



**A.P.A.C. Ltd.**

Archaeological Perspectives Analysis Consultancy

**WRITTEN SCHEME OF INVESTIGATION  
FOR A  
PROGRAMME OF ARCHAEOLOGICAL WORK  
HISTORIC BUILDING ANALYSIS AND RECORDING**

**New House Barn, Llanvetherine, Abergavenny**

**Monmouthshire County Council**

**Planning Application No: 2016/01481**



## Summary

*This document comprises a Written Scheme of Investigation for the proposed repair, renovation and conversion of existing listed barn to provide a new dwelling.*

*A planning application was submitted to Monmouthshire County Council (MCC) and arising during the planning process, the proposed work, highlighted the potential for the loss of historical and archaeological resources.*

*As a result of the potential for loss of significant information, a condition was attached to the planning consent requiring a Level 3 Building Recording Survey.*

*This written scheme of investigation details the proposed archaeological programme of work to be undertaken prior any demolition work of the existing building.*

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## Introduction

This Written Scheme of Investigation has been prepared by Dr Neil Phillips, A.P.A.C. Ltd, in response to a proposed Repair, Renovation and Conversion of Existing Listed Building to Provide New Dwelling, Planning. Pl App. No: 2016/01481.

The planning application was applied for by Mr P Brice, Agent for Mr & Mrs Addis and was given approval by Monmouthshire County Council planning (MCC), with conditions; advised by Glamorgan Gwent Archaeological Trust (GGAT), requiring: a listed Building Recording Survey.

The existing buildings are listed Cadw ref: 2863 and are believed to be of post-medieval origin (MON2257/JB) hence the advice for an archaeological restraint.

The restraint advised a level 3 building recording survey as set out in Historic England's 2016 publication 'Understanding Historic Buildings: a Guide to Good Practice' and worded in a similar manner to model condition 73, Welsh Government Circular 016/2014, (ibid.).

*No works to which this consent relates shall commence until an appropriate programme of historic building recording and analysis, has been secured and implemented, in accordance with a Written Scheme of Investigation, which has been submitted to and approved in writing by the Local Planning Authority.*

*Reason: To allow an accurate analytical record of the buildings to be made, before they are demolished, to ensure that the buildings origins, use and development are understood and the main features, character and state of preservation are recorded.*

(MON2257/JB)

This written scheme of investigation outlines the proposed work which will meet the standards laid down by the Chartered Institute for Archaeologists in their standards and guidance for the archaeological investigation and recording of standing buildings or structures.

## Location of the Site

The location of the site, New House Barn, Llanvetherine, NP7 8RH, NGR 336669 216381, is to the south of the village of Llanvetherine and can be reached from the B4521, Old Ross Road; east of Abergavenny, fig 01.

Leave Abergavenny and travel east on the B4521 for approximately 3½miles, and just after a sharp right bend followed by a crossroads is a turn to the right; just before the village.

Take the right turn and continue for approximately ¾ of a mile and the property is on the right.

## Brief archaeological and historical background

In 2006 the farm complex was recorded under Cadw's 'Buildings at Risk' heritage regeneration project.

The work identified the barn range as partially an early-17<sup>th</sup>c timber frame barn with later 18<sup>th</sup>c and 19<sup>th</sup>c alterations, which illustrates the farms development from 17<sup>th</sup>c arable to 19<sup>th</sup>c pastoral, with its demise in the late 20<sup>th</sup> century, (Brice, p2-3, 2016).

An application for listed building consent has been prepared for this site by the architect, Paul Brice, which includes extensive history, as cited above, as well as plans, elevations and some photographs.



## **Rational of the Project**

The proposed development is for: Renovation and Conversion of Existing Listed Building to Provide New Dwelling.

The process will invariably impact upon aspects of the buildings fabric, removing and altering parts this heritage asset.

The Level 3 Building Recording Survey will provide a record of this historic structure allowing through the production of a detailed report, for it to be 'preserved by record'

The work will be achieved by:

- Brief Documentary Research
- A Level 3 building recording survey and analysis.

## **Scope of the Work**

### Documentary research:

Research will undertaken to compile the historical background to the site using available sources that are detailed in the documents included at the planning portal.

Further research will be facilitated by reference to the HER held by GGAT.

### A Level 3 building survey

A full definition of building survey 'levels' can be found in the Historic England Publication Understanding Historic Buildings A guide to good Recording Practice 2016; but the relevant sections are provided below:

#### 5.3 Level 3

Level 3 is an analytical record, and will comprise an introductory description followed by a systematic account of the buildings 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 buildings appearance and structure to support the analysis.

The information contained in the record will for the most part have been obtained through an examination of the building itself. If documentary sources are used they are likely to be those which are readily accessible, such as historic Ordnance Survey Map, trade directories and other published sources. The record will not normally discuss the buildings boarded stylistic or historical context and importance at any length. It may however, form part of a wider survey – thematic or regional, for example – one of a group of buildings, in which additional source material contributes to an overall historical and architectural synthesis. A Level 3 record may also be appropriate when the fabric of a building is under threat but time or resources for detailed documentary research, or where the scope for such research is limited.

## **Procedures**

### The building survey

The survey procedure will be undertaken to record aspects of both the interior and exterior of the building as a whole.



Any structural features of interest will be recorded with descriptions.

Should such structures be of sufficient importance they will be drawn at a scale of 1:10 or 1:20: where appropriate.

The facility for 3D scanning of significant detail will be available should the need arise.

Photographic recording will be undertaken using a digital camera with 14 mg capability with images saved as Tiff files.

Measurements will be taken, where appropriate, with a Leica, Disto and related to the floor plan supplied by the by the client's architect.

A report will be produced, fully representative of information gathered from implementation of the Level 3 survey.

Once completed, a copy of the report will be submitted to the BBNPA Planning for their approval and a further copy will be sent to GGAT HER.

Notes of any confidentiality imposed by the client will be included.

## **Analysis and Reports**

Within three months of the completion of the fieldwork, fully illustrated reports will be submitted to the client, BBNPA (planning), and GGAT Historic Environment Record.

Each report will contain the following elements:

- A non-technical summary.
- A table of contents.
- An introduction with acknowledgements, including a list of all those involved in the project and the location and description of the study area.
- A statement of the project aims.
- The archaeological/historical background of the evaluation area, indicating past and present land use, accompanied by relevant maps, plans and photographs.
- A location plan and gazetteer of areas/sites of known or potential archaeological significance within the project area.
- A summary description of the evaluation results including any archaeologically significant features/deposits or potential features/deposits identified within the each trench.
- A discussion of the location, nature, extent, date, quality, condition and significance of any archaeological deposits/features uncovered, together with a discussion of their relationship with known archaeology in the vicinity.
- Survey and excavation plans at appropriate scales. Each trench will be presented in the report with at least one plan (plan 1:20) and section (scale 1:10) as well as a photograph.
- Other maps, plans, drawings and photographs as appropriate.
- A description of the finds and environmental samples collected including an exposition of the methodologies employed, a statement on the presence or absence of material and an assessment of preservation. A summary interpretation of the finds including reference to any unusual or important features of the assemblage will also be included. Specialist reports will be included of important groups of finds, materials and samples.
- An interpretation of the results with a statement of the significance of any identified archaeological features/sites on a local, regional and national scale.
- An identification of any research implications arising from the work.
- A bibliography of sources consulted and a supplementary bibliography of any sources identified but not available for consultation.
- An index to the project archive and a statement of its location/proposed repository.
- A summary report on the evaluation will be published in a suitable local journal, with a record note presented to the appropriate national period j
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## **Archive**

A copy of the archive will be sent to the RCAHMW.

The project archives will consist of all original records, artefacts, ecofacts/samples and all documentation that relates to the evaluation.

Copies of the Written Scheme of Investigation and any relevant correspondence will be included.

The archives will be prepared according to the Management of Archaeological Projects, English Heritage, Second Edition, (1991) so the records will be fully ordered and indexed.

The archive will comply with the United Kingdom Institute for Conservation (Archaeology Section) Guidelines for the Preparation of Excavation Archives for Long-Term Storage (1990) the Society of Museum Archaeologists Towards An Accessible Archive (1995) and to the reasonable requirements of the designated Museum.

The archives will be deposited within twelve months of the completion of the evaluation and with the agreement of the landowner.

A synopsis of the project will be submitted to CBA Wales.

## **Copyright**

A.P.A.C. Ltd will retain full copyright of any reports and specialist reports, under the Copyright, Designs and Patents Act of 1988 with all rights reserved.

A.P.A.C. Ltd hereby gives permission for the monitoring authority to use any documentation directly relating to the project as described in this Project Design.

## **Health & Safety:**

The Project Team will operate in accordance with the health and safety procedures as set out in:-

- The Health and Safety Work Act (1974) and related legislation.
- The Standing Conference of Archaeology Unit Managers Health and Safety Manual 2002).
- The Council for British Archaeology Handbook no. 6, Safety in Archaeological Fieldwork (1989).
- In accordance with the CDM Regulation, The Project Team will prepare a Risk Assessment in relation to the archaeological works prior to the commencement of the evaluation.

All necessary protective clothing and equipment will be used.

A First-Aid kit and Accident Book will be kept on site at all times, with a Health and Safety file.

Project monitoring:

A.P.A.C. Ltd., understands that the project may require monitoring involvement. As a matter of courtesy, a copy of this written scheme of investigation will be sent to the monitoring authority (BBNPA).



## **Project Management**

Dr Neil Phillips, A.P.A.C. Ltd, will manage the project.

Dr N. Phillips has been active in archaeology since 1997, completing his 1<sup>st</sup> degree in 1999 followed by a research Phd in 2004. Dr Phillips started and has been director of A.P.A.C. Ltd since 2004. A.P.A.C. Ltd is an archaeological consultancy specialising in landscape archaeology and survey work. Currently at AIFA standard he is about to apply for an upgrade to MIFA. Steve Clarke MIFA of Monmouth Archaeology has agreed to cover him in this regard if the need arises. Dr Phillips interests lie locally with the medieval period and industrial period although he has been involved in international Palaeolithic projects both in the UK as well as Europe and Africa. Scibd currently carries a range of archaeological projects completed by APAC Ltd (search APAC. Ltd or Dr N Phillips).

APAC. Ltd has current Public Liability (24765101CHC/000291) & Professional Indemnity (HU PI 9129989/1126) Insurance with Towergate.

## **Resources:**

- Project Director: Dr Neil Phillips. (Director; preparation of report text),
- Assistant (Finds & Survey): A.O. Phillips.



**Bibliography and References:**

Chartered Institute of  
Archaeologists.

Code of Conduct and the Code of Approved Practice for the regulation of  
Contractual Arrangements in Field Archaeology. 2014.

Standards and Guidance for the collection, documentation, conservation and  
research of archaeological materials. 2014.

Standards and Guidance for the Archaeological Investigation And Recording of  
Standing Buildings or Structures. 2014.

English Heritage

Management of Archaeological Projects (1991).

GGAT

MON2257/JB. Proposed Repair, Renovation and Conversion of Existing Barn, to  
provide New Dwelling: New House Barn, Llanvetherine, Abergavenny. NP7 8RH.

Historic England

Understanding Historic Buildings *A guide to good Recording Practice*. 2016.

MCC

Application for Listed Building Consent for alterations, extension or demolition of  
a listed building.

Paul Brice  
Architect

Proposed Repair, Renovation and Conversion of Existing Barn, to provide New  
Dwelling: New House Barn, Llanvetherine, Abergavenny. NP7 8RH.

Application for Listed Building Consent, 04/12/2016.

Plans:

Location Plan:

Site Plan, existing:	P03	Dec 16
Ground Floor Plan, existing:	P04	Dec 16
First Floor Plan, existing:	P05	Dec 16
Elevations, existing NE:	P06	Dec 16
Elevations, existing NW:	P07	Dec 16
Elevations, existing SW:	P08	Dec 16
Elevations, existing SE:	P09	Dec 16

The Society of Museum  
Archaeologists

*Towards An Accessible Archive* (1995)

United Kingdom Institute  
for Conservation.  
(Archaeology Section)

Guidelines for the Preparation of Excavation Archives for Long-Term  
Storage (1990)

[www.magic.gov.uk](http://www.magic.gov.uk)

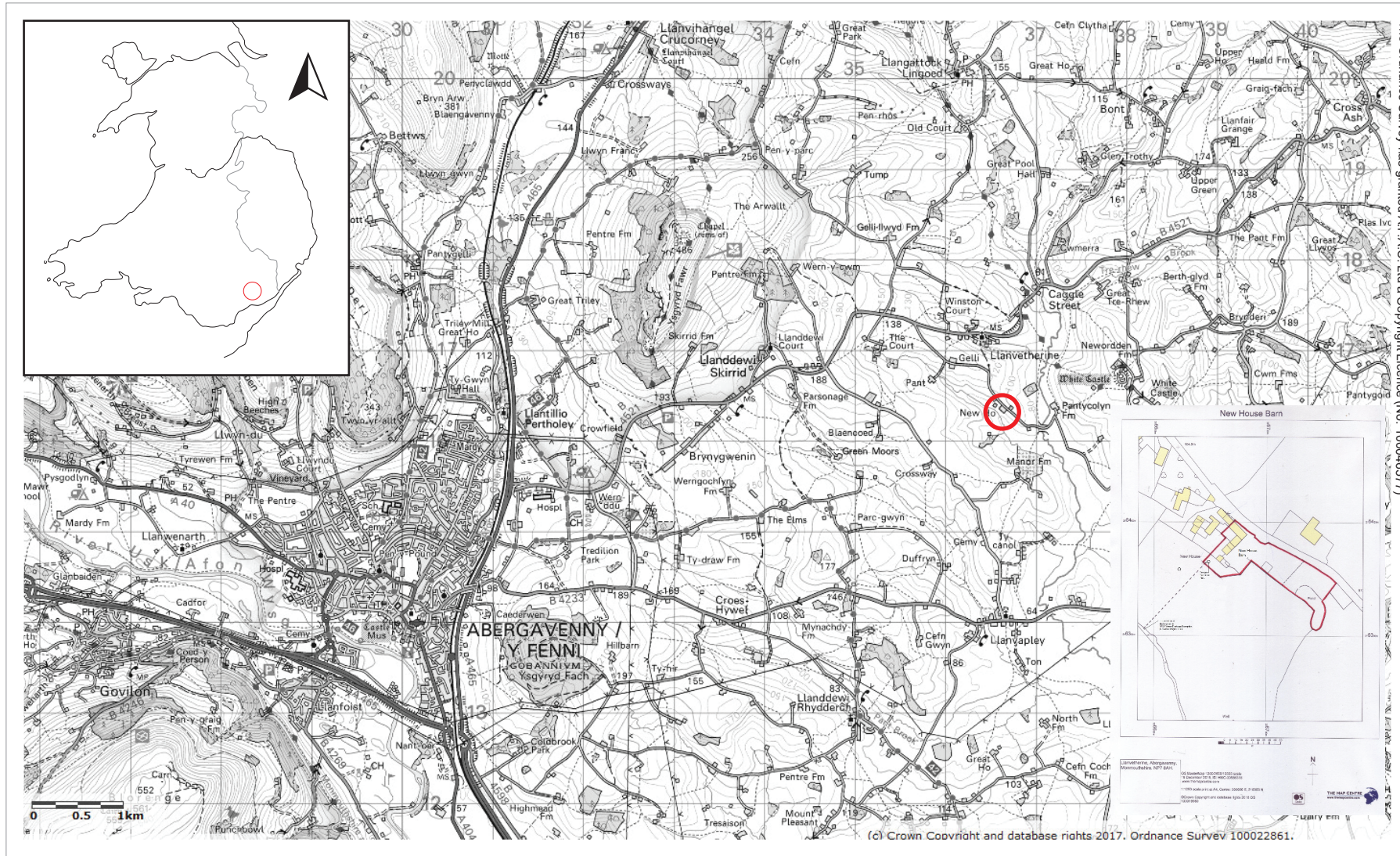


Fig 01: Location