

Merchant Place and Cory's Building Cardiff Bay

Archaeological Desk-based Assessment

Date: July 2022
By: Rachel Morgan and Elspeth St John-Brooks
Client: Expedite
Project Code: RR0513
GGAT ref: CAR0722



**Red River
Archaeology**



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1. EXECUTIVE SUMMARY

Red River Archaeology was commissioned by Expedite on behalf of Cardiff Sixth Form College to undertake an Archaeological Desk-Based Assessment (ADBA) in relation to proposed development for a school providing teaching accommodation at Merchant Place and Cory's Building (NGR ST 19141 74656). The Site encompasses both buildings and the courtyard to the rear. This ADBA assesses the impact the proposed development may have on any potential buried Heritage Assets (archaeological remains) within the footprint of the development. An assessment of the impact of the proposed development on other designated and non-designated Heritage Assets including Listed Buildings and Conservation Areas within the study area is presented in a separate report by Ashley Davies Architects.

A 500m study area around the proposed development Site was examined in order to identify and determine the likely nature, extent, preservation and significance of any known or possible buried Heritage Assets that may be present within the Site. The Glamorgan Gwent Archaeological Trust Historic Environment Record (HER) holds 65 entries for the study area comprising: 43 Listed Buildings, 3 Registered Parks and Gardens, 5 Locally Listed buildings and 10 Previous Archaeological Events. Cadw holds entries for additional 44 Listed Buildings. The study area also encompasses 2 Conservation Areas.

This ADBA has demonstrated the remains of former 19th century structures within the rear courtyard of the Site with potential palaeoenvironmental deposits beneath, and a low potential for other buried Heritage Assets. The proposed development would have a severe impact on the significance and physical remains of the former structures within the rear courtyard and any potential paleoenvironmental deposits beneath. These impacts could be partly mitigated with a programme of recording and a watching brief respectively.

2. INTRODUCTION

2.1 Project Background

2.1.1 Red River Archaeology was commissioned by Expedite on behalf of Cardiff Sixth Form College to undertake an Archaeological Desk-Based Assessment (ADBA) in advance of proposed development for a school providing teaching accommodation at Merchant Place and Cory's Building. This ADBA only assesses the impact of the proposed development on any potential buried Heritage Assets (archaeological remains) within its footprint. An assessment of the impact of the proposed development on other designated and non-designated Heritage Assets and their setting is presented in a separate report.

2.2 Site Location and Description

2.2.1 The Merchant Place and Cory's Building Site includes both buildings and the courtyard to the rear, bounded by Merchant Place to the south, Cory's Building to the west, the Former H.M. Immigration Office to the north, and by Docks Lane on the east. The courtyard measures c.750m² and reportedly contained structures which were demolished c.20 years ago and is now overgrown.

2.2.2 The underlying solid geology is Mercia Mudstone Group, a sedimentary bedrock formed c.201-252 million years ago in the Triassic Period in a local environment previously dominated by hot deserts. Superficial deposits are recorded as Tidal Flat Deposits – clay, silt and sand formed up to 2 million years ago in the Quaternary Period in a local environment dominated by shorelines (BGS, 2022).

2.2.3 The predominant soil type on this site is Soilscape 21, which is a loamy and clay soil of coastal flats with naturally high groundwater (Cranfield Soil and Agrifood Institute, 2022).

3. AIMS AND OBJECTIVES

3.1.1 The Historic Environment is a material consideration in the planning process and its value is recognised in national and local planning policy. The aim of this report is to assess the impact of the proposed development on the buried Heritage Assets and to provide a suitable strategy to mitigate any adverse effects, if required, as part of a planning application for the works. The aim is achieved through the following objectives:

- Identify the presence of any known or potential buried Heritage Assets (archaeological remains) that may be affected by the proposals
- Describe the significance of such assets taking into account factors which may have compromised asset survival
- Assess the likely impacts upon the significance of the assets arising from the proposals
- Provide recommendations for further investigation and/or mitigation where required, aimed at reducing or removing completely any adverse effects

3.1.2 A separate report on the above ground Heritage Assets is provided by Ashley Davies Architects.

4. PLANNING FRAMEWORK

4.1.1 This Archaeological Desk-Based Assessment has been prepared to support a planning application for the development of the Site.

4.1.2 Relevant legislation, policy and guidance is set out below:

Ancient Monuments and Archaeological Areas Act 1979

4.1.3 The Ancient Monuments and Archaeological Areas Act 1979 (as amended) protects the fabric of Scheduled Monuments but does not afford statutory protection to their settings.

Planning (Listed Building and Conservation Areas) Act 1990

4.1.4 The Planning (Listed Building and Conservation Areas) Act 1990 sets out broad policies and obligations relevant to the protection of Listed Building and Conservation Areas and their settings.

4.1.5 Sections 66(1) states:

“In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall 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”.

4.1.6 Section 69 of the Act requires local authorities to define as Conservation Areas any ‘areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance’ and Section 72 gives local authorities a general duty to pay special attention ‘to the desirability of preserving or enhancing the character or appearance of that area’ in exercising their planning functions. These duties are taken to apply only within a Conservation Area. The Act does not make specific provision with regard to the setting of a Conservation Area, that is provided by the policy framework outlines below.

Historic Environment (Wales) Act

4.1.7 The Historic Environment (Wales) Act was given Royal Assent in March 2016. This Act provides the legislative framework for managing the historic environment in Wales. Accompanying the Act is new policy and guidance in the form of a Technical Advice Note (TAN) specific to the historic Environment (see below), and changes to Planning Policy Wales (PPW) Chapter 6 – Conserving the Historic Environment.

Planning Policy Wales

4.1.8 The Welsh Government has published Planning Policy Wales (PPW), currently updated to Version 11 from February 2021. This sets out the land use planning policies of the Welsh

Government. It is supplemented by a series of Technical Advice Notes (TANs). Procedural advice is given in circulars and policy clarification letters.

4.1.9 Section 6.1 of PPW, entitled 'The Historic Environment', provides policy for planning authorities, property owners, developers and others on the conservation and investigation of Heritage Assets. Section 6.1 sets out the Welsh Government's specific objectives for the historic environment as seeking to:

- Protect the Outstanding Universal Value of the World Heritage Sites;
- Conserve archaeological remains, both for their own sake and for their role in education, leisure and the economy;
- Safeguard the character of historic buildings and manage change so that their special architectural and historic interest is preserved;
- Preserve or enhance the character or appearance of conservation areas, whilst the same time helping them remain vibrant and prosperous;
- Preserve the special interest of sites on the register of historic parks and gardens; and
- Protect areas on the register of historic landscapes in Wales.

4.1.10 The historic environment comprises all the surviving physical elements of previous human activity and illustrates how past generations have shaped the world around us.

Technical Advice Note (TAN) 24: The Historic Environment

4.1.11 The purpose of the TAN is to provide guidance on how the planning system considers the historic environment during development plan preparation and decision making on planning and Listed Building applications. This TAN provides specific guidance on how the following aspects of the historic environment should be considered:

- World Heritage Sites;
- Scheduled Monuments;
- Archaeological Remains;
- Listed Buildings;
- Conservation Areas;
- Historic Parks and Gardens;
- Historic Landscapes; and
- Historic assets of special local interest.

4.1.12 The following relevant aspects which are covered in detail include:

Archaeological Remains

- 4.1.13 The conservation of archaeological remains is a material consideration in determining a planning application. When considering development proposals that affect Scheduled Monument or other nationally important archaeological remains, there should be a presumption in favour of their physical preservation in situ. In cases involving less significant archaeological remains, local planning authorities will need to weigh the relative importance of the archaeological remains and their settings against other factors, including the need for the proposed development (TAN 24, 2017).
- 4.1.14 Where development might reveal, disturb, or destroy archaeological remains, including palaeoenvironmental evidence, it is important that the opportunities to record archaeological evidence are taken and that archaeological remains are not needlessly destroyed. The ability to record such evidence should not be a factor in deciding whether controlled removal should be permitted.
- 4.1.15 When considering planning applications that affect known or potential archaeological remains, the local planning authority should consult with their archaeological advisor, about the impact including the potential scale and harm, of the development on archaeological remains, and/or the adequacy of the mitigation of what has been proposed. These two factors are material considerations in determining the planning applications. Where a planning application directly affects a Scheduled Monument and its setting, then the local planning authority is required to consult the Welsh Ministers through Cadw.
- 4.1.16 The case for the preservation of archaeological remains that are not considered to meet the criteria for national importance, must be assessed on the individual merits of each case. The local planning authority must consider relevant policies and material considerations and will need to weigh the significance of the remains against the benefits of and need for the proposed development.

Conservation Principles for the Sustainable Management of the Historic Environment in Wales 2011

- 4.1.17 This document provides the basis upon which Cadw discharges certain statutory duties on behalf of the Welsh Ministers. Conservation principles should be used by others (including owners, developers and other public bodies) to assess the potential impacts of a development proposal on the significance of any historic asset/s and to assist in decision making where the historic environment is affected by the planning process.
- 4.1.18 There are six principles:
- Historic assets will be managed to sustain their values;

- Understanding the significance of historic assets is vital;
- The historic environment is a shared resource;
- Everyone will be able to participate in sustaining the historic environment;
- Decisions about change must be reasonable, transparent, and consistent; and
- Documenting and learning from decisions is essential.

4.1.19 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, by current Development Plan Policy and by other material considerations.

Local Planning Policy

4.1.20 The Local Planning Policy of the governing county in relation to Heritage Assets is within the Cardiff Local Development Plan 2006-2026. The plan was adopted in 2016 and Policy KP17 Built Heritage seeks to protect, manage and enhance Cardiff's distinctive Heritage Assets and Policy EN9 Conservation of the Historic Environment relates to development which may affect Heritage Assets or their setting.

5. SCOPE AND METHODOLOGY OF WORKS

5.1 Desk-based Assessment

5.1.1 The Archaeological Desk-based Assessment was undertaken in accordance with current best practice and the Chartered Institute for Archaeologists' *Standard and guidance for desk-based assessment* (CIfA 2020). The study area for non-designated cultural Heritage Assets, Listed Buildings, Scheduled Monuments, World Heritage Sites, Registered Historic Landscapes and previous archaeological events was defined as a zone 500m from the centre of the proposed development Site (1km total width) (Figure 1).

5.1.2 The principal sources of information which were consulted to provide information about Heritage Assets within the study area are the Historic Environment Record (HER) held by Glamorgan Gwent Archaeological Trust, the National Monuments Record for Wales (NMR), Cadw, aerial photograph library held by the National Archives Aerial Photographs Unit, and the National Archives. Further relevant information was researched from a variety of additional sources including:

- Geological maps
- Ordnance Survey maps
- Tithe, Apportionment and Parish maps (where available)
- Glamorgan Record Office
- Natural Resources Wales
- Google maps and satellite images
- LiDAR data

5.2 Field Visit

5.2.1 A field visit to assess the archaeological and historical significance of the site and to assess the setting of any identified archaeological assets was undertaken on 6 June 2022, and a written record produced. This identified historic buildings and landscape features, current land use, areas of disturbance, areas of potential colluvial or alluvial deposits etc. The setting of the Sites within the surrounding landscape was also noted regarding any archaeological assets identified in the desk-based assessment.

5.3 Assessment of Significance

5.3.1 In assessing the significance of any archaeological assets identified within the study area and its environs the archaeological, historic, architectural and artistic interests pertaining to the

assets were considered. The likelihood of the presence of unknown archaeological assets within the area of the proposed development site was also considered. This was based on the review of the character and distribution of known archaeological assets in the surrounding area and the characteristics of the study area.

5.4 Potential Impact of Proposed Works

5.4.1 The potential impact of the proposed works was considered in relation to the proposed development with reference to the known Heritage Assets and their setting in the study area. If deemed necessary, mitigations of these impacts have been suggested along with recommendations for possible further archaeological work if required.

5.5 Reporting & Archiving

5.5.1 The results of the ADBA will form the basis of a full archive to professional standards, in accordance with current Historic England guidelines (English Heritage, 2008; Historic England, 2015) and comply with RCAHMW guidelines of Wales (RCAHMW, 2015), the *Guidance for the Submission of Data to the Welsh Historic Environment Records (HERs)* (2018) and the ADS digital records (archaeologydataservice.ac.uk/advice).

5.5.2 The deposition of a properly ordered and indexed project archive in an appropriate repository is considered an essential and integral element of all archaeological projects by the CIfA in that organisation's Code of Conduct (CIfA, 2021) and this will be adhered to in relation to the current project.

5.5.3 Digital archives will be submitted to RCAHMW. The project archive, which includes photographs and site notes, will be deposited with the relevant museum or other agreed body. It will be integrated into the archive of any subsequent fieldwork.

5.5.4 A copy of the final report will be submitted to the regional HER in accordance with the guidelines set out in the *Guidance for the Submission of Data to the Welsh Historic Environment Records (HERs)* (2018).

6. SUMMARY OF RESULTS

6.1 Historic Baseline Data

6.1.1 The ADBA has identified 14 buried or former Heritage Assets (Figure 2; Table 1), and 10 previous Archaeological Events (Figure 3; Table 2) within the 500m study area. The summary presented below is derived from information held by the GGAT HER Charitable Trust Database Right. The summary concentrates on buried Heritage Assets with above ground assets detailed in a separate report by Ashley Davies Architects.

6.1.2 The Site lies within the southern area of Cardiff known as Butetown, the dockland area also known as Tiger Bay. The development of the area primarily dates from the late 18th to 19th centuries but also contains modern regenerative development. There is evidence for activity in the vicinity from the Roman period due to a Roman road which would have led to a harbour somewhere near the confluence of the River Taf and the Bristol Channel. Not much is known of the subsequent use or development of the harbour until the late 18th century by which time South Wales had become dominant in the British iron and coal trade (Atkinson and Baber 1987, 3) and the Butetown docks were developed. Recognising the importance of transportation and access in Cardiff's role in the export of iron and coal, the 2nd Marquis of Bute built West Bute Dock (PRN 34257) which opened in 1839 (Rees 1969, 264), closely followed by the Taff Vale Railway (PRN 91550) in 1841 which ran between Merthyr Tydfil and Cardiff after which use of the Sea Lock declined (Hilling 1990, 184). His work was continued by his son, John Crichton-Stuart 3rd Marquis of Bute, who oversaw the construction of offices and housing within Butetown (ibid.). Butetown declined during the 20th century, however, the dockland area has undergone regeneration over the past few decades and Cardiff Bay is now a leisure and entertainment destination.

6.2 Prehistoric Period (Prior to AD43)

6.2.1 No Heritage Assets from the Prehistoric Period are known within the study area. However, the potential for palaeoenvironmental horizons within the area has been reported in the form of prehistoric peat deposits.

6.3 Roman Period (AD 43-410)

6.3.1 Roman activity is known within Cardiff City centre with the construction of the fort on the site of the present Cardiff Castle during the 1st century AD. The southern section of Roman Road RR621-20 (Castell Collen to Cardiff) is present in the north of the study area as it is presumed to have run along Bute Street to the former Roman harbour (Sherman and Evans 2004). The precise southern end of the road is unknown, and the course could continue south along the

immediate west side of the Merchant Place and Cory's Building Site along the current Bute Street. However, the orientation of Bute Street changes just after the junction with West Bute Street where it runs in a more southerly direction. Were the route of the road to continue straight, this could bring the extent of the Roman Road within the northeast corner of Site.

- 6.3.2 Two Roman coins (GGAT00060s) dating from the mid to late 3rd century AD were found during excavation of the Mount Stuart Graving Docks c.400m southwest of the Site.

6.4 Early Medieval Period (AD 410-1066)

- 6.4.1 No Early Medieval assets are known within the study area.

6.5 Medieval Period (1066-1540)

- 6.5.1 No Medieval assets are known within the study area.

6.6 Post-Medieval Period (1540-1900)

- 6.6.1 The majority of Heritage Assets within the study area are Post-Medieval in date and primarily consist of designated and non-designated upstanding structures and will therefore be detailed alongside the Conservation Areas in a separate report by Ashley Davies Architects. Those Heritage Assets which immediately border the Merchant Place and Cory's Building courtyard are summarised below:

- 6.6.2 Merchant Place (GGAT01111s: LB 13961) and Cory's Building (LB 13972) are Grade II listed buildings situated within the Mount Stuart Square Conservation Area. The location and form of former structures within the courtyard can be seen on the rear walls of both buildings.

- 6.6.3 Merchant Place (GGAT01111s: LB 13961) was built in 1881 to designs in an Italianate style by E.G. Rivers. It was initially occupied by Mercantile Marine Department of the Board of Trade and by the Docks Telegraph Office (Cadw). Cory's Building (LB 13972) was opened in 1889 for Cory Brothers Ltd., and was designed by Bruton and Williams of Cardiff (Cadw). Cory Brothers was originally founded by Richard Cory in 1842 as a shipbrokers and coal exporters and Cory's Building opened the year after the business was registered as a private limited company. The company is still trading.

- 6.6.4 The Grade II listed Former H.M Immigration Office (LB 13971) forms the northern boundary of the rear courtyard of the Merchant Place and Cory's Building Site. This was designed by the Chief Architect to the Office of Works and is listed for group value. The location and form of former structures within the courtyard can be seen on the southern wall of the building.

- 6.6.5 The Grade II listed Cast Iron Posts and Railings (LB 13985) run for a length of 220m to the east of Dock Lane, east of the Merchant Place (GGAT01111s: LB 13961) Site. These represented the former boundary to the docks area.
- 6.6.6 Outside the immediate vicinity of the Site, a findspot for a French cannon ball (GGAT03709s) reportedly measuring c.2.8m dated to 1790 was discovered during the clearing of a canal ready for a housing development.
- 6.6.7 The lines of the Glamorganshire Canal including the Bute East Dock (GGAT01682.39s) can still be read in much of the modern layout of the area. However, most of the associated infrastructure has been dismantled including the Sea Locks (GGAT01682.16s) and (GGAT02736s), the Sea Pound (GGAT01682.39s) and the Sea-Pound Crane (GGAT00899s).
- 6.6.8 Other Heritage Assets represent the location of former structures which have subsequently been demolished, or in one case relocated: The Norwegian Church (GGAT00813s) was previously located to the northeast of Site and constructed in 1868. This church was dismantled in 1987 and rebuilt in 1992 in its present position along Harbour Drive to the southeast of Site. Two former buildings, Mount Stuart Public House (GGAT01099s) and 2 Bute Crescent (GGAT01100s) are recorded to have been located south of Site along Bute Crescent however both buildings were demolished in 1987. 33-34 Mount Stuart Square (GGAT05299s) to the east of Site which was present on the 1st edition OS map is also recorded as having been demolished.

6.7 Modern Period (1901-present)

- 6.7.1 Two Modern Heritage Assets are known from within the study area, both of which are recorded as having been demolished or near destroyed: Messrs Curran's Metals and Munitions (GGAT05056s) was located to the northeast of Site in an area which is now occupied by a modern housing estate; Bethel Baptist Church, Pomeroy Street was built in 1912 but demolished between 2013-2016.

6.8 Undated

- 6.8.1 No undated Heritage Assets are recorded from within the study area.

6.9 Previous Archaeological Works (Events)

- 6.9.1 The HER records 10 Events within the 500m search radius of Site (Appendices Table 2). Of these, a DBA, E001487, and two projects encompass the Site: E005431, The Rural Settlement of Roman Britain; and E006100, a Rapid Coastline Zone Assessment, with the remaining Events being predominantly Desk-based Assessments. These generally identified low potential for buried archaeological remains predating the Post-Medieval development of the area. However,

the potential for palaeoenvironmental horizons in the form of prehistoric peat deposits below the development was reported. One watching brief, (E006416), took place to the immediate east of the study area which identified remains associated with the known Post-Medieval buildings which had occupied the site, and also recovered ceramics, animal bone and flint nodules from spoil associated with the enabling works.

6.10 Historic Landscape Areas

6.10.1 The Site lies within the Cardiff Bay Historic Landscape (CRDFFHL051), a mixed area characterised by commercial and civic buildings as well as residential and leisure and includes Listed Buildings. Since 1987, this area has seen the construction of government and civic buildings, commercial buildings, leisure attractions and modern residential developments. It has retained some key historical buildings, such as the renowned Coal Exchange, around which a cluster of Listed Buildings of late Victorian and Edwardian date still stand. The Bute West dock has been infilled and redeveloped for housing, with the Bute East dock retained as a feature, surrounded by more residential development. Amongst the most notable developments have been the construction of the Senedd, which houses the Welsh Assembly, and the nearby Wales Millennium Centre. The mouth of the Taff was cut off from the Bristol Channel by the construction of the Cardiff Bay Barrage in the 1990s, which has seen the creation of a marina within the barrage and the Mermaid Quay development along the water's edge (NRW Wales Environmental Information Portal).

6.11 Cartographic Evidence

6.11.1 The Tithe map from 1845 shows the Site as located in the southern part of the coal and iron wharfs which ran along the western side of the Bute Ship Canal Feeder and Basin (later the Bute West Dock) (Figure 4). Bute Street is already in situ along the west side of Site. The area does not appear to be very built up at this time with some of the apportionments being described as pasture or salt marsh, but most of the structures depicted are associated with activity connected with the docks.

6.11.2 The Ordnance Survey 6-inch map of Glamorgan Sheet XLVII, surveyed from 1878-9 and published in 1885 shows the Site as part of a small area of park or garden bordered by bushes or trees and with a central grove of trees (Figure 5). All the wider area is now developed, with much of the modern street layout apparent. The line of the Cast Iron Posts and Railings (LB 13985) to the east of Site appears to be in situ and form the eastern border of the park.

6.11.3 The Ordnance Survey 6-inch map of Glamorgan Sheet XLVII.NE, revised in 1898-9 and published in 1901 shows the Site as almost entirely built upon with the exception of a small access way in the northeast corner of the Site (Figure 6). A rail line is located east of the Site

within the docks area and the Custom House is depicted on the north side of Site. The surrounding area is largely unchanged.

- 6.11.4 The Ordnance Survey 6-inch map of Glamorgan Sheet XLVII.NE, revised in 1915 and published in 1922, shows the Site as virtually unchanged but with another small dog-leg access way or gap between structures in the north of the Site. This could show that either development of the courtyard was ongoing, or the surveying was more detailed (Figure 7). The surrounding area is largely unchanged.
- 6.11.5 The Ordnance Survey 6-inch map of Glamorgan Sheet XLVII. NE, revised in 1947 and published c.1949 shows the Site and surrounding area as unchanged (Figure 8).

6.12 Aerial Photographic Consultation

- 6.12.1 Aerial photographs received from the Welsh Government Aerial Photographs Unit encompass the Site. Photograph 4220 M3112 28 from June 1942 is grainy but shows the Site as it is depicted in the corresponding OS mapping. Photograph Cardiff City SC475 from April 1942 is slightly grainy but taken from an oblique angle. This appears to show interlinking buildings in the rear courtyard that are the same height as the Merchant Place building. A rectangular, gable roofed building of c.3 storeys appears to run adjacent to the east side of Cory's Building. An L-shaped hipped gable roofed building also of c.3 storeys is situated in the northeast corner of the courtyard and appears to connect to the rectangular building by a lower link building.
- 6.12.2 Photographs 4702 CPEUK2258 5042 and RAFCPEUK_2081 4427 from 1947 shows the Site as unchanged, however the resolution is grainy. Photograph 4822 RAFCPEUK2520 5318 taken in 1948 but is a little grainy and appears to show the Site as unchanged.
- 6.12.3 Photograph 6209 58_RAF_5098 F21 0049 taken in 1962 appears to show the Site as unchanged, as does photograph 6310 OS 63_074 052 taken in 1963, however the resolution in this photograph is extremely grainy.
- 6.12.4 Photograph 6802 MAL 60_68 119 taken in 1968 shows the buildings in the courtyard behind Merchant Place and Cory's Building where two further lower storey buildings appear to link the L-shaped building to the rear of Merchant Place.
- 6.12.5 Photograph 7156 RAF39_3764 F43 042 taken in 1971 and Photograph 7940 OS79_129 100 taken in 1979 appear to show the Site as unchanged. Photograph 8101 JAS3181 182 and 8101 JAS3281 092, both taken in 1981, show the Site as unchanged but the buildings in the rear courtyard of Site are more clearly distinguished. An additional east-west oriented 1 or 2 storey rectangular in-fill building abutting the rear of both main buildings can be distinguished.
- 6.12.6 Photographs 8212 OS82_72 005 taken in 1982, Infra Red 8445 OS84_092 009 taken in 1984, Geonex159_91 0238 taken in 1991, 9211 OS92_038 036 taken in 1992, 9489 OS94_187 041 and

9489 OS94_187 065 taken in 1994, 9599 OS95_155 061 taken in 1995, and Getmapping taken in 2000 show the Site as unchanged.

6.12.7 Aerial photographs on Google Earth show an L-shaped building to the rear of Site in December 2006.

6.12.8 Photograph Nextperspectives 2009-09-18 taken in 2009 show the buildings in the rear courtyard of Site have been demolished. Photograph Bluesky Getmapping taken in 2016 shows the courtyard to the rear of Site as overgrown.

6.12.9 Satellite imaging from Google Earth taken in 2018 shows the courtyard to the rear of the Site has been cleared of overgrowth and laid to hardcore. Subsequent Satellite imaging show the Site as unchanged although the courtyard to the rear of the Site has become steadily more overgrown.

6.13 LiDAR Consultation

6.13.1 LiDAR data at DSM 1m resolution from Natural Resources Wales shows various rectilinear structures within the Merchant Place and Cory's Building courtyard (Natural Resources Wales Lle Map Browser). As the courtyard buildings are in place, this image presumably pre-dates 2009.

6.14 Site Visit

6.14.1 The Site visit was conducted on 6 June 2022 on a bright sunny day and visibility was good. The Merchant Place and Cory's Building Site consists of two disused buildings on the corner of Bute St. and James St. with an overgrown courtyard to the rear (Plates 1-11).

6.14.2 The courtyard to the rear of Merchant Place and Cory's Building is largely overgrown with weeds and some small trees, with ivy and other vegetation also growing from the walls of the buildings. The courtyard is entered from the lane to the east of Site (Plate 3) with the Grade II listed Cast Iron Posts and Railings (LB 13985) forming the eastern boundary of the lane (Plate 4). The original entrance has been widened with an unfinished edge to the south and the remains of a return wall with a Jacobean style edging to the top to the north side (Plate 3). The remains of a cast iron structure abuts the south side of the east wall (Plate 5). The rear extension to the north of Merchant Place, which would be demolished in the proposed development, is in some disrepair (Plate 6). The walls around the courtyard retain evidence of structures which had previously stood in the courtyard and abutted the buildings to the north, west and south (Plates 3, 6, 7, 8 and 9). Some partial brick, concrete and tile wall foundations and floor surfaces are still in situ on the ground although much of the area is covered in vegetation thereby restricting visibility and access (Plates 10 and 11).

6.14.3 Externally, Merchant Place is in some disrepair, with windows boarded and vegetation growth but appears structurally sound with most architectural detailing apparently intact (Plate 1). There is no evidence for the Cast Iron Canopy over a drinking fountain (PRN01110s) which was reportedly located in front of the building. Externally, Cory's Building is in a better state of repair than Merchant Place with many windows intact and no vegetation growth (Plate 2). A full description of both buildings is presented in a separate report.

6.15 Setting of Heritage Assets

6.15.1 Setting contributes to the significance of a Heritage Asset and allows that significance to be appreciated (Historic England 2017). A separate report on the setting of above ground Heritage Assets is provided by Ashley Davies Architects.

6.15.2 The Mount Stuart Square Conservation Area, which includes Merchant Place and Cory's Building and the courtyard, is characterised by close-built development and buildings that embody the importance of Cardiff docks in the economy of South Wales in the 19th century, which is reflected in the grandeur of some of the buildings. Most of these buildings are extant as are a handful of examples of the simpler domestic architecture which preceded the expansion of Butetown, although there are examples of modern development within the area.

6.15.3 The setting of the former structures within the courtyard can be appreciated as part of the construction and development of both Merchant Place and Cory's Building. The compaction of the former structures within the courtyard space is reflective of the close-built development of the Mount Stuart Square Conservation Area. Although the courtyard entrance from the lane has been altered, the remains of the Jacobean-style decoration to the north side of the entrance is indicative of the portrayal of a sense of grandeur even to the rear entrance to the buildings.

6.15.4 In the wider area to the southwest of Lloyd George Avenue, much of the original road layout is extant or is reflected in the modern street pattern, and the line of the Glamorganshire Canals can be appreciated in Canal Park and Lloyd George Avenue which runs alongside the former Bute and West Dock. Roath Basin, Roath Dock and Junction Lock, and most of Bute East Dock are extant allowing aspects of the industrial heritage of the area to be maintained and appreciated.

6.16 Significance of Heritage Assets

6.16.1 The significance of the above ground Heritage Assets is provided in a separate report by Ashley Davies Architects. The significance of the buried archaeological remains is considered below:

6.16.2 The remains of former structures in the rear courtyard of Merchant Place and Cory's Building are evidentially significant for the previous use and development of the Site. While historic mapping reveals most of the structures appeared to be in place by the late 19th century, analysis

of the interrelationship between the remains could identify phased development. The remains of the structures could also contain evidential significance for the activities related to the work within Merchant Place and Cory's Building.

- 6.16.3 The remains also embody historic significance for the companies and institutions which worked within Merchant Place and Cory's Building. The decoration on top of the courtyard wall demonstrates the desire to project a sense of grandeur even to those activities behind the scenes at the rear of the buildings.
- 6.16.4 Any palaeoenvironmental deposits would be significant for evidence of the prehistoric environment of the Cardiff foreshore and possibly for evidence of activity along the foreshore during the prehistoric period.
- 6.16.5 The Roman road would contain evidential significance for the potential location and possibly use of the Roman harbour.
- 6.16.6 The remaining Heritage Assets identified within the report are no longer extant.

7. POTENTIAL IMPACT OF PROPOSED DEVELOPMENT

7.1 Archaeological Impact

- 7.1.1 The Merchant Place and Cory's Building Site retains evidence of previous structures which pertain to the development of the Site during the 19th century. The proposed development would have a moderate impact on the remains and significance of these structures as they would be destroyed during the development. This impact could be partly mitigated by a programme of recording or investigation.
- 7.1.2 The majority of the courtyard appears to have been previously developed during the 19th century and these buildings may have impacted upon any earlier buried archaeological remains. Available data suggests there is low potential for below ground archaeological remains within the study area, with the majority of Heritage Assets being Post-Medieval standing buildings. There is some sparse evidence for potential activity during the Roman period, with the potential route of a Roman road projected adjacent to the west of Site, however the precise route of the road remains unknown. The sparsity of known archaeological remains within the study area could be the result of a lack of intrusive investigation as a low number of Events have taken place near the Site. However, the entire area of Butetown was extensively developed during the Post-Medieval period which likely impacted upon much of any former archaeological resource.
- 7.1.3 The Site could contain the remains of palaeoenvironmental horizons beneath the impact zone of the previous structures within the Site. An area was monitored for prehistoric peat deposits during work on the Eastern Bay Link Road (E006416) just outside the study area to the east. Given the proximity of Site to the former shoreline and estuary, similar deposits could be present within the Site which would be impacted upon by the proposed development. This impact could be partly mitigated through a watching brief during ground works and foundation excavations.

8. CONCLUSIONS

- 8.1.1 The Archaeological Desk-Based Assessment identified two Heritage Assets within the Site, being the Merchant Place and Cory's Building themselves. The Site was also immediately bounded by a further two Heritage Assets, which are also Listed Buildings. An additional 104 Heritage Assets were identified within the study area as well as two Conservation Areas. The majority of Heritage Assets consisted of Listed Buildings within the Conservation Areas which are discussed in a separate report.
- 8.1.2 The courtyard to the rear of Merchant Place and Cory's Building contains the remains of 19th century structures within the rear courtyard which were demolished between 2006 and 2009. The Site was otherwise deemed to have a low potential for buried archaeological remains pre-dating the Post-Medieval period due to the subsequent development, however palaeoenvironmental horizons could remain below the impact horizon of the structures. The projected route of a Roman road could also run within the immediate area of Site.
- 8.1.3 The proposed development would have a severe impact on the remains and significance of the structures within the courtyard as they would be demolished during construction. The proposed development would also have a severe impact on the remains of any potential palaeoenvironmental horizons below, or any other unidentified buried Heritage Asset.
- 8.1.4 The final decision regarding the recommendation of additional work rests with the Planning Archaeologist at GGAT and the Conservation Officer at Cardiff Council. The impacts of the proposed development on the remains of structures in the rear courtyard to Merchant Place and Cory's Building may require mitigation through a programme of recording or investigation, and those on any palaeoenvironmental deposits may require investigation or a watching brief during groundworks.

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10. APPENDICES

Table 1 Summary of Buried or Former Heritage Assets

PRN	Name	NGR	Period	Type	Broad class	Condition
GGAT00060s	FINDSPOT, MOUNT STUART GRAVING DOCKS Two Roman Coins were found, 1 of Gallienus and one of Carausius, whilst excavating the new Mount Stuart Graving Docks, near the mouth of the River Taff.	ST19007430	Roman	Findspot	Object	Not known
GGAT00813s	NORWEGIAN CHURCH C19th Norwegian Church near Bute West Dock, one of only two in Wales. It consists of a large square hall, open to the roof, with an aisle to one side which has been lofted over to provide a gallery. Timber structure covered with corrugated iron.	ST19307477	Post Medieval	Church	Religious, Ritual And Funerary	Not known
GGAT00899s	SEA-POUND CRANE Cast iron base on ashlar platform.	ST18837468	Post Medieval	Machinery	Industrial	Not known
GGAT01099s	MOUNT STUART PUBLIC HOUSE, 1 BUTE CRESCENT Former public house in Butetown, Cardiff, built around the mid-19th century. It was a three storey corner building of plain classical proportion. The building was demolished in 1987, and a museum now stands on the site.	ST19177447	Post Medieval	House	Domestic	Destroyed
GGAT01100s	2 BUTE CRESCENT Former house in Butetown, Cardiff, built around the mid-19th century. It was a three storey mid-terraced building of plain classical proportion. The building was demolished in 1987, and a museum now stands on the site.	ST19177448	Post Medieval	House	Domestic	Destroyed

PRN	Name	NGR	Period	Type	Broad class	Condition
GGAT01682.16s	SEA LOCK, GLAMORGANSHIRE CANAL; GLAMORGANSHIRE CANAL, LOCK 51 The second floating-dock in South Wales built by Patrick Copeland in 1796. The first being Mackworth's built circa 1700	ST1877874380	Post Medieval	Canal	Water Supply And Drainage	Not known
GGAT01682.39s	GLAMORGANSHIRE CANAL SEA POUND CARDIFF A canal basin known as the 'Sea Pound' built in 1798 as part of the Glamorganshire Canal (PRN 01682.0s). Went out of use in 1951.	ST1877075020	Post Medieval	Canal Basin	Transport	-
GGAT01979s	BUTE EAST DOCK Built in 3 stages between 1835 & 1859. Dock provided over 9,000ft of quayage, with 15 (later 22) coal staithes, allowing loading of 1.5m tons of coal/annum.	ST1975	Post Medieval	Dock	Transport	Not known
GGAT02736s	GLAMORGANSHIRE CANAL AND SEA LOCK, BUTETOWN, CARDIFF Site of Post-medieval Glamorgan Canal and Sea Lock depicted from the 1st Edition Ordnance Survey 25-inch map from 1880 to the 4th Edition Ordnance Survey 25-inch map from 1941. The Glamorgan Canal was built in the late 18th century to improve links with the iron and coal producing Merthyr Tydfil area, at the head of the Taff valley/	ST1873174320	Post Medieval	Canal	Water Supply And Drainage	Not known, Destroyed
GGAT03709s	BUTETOWN CANNON, CARDIFF BAY A French cannon ball dating to 1790 was discovered during the clearing of a canal, ready for a housing development in Cardiff Bay. The ball measures c.2.8m and is marked with the words 'Egalite - Liberte'. Original use as a bollard. (01)	ST18807490	Post Medieval	Findspot	Monument (By Form)	Intact
GGAT05056s	MESSRS CURRAN'S METALS AND MUNITIONS, HURMAN STREET, CARDIFF	ST1877574831	Modern	Munitions Factory	Industrial	Near Destroyed

PRN	Name	NGR	Period	Type	Broad class	Condition
	Currans was a pre First World War firm specialising in the production of annealing furnaces and who had experience of operating within the munitions industry. They initially occupied the former Hurman Street iron foundry but expanded over later years into purpose built facilities.					
GGAT05299s	33-34 MOUNT STUART SQUARE, CARDIFF 33-34 Mount Stuart Square, Cardiff, possibly shown on First Edition OS map, now demolished.	ST1889574699	Post Medieval	Dwelling	Domestic	Near Destroyed, Intact
GGAT05918s	BETHEL BAPTIST CHURCH, POMEROY STREET, CARDIFF Site of Bethel Baptist Church at Pomeroy Street in Cardiff. The church (originally chapel) was built in 1912. It was stone-built in the Simple Gothic and Lombardic/Italian style, with two storeys, a gable entry plan and Gothic windows with tracery glazing. The building was demolished sometime between 2013 and 2016.	ST1864374568	Modern	Church	Religious, Ritual And Funerary	Destroyed

Table 2 Summary of Previous Archaeological Works (Events)

PRN	Name	Event Type	Organisation
GGATE000221	NORWEGIAN CHURCH, SURVEY, 1976 A survey was undertaken in 1976 by E. William of the Welsh Folk Museum at the Norwegian Church, Cardiff, prior to probable demolition.	Field Survey	Welsh Folk Museum
GGATE001379	WATERFRONTS IN SOUTHEAST WALES: PHASE 1 GGAT 76 Waterfronts in Southeast Wales. This project aimed to provide a deeper insight in the survival of archaeological remains in waterfront locations, which are increasingly under threat from a range of developments	Desk Based Assessment	Glamorgan-Gwent Archaeological Trust (GGAT)
GGATE001487	ARCHAEOLOGICAL IMPLICATIONS OF LAND RECLAMATION AT TREMORFA Desk based assessment carried out by GGAT of the archaeological implications of land reclamation at Tremorfa. The report consists of a brief synopsis of previous work relevant to the assessment area, information concerning the known sites within the area, a discussion on the possible effects of the proposed reclamation on the archaeological resource, and a statement concerning further assessment work at Tremorfa	Desk Based Assessment	Glamorgan-Gwent Archaeological Trust (GGAT)
GGATE003848	EASTERN BAY LINK ROAD, CARDIFF ARCHAEOLOGICAL DESK-BASED ASSESSMENT GGAT were asked to prepare an environmental statement to accompany a planning application for the proposed Eastern Bay Link Road, Cardiff. A potential impact on unknown archaeology both inland and on the foreshore was identified and a sampling strategy recommended.	Environmental Statement	Glamorgan-Gwent Archaeological Trust (GGAT)
GGATE004423	BUILDING RECORDING OF BETHEL BAPTIST CHURCH, POMEROY STREET Archaeology Wales was commissioned by Asbri Planning to undertake an archaeological building recording of Bethel Baptist Church, Pomeroy Street, Cardiff prior to demolition and redevelopment. A series of 115 photographs of the church, plans and records were assembled as well as location plans and a brief history of the site. (Stafford 2013).	Building Survey	Archaeology Wales
GGATE004682	DESK BASED ASSESSMENT OF ROATH BASIN, CARDIFF	Desk Based Assessment	Cotswold Archaeology

PRN	Name	Event Type	Organisation
	<p>During June 2002, Cotswold Archaeology was commissioned by Wyn Thomas Gordon Lewis on behalf of the Welsh Development Agency to carry out a desk-based assessment of land at the Roath Basin, Cardiff. The results of this project would be used to inform future applications to redevelop the area.</p> <p>The assessment identified a number of Grade II Listed buildings within the development area, concluding that retention of these structures would be preferable during any future development. It also identified the Channel Dry Dock as a potential site of cultural heritage interest. While there may be some potential for the presence of localised peat deposits below the study area, it was thought that the potential for archaeology pre-dating the industrial period was very low, as much of the site comprises land reclaimed from the sea in the 19th century.</p>		
GGATE004683	<p>ROATH BASIN, CARDIFF FIELD VISIT</p> <p>Field visit carried out as part of a desk-based assessment of Roath Basin, Cardiff.</p>	Field Visit	Cotswold Archaeology
GGATE005431	<p>THE RURAL SETTLEMENT OF ROMAN BRITAIN</p> <p>The Rural Settlement of Roman Britain project was undertaken by Reading University and Cotswold Archaeology, on behalf of Historic England and the Leverhulme Trust, with the aim of creating a resource that brings together the excavated evidence for the rural settlement of Roman Britain with the over-arching aim to inform a comprehensive reassessment of the countryside of Roman Britain.</p>	Project	University of Reading
GGATE006100	<p>GGAT150: RAPID COASTLINE ZONE ASSESSMENT</p> <p>A series of Rapid Coastline Zone Assessments were undertaken by the Welsh Archaeological Trusts in the 1990s around the whole of the coast of Wales. They have since been used to inform our input into coastline management plans and other conservation measures, but with the advances made elsewhere in methodology and techniques, they are no longer fit for this purpose in the 21st century. The purpose of this project is to bring the existing Rapid Coastline Zone Assessment, carried out in the 1990s, into line with recent assessments in England, where a rolling programme of Rapid Coastline Zone Assessment is still ongoing.</p>	Project	Glamorgan-Gwent Archaeological Trust (GGAT)
GGATE006416	<p>EASTERN BAY LINK ROAD, CARDIFF</p> <p>GGAT was commissioned by Dawnus Construction Holdings Ltd to carry out a watching brief between 28 April - 17 June, 2016, on groundworks for the Eastern Bay</p>	Watching Brief	Glamorgan-Gwent Archaeological Trust (GGAT)

PRN	Name	Event Type	Organisation
	Link Road, Cardiff, under agreed mitigation measures. Demolition of earlier industrial buildings likely belonging to Castle Mills and Fownes were encountered (sections of brick and stone walling, a backfilled void, a deposit with cabling) but no artefactual finds were made.		

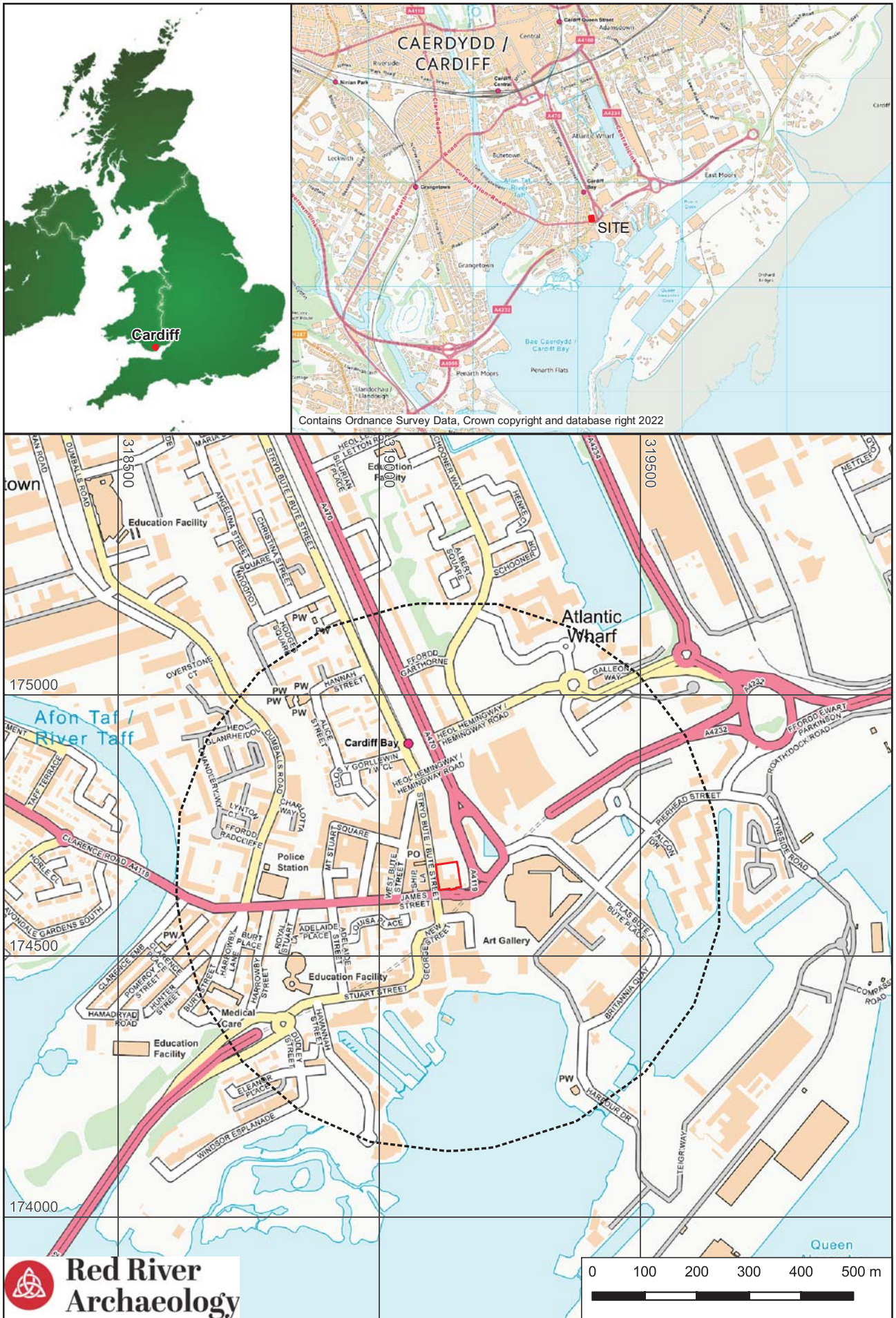



Figure 1 - Site location.



Key:

 Site Boundary

 Study Area (500m)

HER Data

 HER Core_point

 Roman Road_line

 Rail_line

 Canal_line

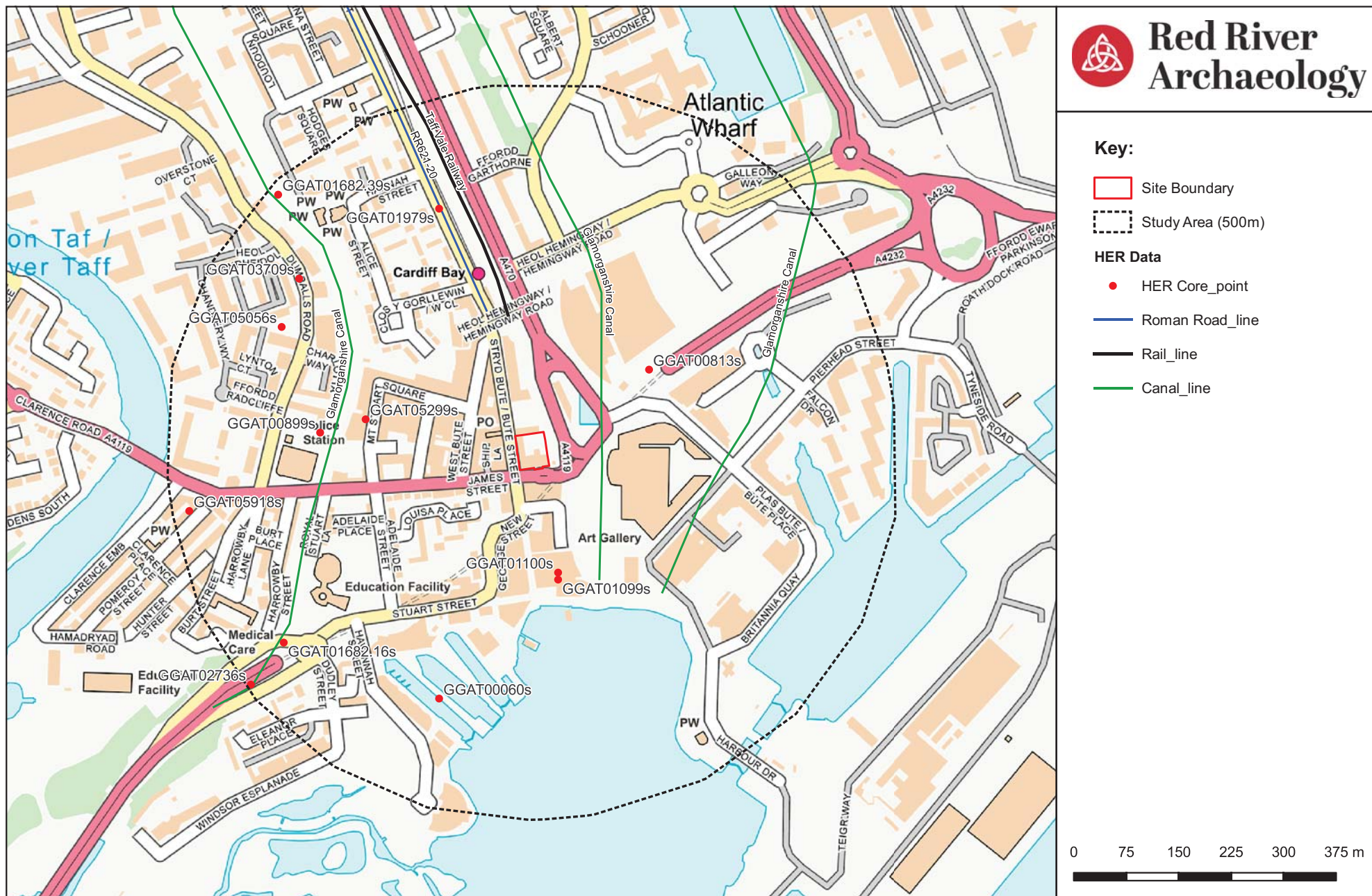


Figure 2 - Cultural Heritage (CH) sites within the study area (500m).

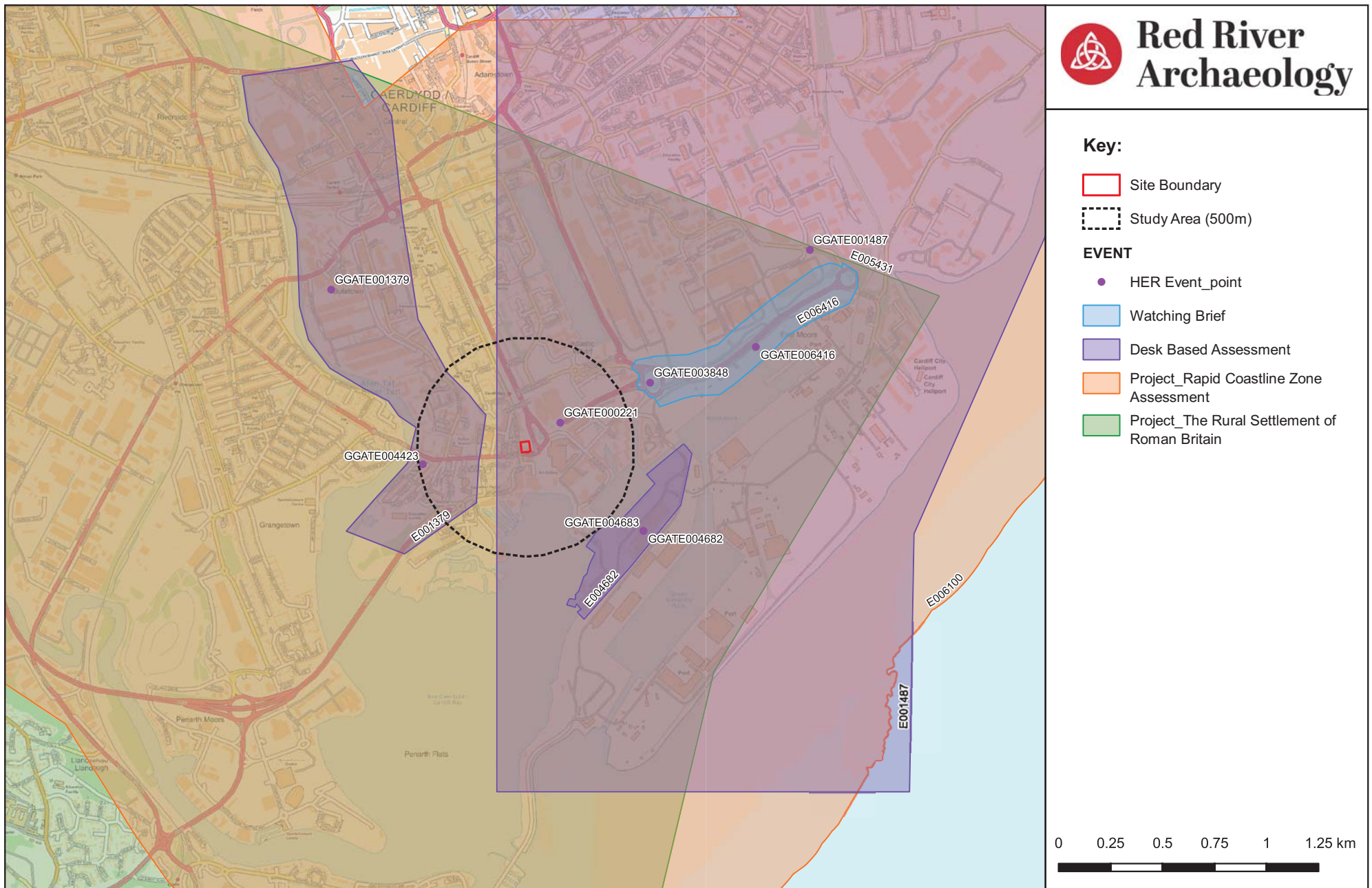


Figure 3 - Previous archaeological events within the study area (500m).



Figure 4 - Tithe map (1845).



Figure 5 - Glamorgan Sheet XLVII (Surveyed 1878-1879, Published 1885).



Figure 6 - Glamorgan Sheet XLVII.NE (Revised 1898-1899, Published 1901).

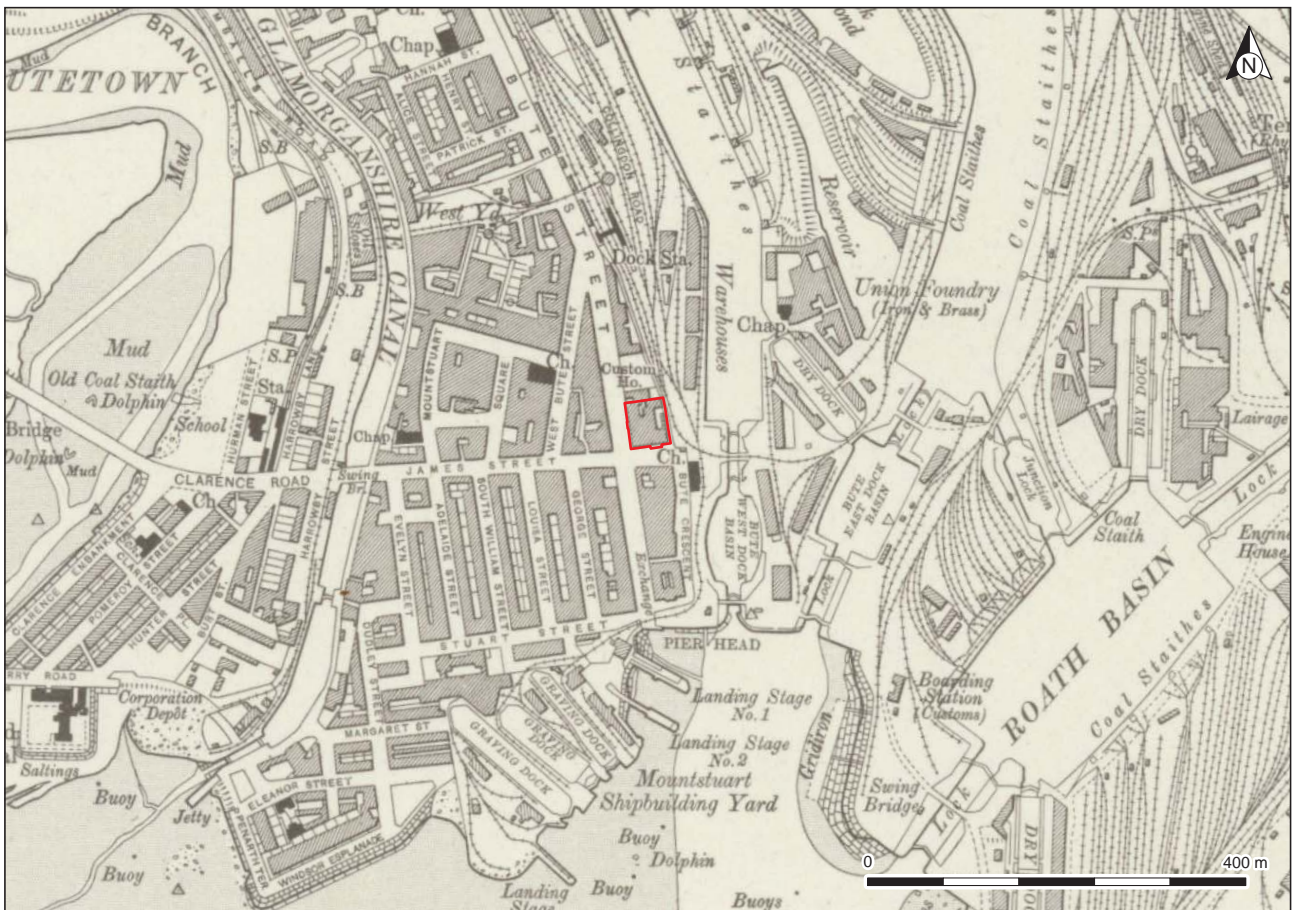


Figure 7 - Glamorgan Sheet XLVII.NE (Revised 1915, Published 1922).

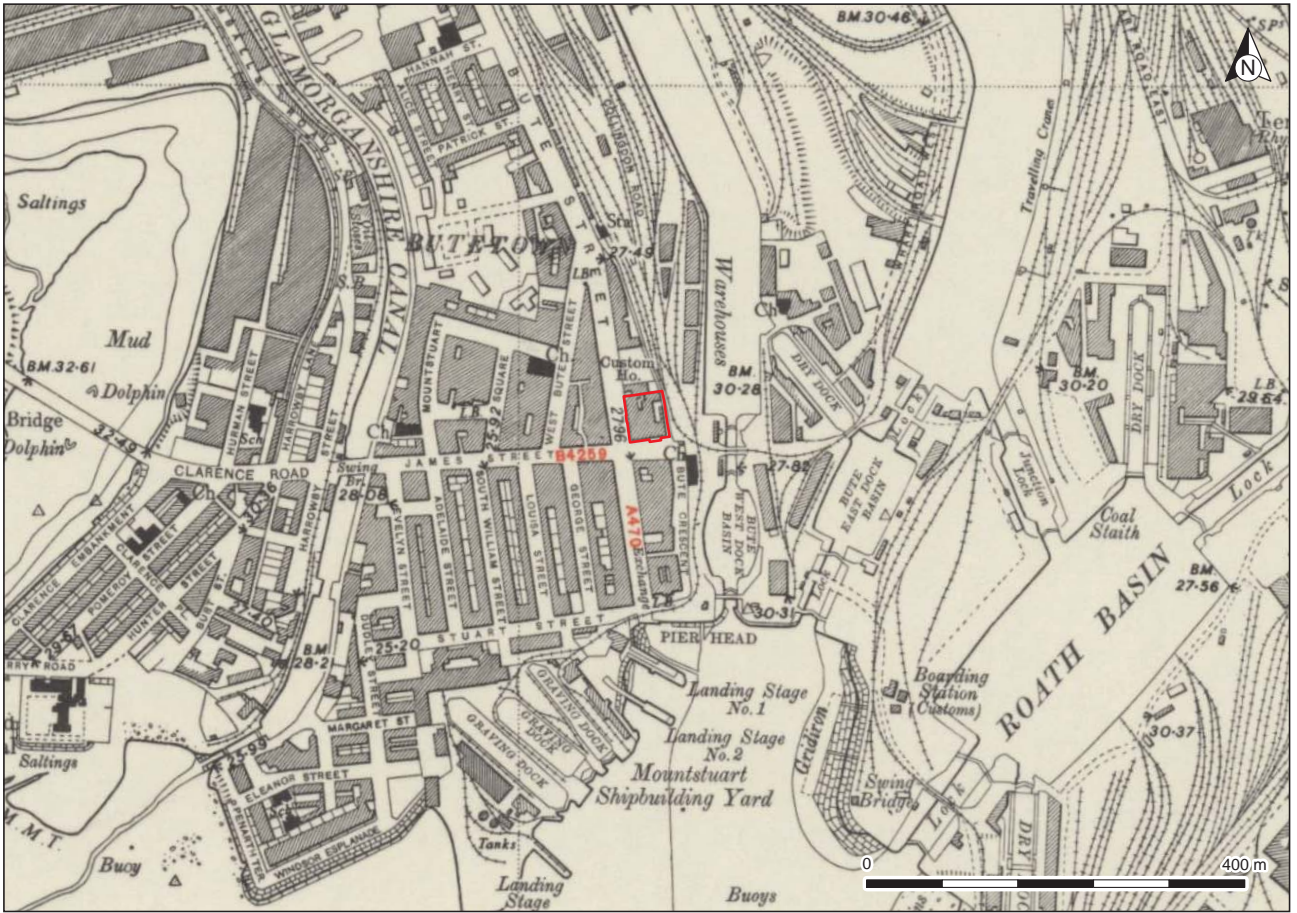


Figure 8 - Glamorgan Sheet XLVII.NE (Revised 1947, Published ca. 1949).



Plate 1 - Merchant Place, looking northwest



Plate 2 - Cory's Building, looking northeast



Plate 3 - Courtyard entrance to rear of Merchant Place and Cory's Building, looking northeast



Plate 4 - Cast Iron Posts and Railings (LB 13985) beside courtyard entrance, looking southeast



Plate 5 - Cast iron structure to south of courtyard entrance, looking southeast



Plate 6 - *In situ* rear extension to Merchant Place, looking southwest



Plate 7 - Southwest corner of courtyard showing evidence of previous abutting structures, looking southeast



Plate 8 - Rear of Cory's Building showing evidence of previous abutting structures, looking west



Plate 9 - North wall of courtyard showing evidence of previous abutting structures, looking northwest



Plate 10 - Partial floor surface from previous structure, looking northeast



Plate 11 - Partial floor surface and wall foundations from previous structure, looking southwest