch	Second World War	A marked out sports pitch can be seen on the 1946 RAF photograph.
12		SM9636918618	Linear Feature	Second World War?	Between the two sports pitches, ID Numbers 8 & 9, a linear feature can be seen on the 1946 aerial photograph. It is approximately 20 metres west northwest to east southeast by 2 metres. It is still clearly visible on more modern aerial photographs seen on Google Earth dating to 2006 and 2009. It was not located when the site was visited by Trysor in 2013 but this could be accounted for by the vegetation which obscured the ground surface. This feature may still exist.

ID No	HER PRN	NGR	Site Type	Period	
13	17279	SM9619218902	Mansion	Post Medieval	The estate of Withybush dates back to at least the 16 th century. The mansion that lay just to the north of the development was used by the RAF during the Second World War and left derelict afterwards. It was demolished in the 1960s. This would not be affected by the development.
14		SM9625018730	Building	Second World War	A long, narrow building is visible at this location on the 1946 RAF photograph. It measured approximately 64 metres northwest to southeast by 10 metres, with a smaller extension on the northwest end of 10 metres by 6.5 metres. It was not recorded by Roger Thomas in 1993, and was not shown on Ordnance Survey maps from the 1967 1:2500 map onwards. It was not recorded in 2006 when Dyfed Archaeological Trust undertook a desk-based assessment (Jamieson, 2006). It appears to have been demolished in the 1960s, and the area is now in use as a training area for heavy vehicles.

ID No	HER PRN	NGR	Site Type	Period	
15	28512	SM9621618627	Main Stores	Second World War	<p>A building, seen on 1946 RAF aerial photograph, and described by RJC Thomas in 1993 as “1942-45, Main Stores, present use workshop. Single storey, 'temporary brick' construction, two parallel ten bay ranges linked by a five bay cross range fronted by a loading bay. To the rear of the cross range, stands a four bay, two storey range, with a large double vehicle door in the east gable. Corrugated asbestos pitched gable roofs to all ranges. Built per Air Ministry drawing 4600/41.” (Dyfed HER PRN 28512). The building was still extant in 2006 when Dyfed Archaeological Trust visited the site (Jamieson, 2006). In 2011 when Dyfed Archaeological Trust visited the site as part of a review of Second World War airfields it was in use as a garage workshop (Pyper, A, 2012). In 2013, the building was still in use.</p>
16	28513	SM9620218676	Respirator Store	Second World War	<p>A building, seen on 1946 RAF aerial photograph, and described by RJC Thomas in 1993 as “1942-45, Gas Clothing and Respirator Store, present use light industrial unit. Single storey, rendered 'temporary brick' construction, nine bay rectangular plan, pitched corrugated asbestos gable roof. Built per Air Ministry drawing 8147/41.” (Dyfed HER PRN 28512). In November 2011 the site was visited during a review of WW2 airfields. The exterior had been reclad in box profile sheeting with a timber porch added to the south gable, but the corrugated asbestos roof remained intact (Pyper, A, 2012).</p>

ID No	HER PRN	NGR	Site Type	Period	
17	28517	SM9620618574	Work Service Hut	Second World War	A building, seen on 1946 RAF aerial photograph, and described by RJC Thomas in 1993 as “1942-45, Air Ministry Works Department Store, present use retail unit. Single storey, rendered 'temporary brick' rectangular plan, corrugated asbestos pitched gable roof. Secondary 'lean to' range built against the south elevation. Built per Air Ministry drawing 3693/40.” (Dyfed HER PRN 28512). The building was in a similar condition when visited in November 2011 as part of a survey of Second World War airfields undertaken by Dyfed Archaeological Trust (Pyper,A 2012). This lies outside the development area.
18	28516	SM9624818580	Produce Compound	Second World War	A building, seen on 1946 RAF aerial photograph, and described by RJC Thomas in 1993 as “1942-45, Produce Compound, present use car repair workshop. Single storey, rendered 'temporary brick' four bay rectangular plan, corrugated asbestos roof. Four garage doors to west elevation. Built per Air Ministry drawing 3693/40.” (Dyfed HER PRN 28512). The building had had a new single pitch roof when visited in November 2011 as part of a survey of Second World War airfields undertaken by Dyfed Archaeological Trust (Pyper,A 2012). This lies outside the development area.

ID No	HER PRN	NGR	Site Type	Period	
19		SM9623218801	Storage Area	Second World War	This feature can be seen on the 1946 RAF aerial photographs. It appears to be a compound or storage area, defined by a wall, possibly with other small structures within it. It measured approximately 29 metres north northeast to south southwest by 17 metres. The area has been used as a hard standing area since the Second World War, although the boundary wall has been removed.
20		SM9627918761	Path	Second World War	Various paths and tracks leading to the barrack blocks and latrines, seen on 1946 RAF aerial photograph.. These are no longer visible on the ground but the main one can be seen as a raised earthwork.