

WRITTEN SCHEME OF INVESTIGATION

FOR AN ARCHAEOLOGICAL

**BUILDING RECORDING LEVEL 3 AT ERWALLO UCHAF,
DOLYWERN, PONTFADOG, LLANGOLLEN, LL20 7AG**

Prepared for:

Mr Jim Ashworth

Project No: 2609

17/04/2018



Contents	Page
Summary	3
1. Introduction and planning background	3
2. Site Description	4
3. Archaeological background	4
4. Objectives	4
4.1. Site Specific Research Aims.....	5
5. Timetable of works	5
5.1. Fieldwork.....	5
5.2. Report delivery.....	5
6. Details of work	5
6.1. Desktop research phase.....	5
6.2. Building Investigation.....	6
6.3. Recording.....	7
7. Monitoring	7
8. Archive and Reporting programme	7
8.1. Archive.....	7
8.2. Reports and archive deposition.....	8
9. Staff	9
Additional Considerations	9
10. Health and Safety	9
10.1. Risk assessment.....	9
10.2. Other guidelines.....	9
11. Community Engagement and Outreach	10
12. Insurance	10
13. Quality Control	10
13.1. Professional standards.....	10
13.2. Project tracking.....	10
14. Arbitration	10
15. References	11

Figure 1. Map with location of site

Figure 2. Building Plans

Summary

This Written Scheme of Investigation (WSI) details a programme of Archaeological Building Recording to be undertaken by Archaeology Wales Ltd at the request of Mr Jim Ashworth.

The Archaeological Building Recording will consist of a Level 3 standard according to Historic England 'Understanding Historic Buildings' guidelines. It will be undertaken prior to the commencement of works associated with the proposed redevelopment of Erwallo Uchaf, Dolywern, Pontfadog, Llangollen, LL20 7AG, centred on SJ21847 37770.

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 methodology for a programme of Archaeological Building Recording, Level 3 to be undertaken in association with the proposed redevelopment of Erwallo Uchaf, Dolywern, Pontfadog, Llangollen, LL20 7AG, centred on SJ21847 37770. This document will support a forthcoming Planning Application.

This WSI has been prepared by Kate Pitt, Project Officer, Archaeology Wales Ltd (henceforth - AW) at the request of Mr Jim Ashworth (henceforth – the client).

The methodology set out in this WSI has been agreed with M J Walters, Development Control Archaeologist, Clwyd-Powys Archaeological Trust (CPAT), in his capacity as archaeological advisors to the local planning authority. CPAT has recommended that an Archaeological Building Recording Level 3 of the building is undertaken to support a forthcoming planning application to assess and mitigate the impact of the proposed redevelopment on the archaeological resource.

The purpose of the archaeological Building Recording Level 3 is to provide the local planning authority with sufficient information regarding the nature of archaeological remains on the site of the development, the requirements for which are set out in Technical Advice Note (TAN) 24: The Historic Environment 2017. The work is to ensure that all archaeological and historical components of the affected building are fully investigated and recorded if they are to be disturbed or revealed as a result of activities associated with the development.

All work will be undertaken to the standards and guidance set by the Chartered Institute for Archaeologists (2014). AW is a Registered Organisation with the CIfA.

2. Site Description

The site lies on the north side of the Ceiriog Valley, to the north of Old Road, c.2km to the east of Glyn Ceiriog. The site is at c.250m AOD on land which slopes steeply downwards to the river to the south-west.

The solid geology is Elwy Formation: mudstone, siltstone, sandstone, with no drift geology being recorded (British Geological Survey, 2017).

3. Archaeological background

The building is not currently recorded within the Historic Environment Record, but appears to be of possible architectural and archaeological interest as a substantially intact stone farmhouse with attached barn and later extensions at the rear. The barn has timber-framed elements. The buildings would appear to be 18th century, or possibly earlier, in date.

Erwallo Uchaf is a historic name recorded by the 2nd edition Ordnance Survey map of 1898-1908. The site is marked with buildings labelled Erwallo on the Tithe Map of 1839.

4. Objectives

This WSI sets out a program of works to ensure that the Archaeological Building Recording Level 3 will meet the standard required by The Chartered Institute for Archaeologist's *Standard and Guidance for Archaeological Building Investigation and Recording* (2014) and according to Historic England's *Understanding Historic Buildings: A Guide to Good Recording Practice* (2016).

The primary objective of the Building Recording will be to describe and record, by means of high resolution digital photography and measured drawings, all of the key internal and external components of the affected building(s) so that a permanent record survives prior to demolition or renovation. This will be completed by means of an English Heritage Level 3 Building survey.

Level 3 is an analytical record, and will comprise an introductory description followed by a systematic account of the building's origins, development and use. The record will include an account of the evidence on which the analysis has been based, allowing the validity of the record to be re-examined in detail.

It will also include all drawn and photographic records that may be required to illustrate the building's appearance and structure and to support an historical analysis.

Other recent structures existing on the site will be recorded by means of digital photography.

The work will result in a report, which will provide a comprehensive record of all the work undertaken.

4.1. Site Specific Research Aims

It is important to recognize that whilst primarily designed to mitigate impacts, developer-led archaeology is also regarded as research activity with an academic basis, the aim of which is to add to the sum of human knowledge. Curators recognize the desirability of incorporating agreed research priorities as a means of enhancing the credibility of the development control process, ensuring cost-effectiveness and legitimately maximizing intellectual return.

A research framework for the archaeology of Wales has been produced (2011-2014) and currently in the process of review. This Archaeological Building Recording Level 3 has the capacity to identify areas where subsequent mitigation may contribute to the following research aims regarding post-medieval and industrial archaeology in Wales: study of any aspects relating to agriculture and small-scale post-medieval industry, location of key industrial sites of all types, assessment of technological advances.

The task of examining the archaeological resource for agriculture is made more urgent by current uncertainty as to the future of the farming industry, and the likelihood that many more agricultural buildings will be adapted as part of agricultural diversification programmes.

5. Timetable of works

5.1. Fieldwork

The programme of Archaeological Building Recording Level 3 will be undertaken prior to the commencement of works associated with the proposed development. Archaeology Wales will update CPAT with the exact date.

5.2. Report delivery

The report will be submitted to the client and to CPAT within three months of the completion of the fieldwork. A copy of the report will also be sent to the regional HER.

6. Details of work

6.1. Desktop research phase

In terms of search for a historic environment or archaeological appraisal only readily available material will be consulted. The search will consider the building to be investigated and its relationship to other archaeological and historical sites within its setting, by means of search of various readily available primary sources:

1. Designated areas (Historic Landscapes, Conservation Areas, Scheduled Ancient Monuments, Registered Parks & Gardens, Registered Battlefields)
2. Non-designated sites and listed buildings.

3. Excavation reports and archives affecting the site and its setting.
4. Relevant extant aerial photographic (AP) evidence.
5. 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).
6. Place name evidence
7. Internet sourced satellite imagery
8. Historic documents (e.g. Charters, registers, estate papers).

6.2. Building Investigation

The Level 3 Archaeological Building Recording will be undertaken by a suitably experienced Building Recording Archaeologist who will be able to 'read' the structure and record the important details. The photographic and drawn record will be a comprehensive record to archive standard of the existing buildings and structures, both externally and internally. The following will be considered:

- Site layout and organisation
- Function
- Materials, method of construction
- Fenestration
- Internal arrangements
- Original fixtures and fittings
- Subsequent fixtures and fittings
- Evidence of use and status
- Date/period of initial build and subsequent alterations

The building has been in active use until recently and it is understood that the interior of the structure is in relatively good condition and accessible. It is not anticipated that there will be any significant constraint to the ability to record the exterior or interior of the structure. Should this prove to be the case however further consultation with CPAT will be undertaken on the appropriate level of internal recording required.

The work will be completed in accordance with CIfA Standard and Guidance for the archaeological investigation and recording of standing buildings or structures (2014) and to a standard equivalent to Historic England Level 3 (Historic England (formerly English Heritage) '*Understanding Historic Buildings: A Guide to Good Recording Practice*' 2016).

All photographs will be taken in a high resolution digital format. For both general and specific photographs, a photographic scale shall be included. The photographic record shall be accompanied by a photographic register detailing as a minimum, feature number, location and direction of shot.

A site plan and measured plans of the buildings will be produced. Wherever possible, existing plans and elevations will be used to supplement the report and further measured plans and elevations may also be provided to illustrate features not more

readily obtained by photography. Plans will be used to highlight photographic locations within the final report.

6.3. Recording

Recording will be carried out using AW recording systems (pro-forma context sheets etc) using a continuous number sequence for all contexts.

Plans and sections will be drawn to a scale of 1:50, 1:20 and 1:10 as required and related to Ordnance Survey datum and published boundaries where appropriate.

All features identified will be tied in to the OS survey grid and fixed to local topographical boundaries.

Photographs will be taken in digital format with an appropriate scale, using a 12MP camera with photographs stored in Tiff format.

7. Monitoring

CPAT will be contacted approximately five days prior to the commencement of archaeological survey works, and subsequently once the work is underway.

Any changes to the WSI that AW may wish to make after approval will be communicated to CPAT for approval on behalf of Planning Authority.

Representatives of CPAT will be given access to the site so that they may monitor the progress of the building recording.

8. Archive and Reporting programme

8.1. Archive

8.1.1. Site archive

An ordered and integrated site archive will be prepared in accordance with: Management of Research Projects in the Historic Environment (MoRPHE) (Historic England 2006) upon completion of the project.

The site archive will be prepared in accordance with the National Monuments Record (Wales) agreed structure and deposited with an appropriate receiving organisation, in compliance with CIfA Guidelines (*Standard and guidance for the creation, compilation, transfer and deposition of archaeological archives*, 2014). The legal landowners consent will be gained for deposition of finds.

8.1.2. Analysis

Following a rapid review of the potential of the site archive, a programme reporting will be undertaken. This will result in the following inclusions in the final report:

- Non-technical summary
- Location plan showing the building/s assessed by the building recording, with all structures and features investigated
- Plan and elevation drawings with ground level, ordnance datum and vertical and horizontal scales.
- Written description and interpretation of all structural features identified, including their character, function, potential dating and relationship to adjacent features.
- Conclusion(s) as appropriate of all the structural remains investigated.
- A discussion of the local, regional and national context of the building by means of reviewing published reports, unpublished reports, historical maps, documents from local archives and the regional HER as appropriate.
- Appendices as appropriate including maps, drawings and photographs taken.

8.2. Reports and archive deposition

8.2.1. Report to client

Copies of all reports associated with the building survey, together with inclusion of supporting evidence in appendices as appropriate, including photographs and illustrations, will be submitted to the client, the Local Planning Authority and the Development Control Archaeologist at Clwyd-Powys Archaeological Trust (Mark Walters mark.walters@CPAT-DC.org.uk) On approval the final report should be submitted in high resolution PDF format to the Historic Environment Record Officer (Gary Duckers gary.duckers@CPAT-DC.org.uk), Clwyd- Powys Archaeological Trust for inclusion within the Historic Environment Record.

Archaeology Wales will obtain copies of the HER Deposition Guidance and HER Depositor Licence from the HER Officer (Gary Duckers gary.duckers@CPATDC.org.uk) before any reports or archives are submitted to the Clwyd-Powys Archaeological Trust Historic Environment Record.

8.2.2. Additional reports

After an appropriate period has elapsed, copies of all reports will be deposited with the relevant county Historical Environment Record, the National Monuments Record and, if appropriate, Cadw.

8.2.3. Summary reports for publication

Short archaeological reports will be submitted for publication in relevant journals; as a minimum, a report will be submitted to the annual publication of the regional CBA group or equivalent journal.

8.2.4. Notification of important remains

Where it is considered that remains have been revealed that may satisfy the criteria for statutory protection, AW will submit preliminary notification of the remains to Cadw.

8.2.5. Archive deposition

The final archive (site and research) will, whenever appropriate, be deposited with a suitable receiving institution, usually the relevant Local Authority museums service. Arrangements will be made with the receiving institution before work starts.

Although there may be a period during which client confidentiality will need to be maintained, copies of all reports and the final archive will be deposited no later than six months after completion of the work.

Copies of all reports, the digital archive and an archive index will be deposited with the *National Monuments Record*, RCAHMW, Aberystwyth.

Wherever the archive is deposited, this information will be relayed to the HER. A summary of the contents of the archive will be supplied to CPAT.

9. Staff

The project will be managed by Irene Garcia-Rovira (AW Project Manager) and the fieldwork undertaken by Kate Pitt from Archaeology Wales Ltd. Any alteration to staffing before or during the work will be brought to the attention of CPAT and the client.

Additional Considerations

10. Health and Safety

10.1. Risk assessment

Prior to the commencement of work 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. Community Engagement and Outreach

Wherever possible, AW will ensure suitable measures are in place to inform the local community and any interested parties of the results of the survey work. This may occur during the site investigation work or following completion of the work. The form of any potential outreach activities may include lectures and talks to local groups, interested parties and persons, information boards, flyers and other forms of communication (social media and websites), and press releases to local and national media. This will be discussed with and in agreement with the client. The form of any outreach will respect client confidentiality or contractual agreements. As a rule, outreach will be proportional to the size of the project.

Where outreach activities have a cost implication these will need to be negotiated in advance and in accordance with the nature of the desired response and learning outcomes.

12. 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.

13. Quality Control

13.1. 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 building investigation and recording* 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.

13.2. 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.

14. Arbitration

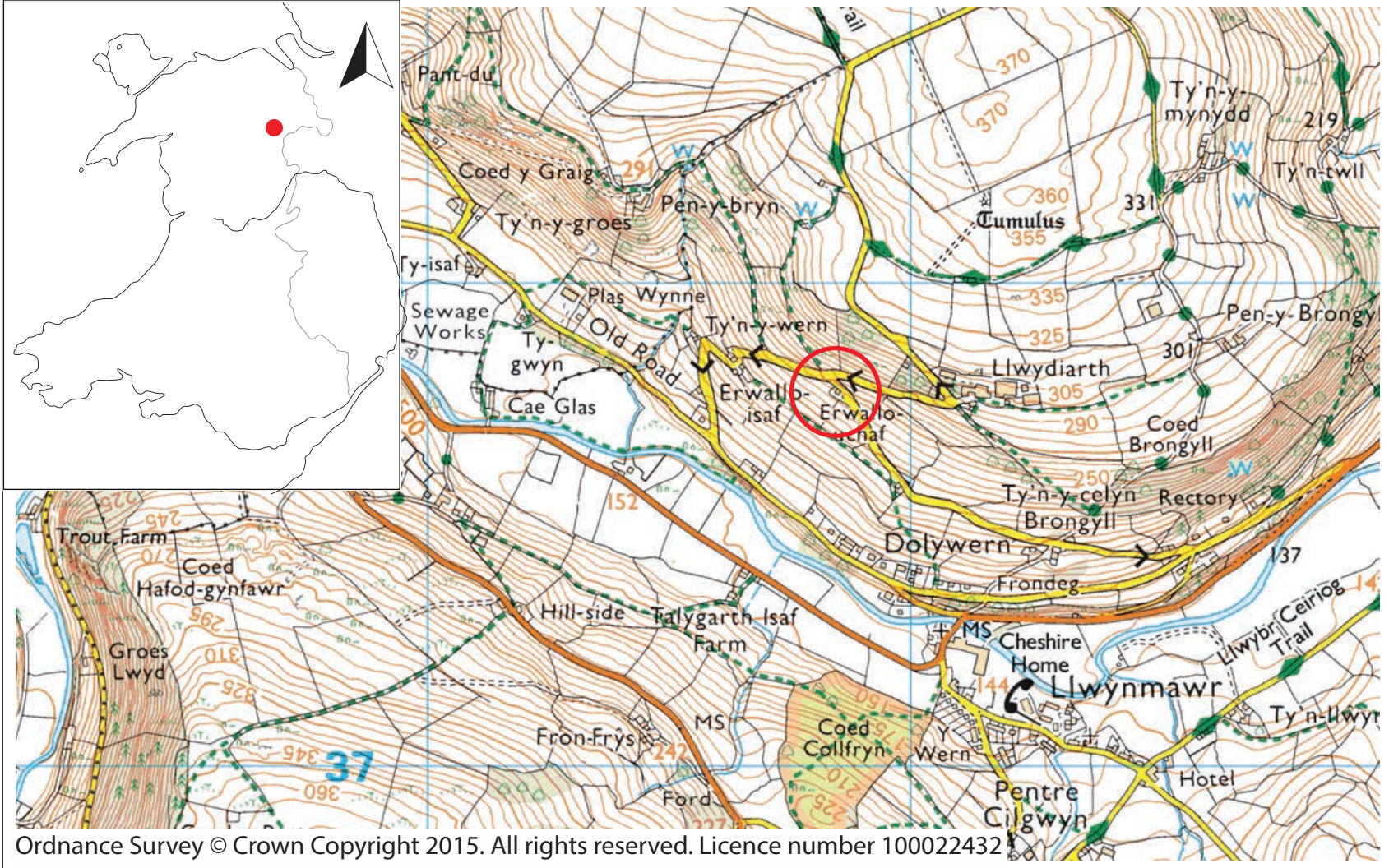
Disputes or differences arising in relation to this work shall be referred for a decision in accordance with the Rules of the Chartered Institute of Arbitrators' *Arbitration Scheme for the Institute for Archaeologists* applying at the date of the agreement.

15. References

British Geological Survey: <http://mapapps.bgs.ac.uk/geologyofbritain/home.html>,
retrieved 17.04.2018

Malaws, B. 2003. *Regional Seminar Paper, Northeast Wales. In A Research Framework for the Archaeology of Wales.*

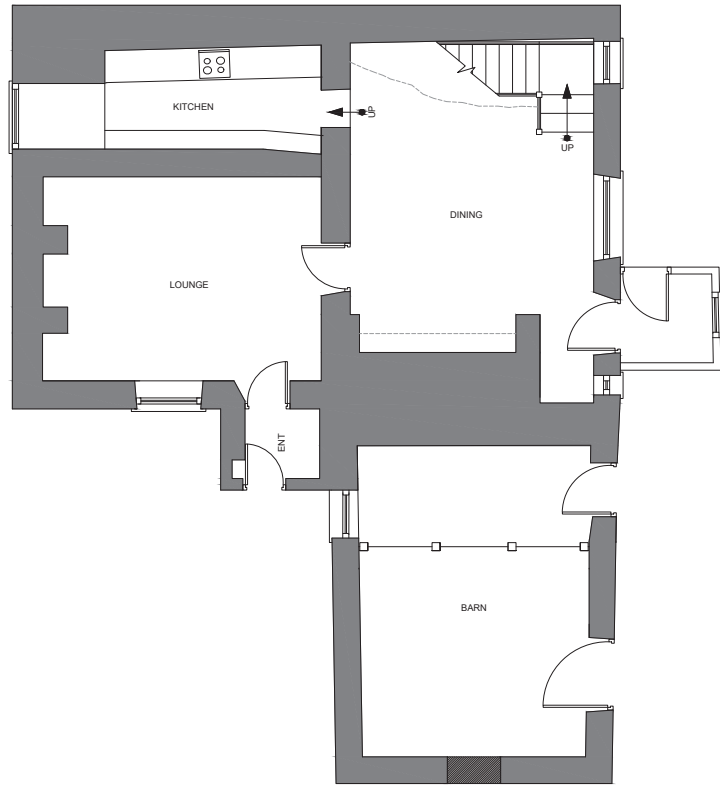
<http://www.archaeoleg.org.uk/pdf/postmed/REGIONAL%20SEMINAR%20NE%20WALES%20POST%20MEDIIEVAL%20AND%20MODERN.pdf>, retrieved 27.9.2017.



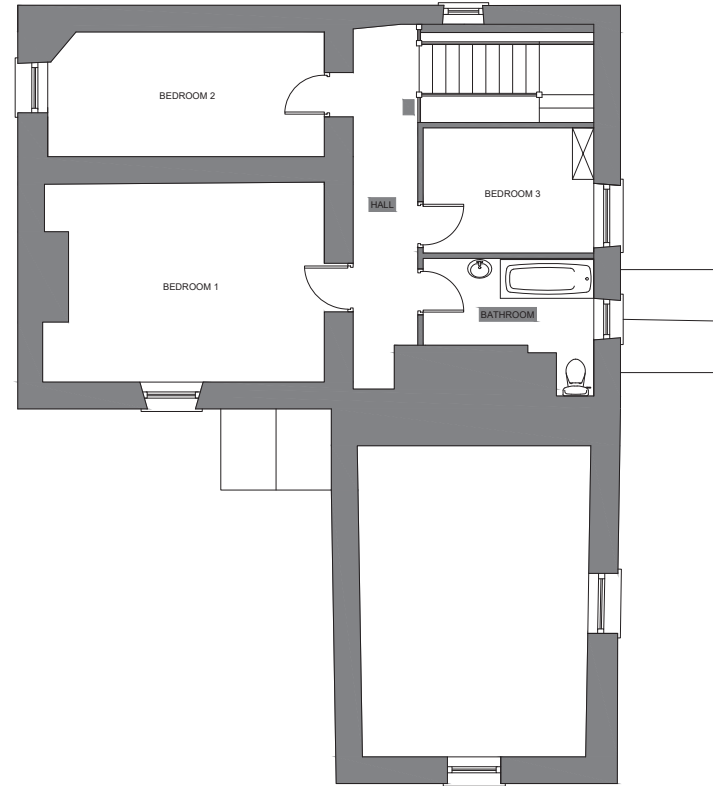
— Location of site

Figure 1
Site location map

GROUND FLOOR PLAN (SCALE 1:50@A1)



FIRST FLOOR PLAN (SCALE 1:50@A1)



DRAWING NO: **EX01A**

The Architect take no responsibility for any dimensions obtained by scaling from this drawing. If no dimension is shown the recipient must ascertain the dimension specifically from the Architect or by site measurement. Supplying this drawing in digital form is solely for convenience and no reliance may be placed on digital data. All data must be checked against hard copy. Dimensions must be checked on site. Any discrepancies must be reported to the Architect immediately.

All drainage runs, connections, inlets, levels and inverts are assumed, these are to be confirmed on site and agreed with LA Building Inspector and Statice (wastewater) if necessary.

This drawing to be read in conjunction with consultants drawings, calculations and report, and the designer's risk assessment (where CDM is compliant).

The Architect will not be held responsible for any works carried out prior to Building Regulations/Planning Approval.

The Architect takes no responsibility for any material/product changes/alterations on site without his/her written consent.

Copyright
These drawings and designs are protected by the copyright design and patent act of 1988 which prevents any copying of the drawing/design without the architect's permission. Under the R.I.B.A standard form of appointment JPH Architects Ltd retain the copyright.



FRONT ELEVATION (SCALE 1:100@A1)



SIDE ELEVATION (SCALE 1:100@A1)



SIDE ELEVATION (SCALE 1:100@A1)



REAR ELEVATION (SCALE 1:100@A1)

DATE	REV	DESCRIPTION	DWN	CHECK
DRAWING NO:		EX01A		
CLIENT:		MR ASHWORTH	PROJECT: PONTFADOG, LLANGOLLEN	
WORK DESCRIPTION:		CONVERSION	DRAWING TITLE: EXISTING FLOOR PLANS	
DATE: 20/1/16	SCALE: 1:50 & 1:100 @A1	PROJECT NO: 33_15		
CAD REF: SKREF	FILE NO: SKREF 33_15	DRAWING TYPE: S		
		J P ARCHITECTS		
8 Brighton road, rhy, I18 3nd		tel: (01745) 350650		em: info@jpharchitects.com
www.jpharchitects.com		www.jpharchitects.com		fax: (01745) 350657
<p><small>Certified Passivhaus Designers & Code for Sustainable Homes Assessors</small></p>				