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WRITTEN SCHEME OF INVESTIGATION
FOR A HERITAGE IMPACT ASSESSMENT
AT MOUNT SEVERN, GLAN-Y-NANT, LLANIDLOES, POWYS

Prepared for:
Charles Cowan Architects

Planning Application No: P/2018/0449
Project No: 2620

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Figure 1. Site location

Figure 2. Detailed plan of the site

Summary

This Written Scheme of Investigation (WSI) details the proposal for an Desk Based Heritage Impact Assessment and Site Visit associated with the proposed development works at the Mount Severn, Glan-y-Nant, Llanidloes, Powys centred on SN 94269 84035. It has been prepared by Archaeology Wales Ltd for Charles Cowen Architects, on behalf of their client, as part of the submission of a planning application (planning application no. P/2018/0449). The local planning authority is Powys County Council.

The purpose of the proposed Heritage Impact Assessment is to highlight and assess the impact of the proposed development on the historic environment, with particular reference to the Grade II Listed Building of Mount Severn (Ref. No. 8353) and its surrounding gardens.

All work will be undertaken in accordance with the standards and guidelines of the Chartered Institute for Archaeologists (2014).

1. Introduction and planning background

This WSI details the proposal for an Heritage Impact Assessment to be undertaken in association with the proposed groundworks, including new retaining walls, landscaping and associated engineering works at Mount Severn, Glan-y-Nant, Llanidloes, Powys, centred on SN 94269 84035 (Figure 1 and 2). Planning application number P/2018/0449, the local planning authority is Powys County Council (PCC).

This WSI has been prepared by Philip Poucher, Archaeology Wales Ltd (henceforth - AW) at the request of Charles Cowan Architects on behalf of their client. It provides information on the methodology that will be employed by AW during a Heritage Impact Assessment and Site Visit.

The proposed groundworks will be undertaken in the grounds surrounding and associated with the Grade II Listed Building of Mount Severn (Ref.No.8353), built in 1826 as a residence for the then mayor John Hunter, with later alterations in *circa* 1900 and some modern conversions and a change of use to an outdoor activities centre. This house may have been surrounded by formal gardens, forming an important setting to the house, but the survival of historic garden feature is not currently known.

The methodology set out in this WSI has been agreed with Clwyd-Powys Archaeological Trust – Planning Services (CPAT-PS) in its capacity as archaeological advisors to the local planning authority (PCC). Due to the potential impact on the Grade II listed house and its former formal gardens CPAT-PS recommended that a

detailed desk-top study and site visit be undertaken to better quantify the extent of archaeological remains associated with the house and gardens and assess the impact of the proposed development. These recommendations were laid out in an email to PCC dated 22/5/18. The purpose of the proposed Heritage Impact Assessment is to provide the local planning authority with the information they have requested in respect of the proposed development, the requirements for which are set out in Planning Policy (revised edition 9, 2016), Section 6.5 and Technical Advice Note (TAN) 24: The Historic Environment (2017). The work is to highlight and assess the impact of the proposed development on the archaeological resource.

All work will conform to the Standard and Guidance for Archaeological Desk Based Assessment (ClfA 2014) and be undertaken by suitably qualified staff to the highest professional standards. AW is a Registered Organisation with the ClfA.

2. Development Details & Site Description

The proposed development comprises plans to install new garden walling and terraces around the house, including associated landscaping and engineering works. The walls will be a mix of mortared stone walls, rendered concrete walls and dry stone walling. New tree planting is also proposed.

Mount Severn is a Grade II listed house (ref.8353), originally built in 1823 for the then mayor, John Hunter. It was built on the site of Penygraig cottage. Alterations were carried out in *circa* 1900, and more recently it was converted for use as a youth activity centre. The building itself is two-storey with roughcast elevations, a hipped slate roof and stone chimneys. The main elevation is south facing, the house is approached by a tree-lined drive from the east, and the main entrance sits within the lower two-storey extension of *circa* 1900 set at right angles to the main south-facing elevation.

The house sits on the south-facing slopes of the Severn Valley, approximately 1.2km to the west of Llanidloes in central Powys. The river lies approximately 30m to the south of the house, flowing west to east, and much of the grounds, along with the lower valley slopes, are covered in woodland. Other than Llanidloes to the east, and a small residential development on the south side of the valley, with another further along the valley to the west, the area is predominantly agricultural, and largely pastoral, with a settlement pattern of dispersed farmsteads and dwellings.

The underlying geology of the area comprises mudstone of the Caerau Mudstones Formation, overlain by gravel, sand, silt and clay alluvium within the valley below the house (BGS 2018).

3. Objectives

The primary objective will be to assess the impact of the development proposals on the historic environment by means of a Desk Based Heritage Impact Assessment and Site Visit. This work will be undertaken following guidance laid out within *Managing Heritage Impact Assessment in Wales*, produced by Cadw in May 2017.

The aim will be to take a full account of the merits of the existing buildings, including adjacent and non-designated heritage assets and their settings. It will gather enough information to understand the significance of any heritage assets affected and assess the impact of the proposals on those assets. This will help inform future decision making, design solutions and potential mitigation strategies.

The work will include a comprehensive assessment of regional context within which the evidence rests and will aim to highlight any relevant research issues within national and regional research frameworks. The work will result in a report that will provide information of sufficient detail to allow informed planning decisions to be made which can safeguard the heritage resource.

4. The proposed archaeological work

The aim of the work will be to establish and make available information about the archaeological resource existing on the site, with specific reference to the Listed Building and surrounding formal gardens that may be affected. The work will include the following elements:

- Detailed desk-based study (Stage 1)
- A site visit (Stage 2)
- The production of an illustrated report (Stage 3)
- Archiving (Stage 4)

5. Method Statement for a Detailed Desk Based Study (Stage 1)

The desk based study will consider the following:

a) The examination of the significance of the existing buildings and their setting, and their relationship to adjacent and non-designated heritage assets through assessment of various readily available primary sources:

1. Collation and assessment of all relevant information held in the regional HER at Clwyd-Powys Archaeological Trust, Welshpool, within a 500m radius of the development site. This will include both designated and non-designated sites.
2. Assessment of all available reports and archives including unpublished and unprocessed material affecting the site and its setting.
3. Assessment of all relevant extant aerial photographic (AP) evidence. This will

include those held by the regional HER and the Central Register of Air Photography for Wales, in Cardiff.

4. All sources indexed in the County Archive, and as appropriate, site files held by the RCAHMMW.
5. Records held by the developer e.g. bore hole logs, geological/geomorphological information, aerial photographs, maps, plans
6. Map regression analysis using all relevant cartographic sources e.g. All editions of the Ordnance Survey County Series, Tithe and early estate maps (as available). This will include a search of the National Library of Wales Documents and Maps section to find maps and plans of specific reference to the site.
7. Place name evidence
8. Internet sourced satellite imagery and Lidar imagery as available.
9. Assessment of records held at the Portable Antiquities Scheme.
10. Historic documents (e.g. Charters, registers, estate papers).

b) The significance of heritage assets in their context both regionally and nationally and in light of the findings of the desk based study.

c) The history of the site, based on the areas of research outlined above.

d) The potential impact of any proposed development on existing historic assets.

e) The potential for further archaeological remains to be present, which have not been identified in pre-existing archaeological records.

f) The potential for further work, with recommendations if requested and where appropriate for a suitable investigative and/or mitigation methodology.

6. The Site Visit (Stage 2)

The site visit will be a visual walked search of the entire development area. The site visit will include a description of all affected Listed Buildings, associated gardens and their settings. It will consider information on layout, extent, function, architectural style, dates of construction and phasing, materials and their relationship and value in relation to its wider setting. The visit will also consider impact upon and views toward (and from) other heritage assets, including neighbouring listed buildings.

The character, function, condition, vulnerability, potential dating and relationship to other features of each identified site or find will be described fully. The importance of the site or find will be assessed in terms of local, regional or national significance.

A measured and accurate survey of any identified affected features and/or historic garden features will be made. If site conditions allow this will be undertaken using GPS survey equipment, if not detailed measured drawings to survey grade will be undertaken. Illustrations will be drawn to a scale of 1:50, 1:20 and 1:10 as required, and these will be related to Ordnance Survey datum and published boundaries where

appropriate. This survey will be of sufficient detail to allow development proposals to be overlain onto identified historic features.

Written, drawn and photographic records of an appropriate level of detail will be maintained throughout the course of the project. Digital photographs, including metric scales, will be taken using cameras with resolutions of 10 mega pixels or above. Photographs will be taken in RAW format.

7. The production of an illustrated report (Stage 3)

A report will be produced which synthesises the results of stages 1 and 2 and thereby assesses the total archaeological resource within the development area.

The results will be presented in such a way that data and supporting text are readily cross-referenced. The regional HER Officer will be contacted to ensure that any sites or monuments not previously recorded in the HER are given a Primary Record Number (PRN) and that data structure is compatible with the HER. The historical development of the site will be presented in phased maps and plans comprising clearly, the outline of the site.

Within the report an attempt will be made to indicate areas of greater or lesser archaeological significance and the sites will be ranked in level of overall archaeological importance (locally, regionally and nationally).

All relevant aerial photographs and historic maps will be included and be fully referenced. Any site photographs included in the report will be appropriately captioned and clearly located on a suitably scaled site plan.

The report will specifically include the following:

1. a copy of the design brief
2. a location plan
3. all identified sites plotted on an appropriately scaled plan of the proposal site
4. a description of the assets and their setting
5. a summary of the significance of the assets and their setting
6. a gazetteer of all located sites and finds with full dimensional and descriptive detail including grid reference and period

Copies of the report will be sent to: The client, CPAT-PS, and for inclusion in the regional HER. Digital copies will be provided in pdf format if required.

Any further stages of archaeological work, after the submission of the report for stages one and two outlined above, will be the subject of an additional CPAT-PS curatorial brief against which a further AW specification will be drawn up.

8. Archiving (Stage 4)

A project archive will be prepared in accordance with the National Monuments Record (Wales) agreed structure and be deposited with the National Monuments Records, held and maintained by the RCAHMW, Aberystwyth, on completion of site analysis and report production. It will also conform to the guidelines set out in *The National Standard and Guidance to Best Practice for Collecting and Depositing Archaeological Archives in Wales 2017* (**National Panel for Archaeological Archives in Wales 2017**). The digital archive will be deposited with the NMR.

Although there may be a period during which client confidentiality will need to be maintained, the report and the archive will be deposited not later than six months after completion of the work.

Other significant digital data generated by the survey (ie AP plots, EDM surveys, CAD drawings, GIS maps, etc) will be presented as part of the report on a CD/DVD. The format of this presented data will be agreed with the curator in advance of its preparation.

9. Staff

The project will be managed by Philip Poucher MCI(A) (AW Project Manager) and the assessment undertaken by suitably trained and experienced AW staff. Any alteration to staffing before or during the work will be brought to the attention of CPAT-PS and the client.

Additional Considerations

10. Health and Safety

10.1. Risk assessment

Prior to the commencement of the site visit AW will carry out and produce a formal Health and Safety Risk Assessment in accordance with *The Management of Health and Safety Regulations 1992*. A copy of the risk assessment will be kept on site and be available for inspection on request. A copy will be sent to the client (or their agent as necessary) for their information. All members of AW staff will adhere to the content of this document.

10.2. Other guidelines

AW will adhere to best practice with regard to Health and Safety in Archaeology as set out in the FAME (Federation of Archaeological Managers and Employers) health and safety manual *Health and Safety in Field Archaeology (2002)*.

11. Insurance

AW is fully insured for this type of work, and holds Insurance with Aviva Insurance Ltd and Hiscox Insurance Company Limited through Towergate Insurance. Full details of these and other relevant policies can be supplied on request.

12. Quality Control

12.1. Professional standards

AW works to the standards and guidance provided by the *Chartered Institute for Archaeologists*. AW fully recognise and endorse the Chartered Institute for **Archaeologists'** *Code of Conduct*, *Code of Approved Practice for the Regulation of Contractual Arrangements in Field Archaeology* and the *Standard and Guidance for archaeological watching briefs* currently in force. All employees of AW, whether corporate members of the Chartered Institute for Archaeologists or not, are expected to adhere to these Codes and Standards during their employment.

12.2. Project tracking

The designated AW manager will monitor all projects in order to ensure that agreed targets are met without reduction in quality of service.

13. Arbitration

Disputes or differences arising in relation to this work shall be referred for a decision **in accordance with the Rules of the Chartered Institute of Arbitrators'** *Arbitration Scheme for the Institute for Archaeologists* applying at the date of the agreement.

14. References

Chartered Institute for Archaeologists, 2014. *Standards and Guidance for an Archaeological Desk Based Assessment*.

Cadw, 2017. *Managing Heritage Impact Assessment in Wales*.

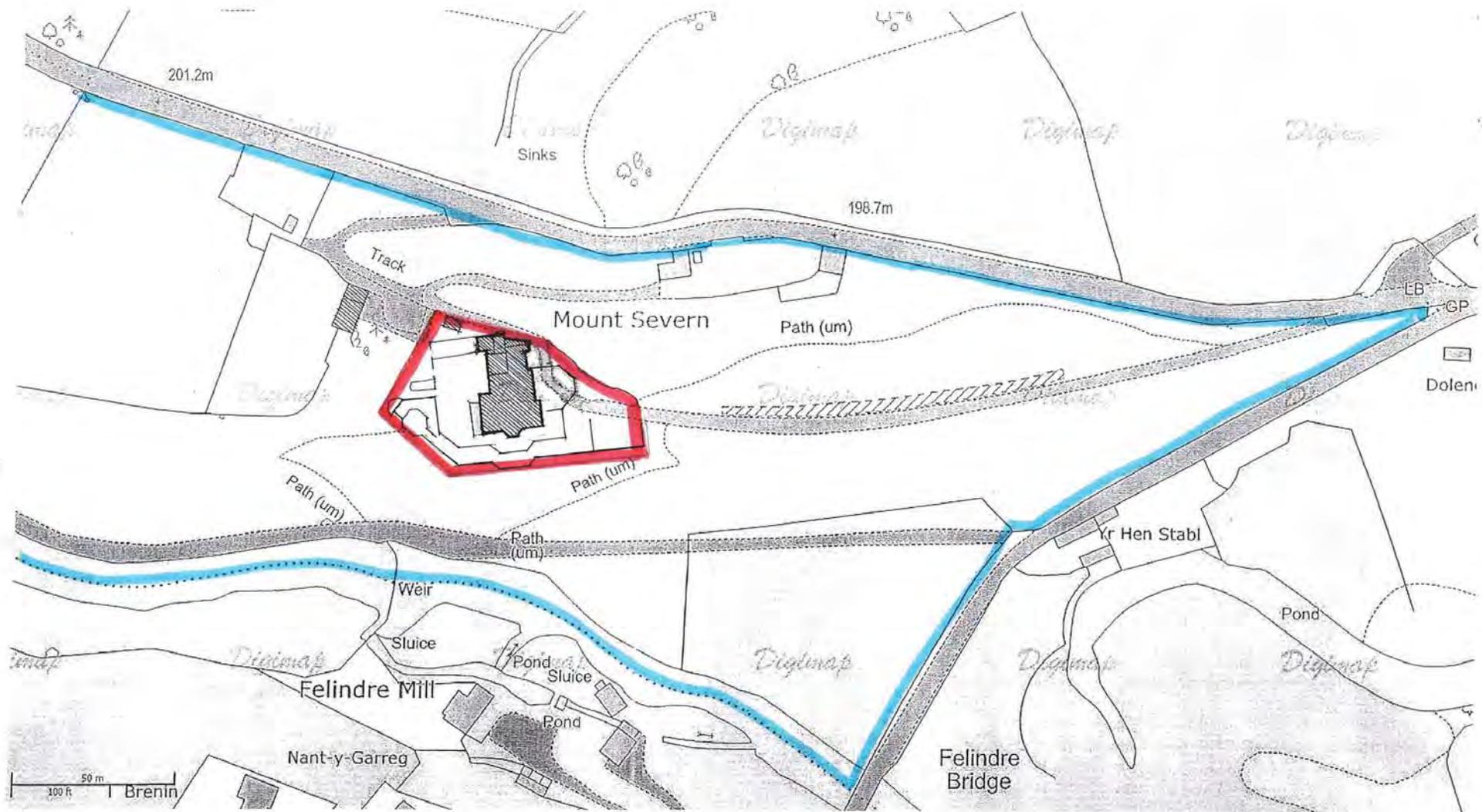
www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html - Accessed 06/06/2018.



Figure 1: Location plan, 1:25,000 @ A4

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Site Location Plan Scale 1:1250

**PROPOSED LANDSCAPE AND ENGINEERING WORKS
AT MOUNT SEVERN, LLANIDLOES**

RIBA 
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date	APRIL 13	drawn	CC
dwg No	718/L01	revision	