

Archaeology Wales

Glandovan Mansion, Cilgerran, Cardigan

Archaeological Watching Brief
and Level 2 (equivalent)
Building Recording



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Report No. 1885

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Level 2 (Equivalent) Building Recording

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Non-Technical Summary

This report results from work undertaken by Archaeology Wales Ltd (AW) for Harries Planning Design Management at Glandovan Mansion, Cilgerran, Cardigan, SA43 2TL at the request of Pembrokeshire County Council (PCC). The site is centred on grid reference NGR SN 19933 41514. The report details the results of a Level 2 equivalent Building Survey and Archaeological Watching Brief (WB) that took place to ensure the preservation by record of any archaeological remains encountered during alterations at Glandovan Mansion. The alterations include: converting the openings for two basement windows to form doorways; the removal of the current basement door with the opening made in to a cupboard recess; the replacement of the small cupboard window between the sitting and drawing rooms extending the opening and fitting two French Window doors; insertion of a French door to replace the ground floor window in the stair hall; lowering of the floor and re-setting of the slate flag floor in the basement, including the replacement of worn stone treads to the basement stair and creating a partition for a WC; and the excavation of the ground and construction of a garden terrace with 5 new arched windows.

The building survey has been able to refine the accepted phasing for the house. A late 19th century sub-phase has been revealed comprising the addition of the rear kitchen range and a small gabled dairy between 1844 and 1890. This phase of activity also most likely saw the construction of the flag stone floor in the basement and compartments in the wine cellar. It is possible that the basement floor was lowered slightly when the flag stones were laid.

No sub-surface archaeological evidence for an earlier 16th century phase of building was revealed during the watching brief. However, a long sequence of drainage features were revealed possibly spanning the entire life of the current building.

All work was undertaken to the Standards and Guidance for an Archaeological Watching Brief (2014) as set by the Chartered Institute for Archaeologists (ClfA).

Crynodeb Annhechnegol

Mae'r adroddiad hwn yn deillio o waith a wnaed gan Archaeology Wales Ltd (AW) ar gyfer Rheoli Dylunio Cynllunio Harries ym Mhlasty Glandovan, Cilgerran, Aberteifi, SA43 2TL ar gais Cyngor Sir Penfro (CSP). Mae'r safle wedi'i ganoli ar gyfeirnod grid NGR SN 19933 41514. Mae'r adroddiad yn manylu ar ganlyniadau Arolwg Adeiladu cyfwerth Lefel 2 a Briff Gwylio Archeolegol (WB) a ddigwyddodd i sicrhau bod unrhyw olion archeolegol y daethpwyd ar eu traws yn ystod addasiadau ym Mhlasty Glandovan trwy gofnod. . Mae'r addasiadau'n cynnwys: trosi'r agoriadau ar gyfer dwy ffenestr islawr i ffurfio drysau; cael gwared ar ddrws yr islawr cyfredol gyda'r agoriad wedi'i wneud mewn cilfachog cwpwrdd; ailosod ffenestr y cwpwrdd bach rhwng yr ystafelloedd eistedd a lluniadu gan ymestyn yr agoriad a gosod dau ddrws Ffenestr Ffrengig; gosod drws Ffrengig i amnewid ffenestr y llawr gwaelod yn neuadd y grisiau; gostwng y llawr ac ail-osod llawr y faner lechi yn yr islawr, gan gynnwys ailosod gwadnau cerrig treuliedig i risiau'r islawr a chreu rhaniad ar gyfer toiled; a chloddio'r ddaear ac adeiladu teras gardd gyda 5 ffenestr fwaog newydd.

Mae'r arolwg adeiladau wedi gallu mireinio'r graddoli derbyniol ar gyfer y tŷ. Datgelwyd is-gyfnod o ddiwedd y 19eg ganrif yn cynnwys ychwanegu ystod y gegin gefn a llaethdy talcen bach rhwng 1844 a 1890. Yn fwyaf tebygol yn ystod y cam hwn o weithgaredd, adeiladwyd llawr carreg y faner yn yr islawr a'r adrannau yn yr seler win. Mae'n bosibl bod llawr yr islawr wedi'i ostwng ychydig pan osodwyd y cerrig baneri.

Ni ddatgelwyd unrhyw dystiolaeth archeolegol is-wyneb ar gyfer cyfnod adeiladu cynharach o'r 16eg ganrif yn ystod y briff gwyliau. Fodd bynnag, datgelwyd cyfres hir o nodweddion draenio a allai rychwantu oes gyfan yr adeilad presennol.

Ymgymerwyd â'r holl waith yn unol â'r Safonau a'r Canllawiau ar gyfer Briff Gwylio Archeolegol (2014) fel y'i gosodwyd gan y Sefydliad Siartredig Archeolegwyr (ClfA).

1. Introduction

Location and scope of work

In December 2019 AW was commissioned by Harries Planning Design Management to carry out a Watching Brief and a Level 2 equivalent Building Survey at Glandovan Mansion, Cilgerran, Cardigan, SA43 2TL. The site is centred on OS grid reference NGR SN 19933 41514 (Figure 1). This work relates to alterations at Glandovan Mansion which include: converting the openings for two basement windows to form doorways; the removal of the current basement door with the opening made in to a cupboard recess; the replacement of the small cupboard window between the sitting and drawing rooms extending the opening and fitting two French Window doors; insertion of a French door to replace the ground floor window in the stair hall; lowering of the floor and re-setting of the slate flag floor in the basement, including the replacement of worn stone treads to the basement stair and creating a partition for a WC; and the excavation of the ground and construction of a garden terrace with 5 new arched windows.

The proposal as outlined above is concentrated on the north-east (garden) elevation where it is proposed to construct a terrace built of local matching slate, the basement level providing a garden room, cloakroom and laundry, connecting with the existing basement rooms. This is all in association with ongoing use as a family home (Listed Building Consent number 19/0433/LB).

1.1. The requirements for the archaeological mitigation were set out by the Dyfed Archaeological Trust - Development Management (DAT-DM), as advisors to the local planning authority, Pembrokeshire County Council (PCC). The Listed Building Consent report issued by PCC stated that:

No development shall take place until a qualified and competent archaeologist has submitted a written scheme of investigation (WSI) for approval in writing, by the local planning authority. This WSI will describe the different stages of the work and demonstrate that it has been fully resourced and given adequate time. On behalf of the local planning authority, their archaeological advisers (DAT DM) will monitor all aspects to this work through to the final discharging of condition. This work will not be deemed complete until all aspects of the WSI have been addressed and the final report submitted and approved.

Reason: To protect historic environment interests whilst enabling development, and to accord with Policy GN.38 of the Local Development Plan for Pembrokeshire (adopted 28 February 2013).

1.2. DAT-DM has recommended that an Archaeological Watching Brief be carried out during any ground disturbing work associated with the development. This will also ensure that a targeted programme of work can be facilitated, with detailed contingency arrangements including the provision of sufficient time and resources to ensure that archaeological features are located are properly excavated and analysed, and includes provision for any sampling that may prove necessary, post-excavation recording and assessment and reporting and possible publication of the results.

DAT-DM noted, when making their recommendations, that

The application is for alterations and extension to Glandovan Mansion (PRN 6,609), a. Grade II Listed building dating to the 16th century. The supporting documentation includes a Historic Impact Statement prepared by Scourfield Consultancy (December 2018), which recommends that an archaeological condition should be attached to any planning/listed building consent as excavation for construction of the terrace could reveal evidence for the 16th century house. We concur with this recommendation and have sent a similar letter in response to planning application 19/0431/PA.*

1.3. DAT-DM has also recommended that a Level 2 equivalent building survey be undertaken on parts of the historic fabric of the building that may be affected by the alterations, to provide a cohesive and comprehensive written, drawn and photographed record.

1.4. A Written Scheme of Investigation (WSI) was prepared by Dr John Davey (AW) prior to the work taking place (Appendix 1). This was subsequently approved by DAT-DM. All works were carried out in accordance with the ClfA Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures (2014) and Standard and Guidance for Archaeological Watching Briefs (2014).

1.5. The WB and Building Survey were conducted in two phases. The first phase, the building recording, took place on 18th December 2019 supervised by Jerry Bond (AW). The second phase, the watching brief, took place between 13th January and 17th March 2020 supervised by Jerry Bond. The project was managed by Dr John Davey.

Site Description

Glandovan (LB 11973) is a Grade II* Listed Building located approximately 1.5km south of Cilgerran, Pembrokeshire. The house, in its current form, was constructed c.1660 on the site of a late 16th century precursor.

There are six listed structures within the grounds of the property, including the grade II* Glandovan Mansion (LB 11973). The other five are all grade II listed, and none of them were affected by the development. They are Glandovan Lodge (LB 11975); Gate piers; Gates and Railings at Glandovan Lodge (LB 14516); the outbuilding on the north side of the stable court (LB 11974); The Stables (LB 14515) and attached wall with Gate piers (LB 14514).

The historical significance of the structure lies in the fact that it is a very rare - and well-preserved - example of a later 17th century symmetrical double-pile plan house in Wales. Double-pile planning was the fashion for larger post-Restoration houses, but what makes Glandovan remarkable is its fully-fledged fashionable form in provincial west Wales.

The original house was built in the later 16th century for Robert Vaughan, some of the fabric (including possibly reused beams in the basement) probably embedded within the present house. 19th century improvements included the front porch and bracketed eaves, as well as the addition of the rear kitchen block and dairy, the latter probably built as a rear porch (Scourfield, 2018, 3-5).

The gardens attached to the house at Glandovan are included on the National Monuments Record (NPRN 265258). They were considered for listing by Cadw but rejected. Their layout is depicted on the Ordnance Survey 1:2500 scale County Series maps of 1889-90 and 1906 when they comprised parkland, a well, a lodge, woodland, parterres and a fountain. The fountain was located in the centre of the garden outside the NE elevation of the house very close to the position of a new soakaway indicated on the block plan for the new terrace.

Topography and Geology

The site is located approximately 1.5km south of Cilgerran, 5.5km SE of Cardigan and 11km west of Newcastle Emlyn. The house occupies a low spur on the east side of Afon Dyfan, a tributary of Afon Morgenau which itself flows in to the Afon Teifi at Castle Malgwyn. The house sits between the 60m and 70m contours with a northerly aspect (Figures 1 and 2).

The underlying solid geology consists of the Nantmel Mudstones Formation - Mudstone. Sedimentary Bedrock formed approximately 444 to 449 million years ago in the Ordovician Period. There are no recorded superficial deposits (BGS, 2019).

2. Methodology

Building Recording

An Historic England Level 2 Building Survey is a descriptive record. Its primary objective is to describe and record, by means of high-resolution digital photography, internal and external components of the building that will be affected by the development so that a permanent record survives prior to works. Existing and proposed plans and elevations were provided by the Client (Figures 3-5).

The research and investigation into the building and its setting has included an examination of primary and secondary sources, including information provided by Cadw on designated historic and archaeological assets, all relevant archaeological reports on works undertaken on the site and in the area, aerial photographic evidence, historic mapping, place name evidence and all relevant sources held in local, regional and national archives.

The Level 2 equivalent Building Survey was undertaken by a suitably experienced Building Recording Archaeologist who can understand and interpret the structure and record the important details. The survey was undertaken prior to any development works on the structure. The building is complete and in good condition. The building is currently in use as a residential dwelling.

Full access was possible to the building, both externally and internally. Descriptive records were made and photographs taken, in high-resolution digital format, of the historic structure. Plans and elevations were provided by the client.

The work has been completed in accordance with the ClfA *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures* (2014) and to a standard equivalent to Historic England Level 2 *Understanding Historic Buildings: A Guide to Good Recording Practice* (2016).

Watching Brief

A Watching Brief complying with the ClfA *Standard and Guidance for Archaeological Watching Briefs* (2014) was undertaken during all intrusive groundwork on the site.

The Watching Brief was undertaken to allow the preservation by record of any archaeological deposits or features encountered during the works. The Watching Brief also provides an opportunity, if needed, for the watching archaeologist to signal to all interested parties that an archaeological find has been made for which the resources allocated to the Watching Brief itself are not sufficient to support treatment to a satisfactory and proper standard (ClfA 2014).

The watching brief consisted of a number of different elements, internally were three hand excavated test pits (test pits 1-3) and externally the site was divided into two machine excavated areas, (areas 4 and 5). All the test pits were excavated within basement rooms of the main house and were undertaken following removal of the flag floor. The two external areas were both located within the garden against the NE elevation of the house. The two areas were adjacent but undertaken at different times. The final element of the watching brief comprised the recording of the fabric of the NE wall of Glandovan House during the cutting of new openings for doors.

Photographs were taken throughout the Watching Brief using a 12MP digital camera. Plans of the excavation were drawn to regular conventions. All the deposits encountered were recorded by means of a continuous context numbering system and recorded on pro-forma context sheets. All features and deposits are described in accordance with ClfA conventions. A register of all contexts and photographs was also made.

3. Archaeological and Historical Background

3.1. A recent Heritage Impact Statement has been prepared by Scourfield Consultancy in advance of the current development. This states that Glandovan has an early and well-recorded history, dating back to the early 16th century and researched in depth by Glen Johnson glen-johnson.co.uk/glandovan. The house was built (or rebuilt) c. 1580 by Robert Vaughan who was the descendant of William Vaughan, Lord of Cilgerran and Constable of Cilgerran Castle.

The present house was probably built by 1670, when it was assessed at six hearths. In the later 17th century, the house passed to the Stedmans (of Strata Florida) and then to the Gowers. By 1824, Castell Malgwyn, 2.5km to the NE of Glandovan, had become the main seat of the Gowers. Abel Gower carried out works on the house including re-roofing in 1832, but by 1844, the house was tenanted until sold in 1917. In 1962, a fire damaged the kitchen, hall and part of the first floor (Scourfield, 2018, 3).

3.2. It is thought that 16th century oak beams within the basement, detailed with stepped ovolو mouldings, represent a survival from the original late 16th century house. These beams have clearly been re-used reused from an earlier structure, their length has been cut down in order for them to be used as a lintel and the original joist-sockets now face towards the wall. It is also possible that some structural work survives from the older house, and this may include the stone chimney stair (*ibid*, 4).

3.3. The current house, as rebuilt c. 1670, is a very rare, and well-preserved, example of a later 17th century symmetrical double-pile plan house in Wales. Its plan form was very up to date and highly fashionable for the day. Thus, any surviving sub-surface plan elements of the earlier 16th century house are likely to be on a completely different plan, rather than being incorporated in to the standing 17th century fabric. The 17th century plan comprises:

central passage with rooms each side served by massive chimneys stacks on the spinal wall. At the end of the passage is the original stair, rising around a broad

well to serve all three storeys. It is detailed with thick turned balusters and square newels with moulded finials and pendants. The basement extends across the north-eastern half of the main range, taking advantage of the falling ground. It is accessed from the stair hall via a broad winding stone stair. The main basement room has a slate-flagged floor and slate slabs supported on stone pillars. To the opposite end are two fine wine cellars flagged and compartmented in cut Cilgerran slate, presumably a C19 feature.

The rear kitchen was simply added to the south-west, with connecting internal doorways created. The new range has an odd roof-form, gabled to the south-west and steeply hipped to the south-east. A small gabled dairy lies to the rear, originally a porch. The attic landing provides access to the former servants' bedrooms, these remodelled in the 1830s (ibid, 5-6).

3.4. The listed building description for Glandovan House states that it is a c.1660 country house in whitewashed roughcast (mostly covered in creeper) with a hipped slate roof and paired bracket eaves. The roof has a centre valley and two big axial three-shaft rendered stacks. There is a two-storey five-window front of timber cross-windows with slate sills and a centre early 19th century 6-panel door with sidelights in an early 19th century timber porch of two Roman Doric columns, pilaster responds, and cornice. The house is to a regular square plan with a centre rear stair projection also hipped. There is an added block in the rear.

The interior, in a Renaissance square plan, is typical of the later 17th century. The staircase is exceptional in scale though relatively crude in detail, open-well, with plain string, square newels, carved finials and pendants, and turned balusters. The two front rooms and parlour have plastered panelled ceilings, with simple mouldings framing the beams. The kitchen has three exposed beams, and the remains of a small stair to the left of the fireplace. Three ornate figured wood doors were introduced from Surrey in the 20th century. Two upstairs bedrooms have similar plastered panelled ceilings, and there is some fielded panelling to the wall to the small centre room.

3.5. The Historic Impact Assessment for the proposed alterations has identified four major phases of structural history for the property. However, map regression suggests that Scourfield's phase 3 should more correctly be divided in to two 19th century sub-phases; 3a and 3b. The rear kitchen range and small gabled dairy do not seem to have been added until the later 19th century. They are not shown on the tithe map of 1844 (Figure 6) but are visible on the OS County Series 1:2500 map of 1889-90 (Figure 7).

3.6. Most archaeological sites located within 500m of Glandovan, and listed on the Historic Environment Record, relate to post-medieval activity. Apart from the listed buildings associated directly with the site, they include two post medieval farmsteads 200m SSW of the site (DAT HER 11702) and 450m SW of the site at Glyn Henlan (DAT HER 11703). They also include two former stone quarries, one of which lies only 50m south of the site at Glandovan (DAT HER 117138). This site is recorded on the 1st edition OS map of 1889-90. The second, Pwdwr Quarry (DAT HER 19889) lies 200m to the SSW of the site. There is also a former clay pit recorded 200m south of the site on the OS 1st edition map (DAT HER 117161) and a former sand pit recorded on the OS map of 1963 300m west of the site (DAT HER 19931).

The closest archaeological site dating from before the post-medieval period is the find spot of a mesolithic flint core and convex scraper recovered 500m south of Glandovan at Pwll Llacha in 1975 (DAT HER 7768).

3.7. The National Monuments Record (NMR) also records the site of Glandovan Garden (NPRN 265258). This garden was assessed by Cadw for inclusion in the Register historic parks

and Gardens but rejected (Pembrokeshire Historic Garden Sites Collection_056, in Coflein LB register for Glandovan). This garden is depicted on the Second Edition Ordnance Survey 25-inch map of Pembrokeshire VII, sheet 1. Its main elements on that map include parkland, well, lodge, woodland, parterres and fountain.

3.8. Map Regression

3.8.1 Plan of the Parish of Kilgerran in the County of Pembroke (Cilgerran Tithe Map) 1844 (Figure 6).

This is the earliest detailed map available showing the plan of the house after the phase 3 alterations of 1832 but before the addition of the kitchen range. The house retains its 17th century square plan on this map, together with the stair projection to the rear. At this time the house was owned and occupied by Robert Frederick Gower. The stable building (LB 14515) on the south side of the stable yard was yet to be constructed, although the other outbuildings are already in place.

3.8.2 OS County Series, Pembrokeshire 1889-90, 1:2500 (Figure 7)

This map shows the plan of the house after the addition of the hipped and gabled kitchen range and its small gabled dairy tacked on to its SE facing elevation. It has been suggested that this small dairy was originally constructed as a porch (Scourfield, 2018, 3). The small lean-to structure tacked on to the rear of the original stair projection was also constructed by this time. The new stable building is also visible on this map.

This map is also the first to depict details of the garden layout. A formal parterre garden is shown to the SE of the stable. The old quarry to the south of the stable is also shown and was potentially the source for the stone used in the construction of the house. The NE aspect from the house opens up to an apparently designed parkland. The small garden in the foreground of this aspect may have been planted with exotic trees as well as containing up to three structures. One of these, in the centre, is labelled as a fountain.

3.8.3 OS County Series, Pembrokeshire 1906, 1:2500

There are no visible alterations to the house shown on this map. The parterre garden appears to have been altered, possibly to a walled kitchen garden. There is the addition of a tank on the field below the south east elevation.

3.8.4 OS Plan 1975-6, 1:2500

The next available map of sufficient detail to reliably show any changes to the house and gardens is the OS plan of 1975-6. There are no visible changes to the plan of the house, although the fountain in the NE garden has gone by this time.

4. Building Recording

GENERAL

Glandovan Mansion is, at its core, a later 17th century symmetrical double-pile plan house in whitewashed roughcast render. It has a hipped slate roof with central valley, a pair of large axial chimney stacks. The house, in its original form, is square in plan with a hipped central projection to the rear housing a staircase. There is a two-storey five-window front and a centre early 19th century 6-panel door in an early 19th century timber porch of two Roman Doric columns

(Plate 1). To the rear are a number of late 19th century additions comprising a hipped and gabled kitchen block to the SW, a small single storey gabled dairy or porch projecting from the kitchen block to the SE and a lean-to attached to the rear of the original stair projection (plate 2). The ground falls away to the NE and on this side of the house is inserted a basement.

A detailed description of the building's NE facing exterior elevation, basement, and basement and first floor openings as observed during the site visit on the 18th December 2019 can be found below. The remainder of the house will remain unaltered by the development and has been recorded in less detail.

BUILDING EXTERIOR (Figures 4- 5, Plates 3-7)

NORTH EAST FACING ELEVATION (Figure 5)

The northeast facing elevation is a three storey three window façade with extra small openings for cupboard windows on the ground and first floors. The elevation is asymmetrical in that two of the windows on each storey occupy the NW end of the elevation, with only one corresponding window in the SW half of the elevation.

The NE facing elevation of the projecting chimney stair is set back from the main building at the SW end. This elevation is of two storeys has a single opening for a window on the ground floor. The NE facing elevation of the Kitchen block and attached dairy/porch is set back again from the chimney stair. The kitchen block is of two storeys, although the ground floor is blocked by the lean-to attached to the rear of the Chimney stair. The porch/dairy is of a single storey with a single opening for a window. There are no openings in the NE facing elevation of the lean-to, although there is a single opening in the first floor of the Kitchen block.

The elevation is covered with whitewashed roughcast render throughout, apart from the kitchen block and porch/dairy which are whitewashed local rubble stone. Where the walls have been exposed in the interior of the basement, they are constructed from local uncoursed faced rubble stone.

Under the development proposals this elevation will see the greatest alteration of all external elevations. This will comprise a construction of a stone terrace in front of the basement, effectively extending the basement out to the NE and blocking the current façade at basement level. The current basement window openings will be converted into doorways and the current basement door opening blocked and converted into a cupboard recess. The base of the elevation will also be lowered to accommodate the terrace. Two window openings on the first floor will also be converted into doorways to provide access to the terrace.

The basement currently has three openings, the north-western most of which is for a door (plate 4). All the openings on this level are recessed and rendered. Each has a projecting slate header which may be intended as a drip bead rather than a structural lintel. The door was boarded at the time of the building survey, although open by the time of the watching brief. The door is a late 19th- early 20th century four panelled door set in an unusually thick frame. Each window has a large projecting slate sill, two fixed lights set in plain chamfered wooden frames bearing two vertically set steel security bars in front of each pane. The SW window has one light boarded and a modern vent inserted through the board (plate 5).

The ground floor has a total of six openings, all for windows, two of which will be converted to doors during the proposed development. Four of these openings are in the main house, one in the chimney stair and one in the dairy/porch. Of the four in the main house, three comprise double side hung casements with eight light leaded transoms above. The openings are slightly recessed, rendered with projecting slate sills. These three windows will remain unaltered during the refurbishment. A small single light aide hung casement cupboard window in the centre of the NE facing elevation, however, was intended to be replaced with a French window, although ultimately the opening was left unaltered during the development. The existing window appears to have been inserted, perhaps in the 20th century along with the matching lavatory window on the first floor above (plate 6).

The first floor opening in the stair hall contains a four light casement window with each light comprising leaded panes made up of between 6 and 12 individual lights (plate 7). This opening will also be extended replaced by a new French door.

All other openings on the NE facing elevation will remain unaltered.

BUILDING INTERIOR (Figure 8, Plates 8 - 19)

BASEMENT (Figure 8)

The basement is accessed from the stair hall via a broad winding stone stair (plate 8). The basement only extends under the north-eastern half of the main house, where the ground naturally falls away so providing ground level access and light to the basement from the NE facing elevation. The main basement room (utility room) has a slate-flagged floor and benches of slate slabs supported on rubble stone pillars (plate 9). These benches are constructed on top of the slate flag floor and clearly postdate it. The bottom step of the basement stair appears to have been constructed prior to the laying of the flag floor, which butts against it; however, the remainder of the stair is retained behind a large wooden door frame. The steps have rubble stone risers with slate treads. The wear on the treads suggest they may be of some antiquity. To the opposite end of the utility room are two wine cellars flagged and compartmented in cut Cilgerran slate (plate 10). These compartments are presumably of 19th century date, when the Cilgerran Slate industry was at its height. Nevertheless, there are several small square niches in the walls of both the utility room and the wine cellars which predate the slate compartments suggesting that the careful and controlled storage of foods and wines here predates the 19th century (plates 10 and 11). Another interesting feature of the wine cellar is the tally of contents chalked on the inside of the wine cellar door and dating from the late 1960's (plate 12).

The basement walls are of local uncoursed, faced, rubble stone covered variously with 20th century softwood battens and plasterboard or whitewash. The plasterboard has been damaged and removed from large parts of the basement exposing the bare stonework. On a wine cellar partition wall part of the modern battening and plasterboard has been removed to reveal an earlier, probably 19th century, covering of lath and lime plaster (plate 13).

The ceilings are also boarded but supported by re-used wooden beams bearing stepped ovolو moulded detail and former joint sockets. These beams have also been re-used in places, cut down, as lintels for the window and door openings. It is suggested that these beams may represent a survival from the 16th century house that occupied this site prior to construction of the present house c. 1670 (Scourfield, 2018, 4). In the utility room these beams now bear modern strip lights (plate 14).

The two internal door frames for the wine cellars have ogee architraves, although the doors themselves are plain oak plank ledged doors (plate 15).

There are three openings in the NE wall of the basement. The northernmost is for a door (plate 16). This opening will be closed during the refurbishment to create an alcove. The door, another oak plank ledged door, will be removed but the thick frame will be retained. The lintel for this opening comprises lengths of a cut down and re-used beam, potentially dating from the 16th century.

The two window openings have deep canted recesses and also have re-used 16th century beams as lintels. The recesses have been covered with battening and plasterboard which has been damaged and removed in places to reveal the rubble stone walls (plate 17). These openings were extended down to the ground to create doorways out to the newly built garden rooms below the terrace (see description of alterations below).

The basement floor will be lowered in the utility room necessitating the removal of the stone flag floor here. The flags will be re-used in the new floor but the later stone slate benches will be lost. The floor of the wine cellars will be retained along with the slate partitions, niches and door frames.

GROUND FLOOR

It was initially proposed that the only alterations to the ground floor will be the extending of two window openings and the insertion of two French doors.

The first of these was to be the small cupboard window comprising a single light side hung casement inserted in the NE wall to provide light to a cupboard currently used as a wood store. This cupboard is inserted into the thick central spinal wall of the main house. The window opening is deeply recessed with plain wooden lintel, sill and frame. (plate 18). However, it was decided during the development not to extend this opening. This leaves just a single alteration on the ground floor level; the NE facing window on the ground floor of the stair hall. It has been suggested that this stair hall may represent a survival from the 16th century building occupying the site prior to the construction of the current house c.1670. No evidence to corroborate or refute this theory was forthcoming during the survey. The opening is of similar size and form to other openings in the NE wall of the main house; deeply recessed with a low bench occupying the recess below the windowsill (plate 19). The opening is currently papered. The wooden window frame is plane with beaded trim. The four light casements are side hung and contain leaded windows with stained orange border.

ALTERATIONS TO OPENINGS IN THE BASEMENT AND FIRST FLOOR STAIR HALL (Plates 20-22).

The extension of three former window openings to the floor level to create new doors was observed by AW archaeologist Jerry Bond on 17th March 2020, following construction of the new terrace. Two of the extended openings were located in the NE wall of the Basement (plates 20-21) and the third was located in the NE wall on the First Floor of the stair hall (plate 22). It had been thought that the latter alteration may expose the original stonework and potentially provide evidence to whether the Stair Hall was from a different, possibly earlier, phase of construction than the main house.

In the event the fabric of the NE basement wall was shown to be of indistinguishable construction from that of the NE wall of the Stair Hall. Both measured approximately 0.8m thick and were constructed from local Cilgerran slate rubble bonded with a yellow-brown sandy lime mortar containing frequent white flecks of lime.

5. Building Recording Discussion and Interpretation

Glandovan Mansion retains many unaltered historic aspects and internal features within the basement. These include Cilgerran Slate wine compartments, flag floors and wall niches, as well as re-used beams potentially dating from an earlier 16th century phase of building on the site. Speculation that the Stair Hall may represent a standing element of this earlier phase of construction has not been supported by an examination and comparison of the exposed wall fabric from Basement of the main house and the first floor of the Stair Hall. Both elements of the house appear to have been constructed using identical methods.

No dating evidence was observed for the basement flag floor, although it appears broadly contemporary with the bottom step of the basement stair (plate 24) and pre-dates the slate benches and slate compartments built on top of it. It is assumed that both the slate compartments in the wine cellar and the flag floor date from the height of the Cilgerran Slate industry during the 19th century. The square wall niches appear to pre-date the compartmentation of the wine cellar. Another interesting feature of the wine cellar is the tally of contents chalked on the inside of the wine cellar door and dating from the late 1960's.

The Historic Impact Assessment for the proposed alterations has identified four major phases of structural history for Glandovan Mansion (Scourfield, 2018). In addition, documentary research conducted for this report suggests that Scourfield's phase 3 should more correctly be divided in to two 19th century sub-phases; 3a and 3b. So, the major structural phases, adapted from Scourfield (2018, 5) are as follows:

- Phase 1. Later 16th century, perhaps represented by re-used beams in the basement rooms and possibly some masonry, including the chimney stair.
- Phase 2. Extensively rebuilt to double-pile hip-roofed form c. 1670
- Phase 3a. Re-roofing and attic alterations by Abel Gower in 1832
- Phase 3b. The addition of the rear kitchen range in the south-west return of the house and a small gabled dairy at its rear (originally possibly a porch) c.1844-1890
- Phase 4. Re-fenestration - mid/later 20th century (Scourfield, 2018, 5).

It seems plausible that Phase 3b provides a broadly suitable context for the laying of the flag floor and compartmentalisation of the wine cellar.

Reliability of field investigation

Glandovan Mansion is currently in use as a residential property. Consequently, the structure is in a good state of repair and there were no issues with accessing any areas of the building. However, only areas to be directly affected by the alteration works were studied for this report.

All photographs taken on site are included within the archive.

6. Watching Brief Results

Basement (Figures 9-10, Plates 23 - 29)

The watching brief consisted of several different elements, internally were three hand excavated test pits (test pits 1-3). All the test pits were excavated within basement rooms of the main house and were undertaken following removal of the flag floor (plate 23).

Test pit 1 (figures 9-10, Plates 25-6)

Test pit 1 was located within the part of the basement known as the utility room, it measured 1m wide by 1m long and was hand excavated to a depth 0.2m below the extant floor level. The lowest layer encountered was the geological natural, (1001) an outcrop of Cilgerran slate which the internal wall was built directly upon. Above was an intermittent deposit, (1000), a mixed deposit of slate and crushed stone, of at least 0.2m thickness, interpreted as the makeup layer for the flag floor. The interior wall (1002) was also constructed directly upon the bedrock (plate 25). This wall, on the SE side of the utility room, was constructed from local stone (Cilgerran slate) laid in a random rubble course, with no visible bond. It was partially rendered in off white lime wash or plaster. The stones used to construct the wall varied in size from 0.02m x 0.015m up to 0.1m x 0.5m.

The bottom step of the basement stair pre-dates the flag floor but sits on top of the make up layer (1000). This may suggest that this step only is broadly contemporary with the laying of the flag stone floor.

Test pit 2 (figures 9-10, Plates 26-27)

Test pit 2 was located within the basement corridor, against the inside of the NE external wall of the building (plate 26). It was excavated by hand through the make-up layer beneath the stone flag floor. It measured 1m long by 0.3m wide and was excavated to a maximum depth of 0.15m. The lowest layer reached (2001) was the natural bedrock of Cilgerran slate. Above the natural was the makeup layer for the floor, (2000). The interior face of the NE exterior wall of the house (2002) was also built directly upon the bedrock. The makeup layer (2000) comprised slate and crushed stone and measured more than 0.15m thick. The wall, (2002) was similar in construction to that in TP1; built of local stone (Cilgerran slate) laid in a random rubble course, with no visible bond (plate 27). Above the floor level the wall was coated in white wash with a pale yellow brown lime mortar bond visible beneath.

Test pit 3 (figures 9-10, Plates 28-29)

Test pit 3 was located within the basement storeroom/wine cellar. It measured 0.9m x 0.9m and was hand excavated to a maximum depth of 0.4m. This pit was not excavated against a wall but cut into the makeup deposits of the floor after removal of a section of the slate flag flooring (plate 28). The pit was excavated down to the formation level for the new floor. The lowest layer was the makeup layer (3000), which comprised crushed stone dust, slate fragments and silt and measured more than 0.4m in thick (plate 29). Above was the slate flooring (3001) which was still in situ against the edge of the test pit. The floor comprised well dressed, local stone flags and measured 0.06m thick.

North East Garden (Figures 11-12, Plates 30 - 39)

Area 4 (figure 11, Plates 30-35)

Area 4 was located in the NE garden, adjacent to the NE facing exterior wall of the main house. It measured nearly 13m (NW-SE) by 5m (SW-NE), gently sloping down toward the NE. Prior to the commencement of the ground works it comprised part flower bed/ornamental border and lawn (plate 30). The lowest layer was the natural bedrock, (4002) which appeared in outcrops, particularly in the NW part of area 4 and, in places, under the NE wall of the main house (4008), which had been constructed directly on top of the bedrock in places (plates 31 & 35).

Overlying the natural was the subsoil, (4001), a pale brown silty clay of variable thickness, between 0.1m to 0.3m, which was truncated by a small number of linear features described below. All the features were associated with the sewerage system or rainwater runoff. Finds of a complete glass bottle and sherds of CBM were recovered from this subsoil layer.

- Feature [4010]

The earliest feature encountered was a box culvert [4010], aligned almost exactly E-W. It ran from near the base of the extant guttering downpipes at the centre of the NE wall (4008), toward the lawn where its course continued beyond the excavated area (plate 32). Its cut [4003] was cut into the subsoil and had been lined with loose laid local slate stones (4005) on both base and sides and with a stone capping (4004), of the same local stone. It was exposed for a length of 6m and measured 0.6m wide with its internal channel having a width and a depth of 0.2m. The base was lined with flat slabs whilst the sides were of dry-stone construction (plate 33). The channel contained two fills, the lower fill, (4007) was a loose very dark brown fine silty clay from which sherds of glazed pottery and CBM were recovered as well as a fragment of mortar or wall plaster and a shard of glass from a window pane. It measured 0.06m to 0.08m thick. The upper fill, (4006) comprised a mid-brown loose silty clay of 0.1m to 0.14m thickness (plate 34).

- Feature [4012]

A pair of cast iron drainpipes [4012] were exposed running toward the NE, from the same set of down pipes. These pipes ran across the top of the box culvert [4010]. One had been stoppered and the other had a side pipe running from it which had also been stoppered. They ran for a length of more than 6.2m with a diameter of c 0.24m and appeared to continue beyond the excavated area. The eastern pipe had a repair where a length of plastic drainpipe had been let into it, suggesting it may have still been in use.

- Feature [4011]

Running N-S across box culvert [4010] was a ceramic sewer pipe, [4011]. It was connected to the outlet from the WC on the first floor on the south side of the house, within Area 5, and continued across Area 4 to a sewer main under the lawn to the north. Sewer pipe [4011] measured more than 16m long as exposed. It comprised lengths of push jointed ceramic pipe of 0.16m diameter in 0.6m long sections (plate 32).

Overlying all features and deposits in Area 4 was the topsoil (4000), a very dark brown silty clay, of up to 0.15m thickness. It was partly grassed over to the NE and otherwise filled a flower bed.

Area 5 (figure 12, Plates 36-39)

Area 5 conjoined Area 4 to the south. it measured 8m x 8m, was partly under lawn and partly under a flower bed and there was a pond to its east (plate 36, 39). The lowest layer (5002) was a mix of the same geological natural as was uncovered in area 4, patches of Cilgerran slate bedrock as well as patches of natural firm pale orange brown silty clay subsoil containing small stones and gravel. It was sealed by an upper subsoil (5001), which comprised a mid-brown silty clay measuring 0.1 to 0.3m thick and from which a sherd of green glazed pottery was recovered, tentatively identified as late medieval or early post-medieval in date.

A small number of features were observed cutting the subsoil (5001) all of which were related to water drainage or sewerage.

- Feature [5007]

The earliest feature appeared to be a setting of bricks [5007] measuring 0.7m x 0.1m, they were loose laid as a single course with no bond and comprised reused handmade bricks with traces of old mortar adhering to them (plate 37). Each brick measured 0.22m in length with a width of 0.08m x 0.08m. They were located beneath a ceramic foul water pipe which passed through the house wall. There was also a concrete setting and pipe connecting this to sewer pipe [4011], another sewer pipe outlet from the first-floor bathroom and the sewer main.

- Feature 5006

Feature [5006] comprised a brick and concrete setting at the junction of the main house and the Stair Hall. it measured 2.3m long x 0.22m wide and survived to a height of 2.22m. It was constructed of a single course of bricks, with a small diameter (0.08m) ceramic pipe set into it near the NE end with modern cement. At its SW end it sat upon a layer of modern concrete/cement whilst at its NE end it was laid upon a thin layer of cement upon a layer of loose laid slate stones in the vicinity of the outlet pipe (plate 38). It was set near to but away from the wall and was part of a rainwater runoff system channelling water away from the extension. Though no connection to the modern down pipes survived, it is assumed that it formerly was part of that system.

- Feature [5004]

At the southern end of the development area was another ceramic water pipe draining from the down pipes toward the pond, it consisted of ceramic pipes laid end to end without a push collar and relying on careful alignment to ensure a seal. Their function is assumed to carry run off rainwater toward the pond. It was aligned SW-NE and was visible for a length of 8m, with a diameter of 0.14m and was laid in lengths of 0.6m.

- Feature [5008]

Parallel to [5004] and on the same alignment, was an open topped stone culvert running for a distance of 8m from the down pipes on the corner of the Stair Hall to the pond to the NE. it measured 0.2m wide x 0.12m deep and appeared of recent construction.

Overlying all features and deposits in area 5 was the topsoil (5000), a very dark brown silty clay, of up to 0.15m thickness, it was partly grassed over to the NE and otherwise filled a flower bed. A modern ceramic pot and a glass Shippam's paste pot was recovered from this layer.

7. Watching Brief Discussion and Interpretation

The three test pits within the basement of Glandovan Mansion all showed the same sequence of deposits and features, the lowest layer being the bedrock natural upon which the walls for the house had been built. A thick makeup or levelling layer had been laid on top of the bedrock, upon which the flagstone floor had been constructed. The bottom step of the basement stair appears to be contemporary with the flag floor, with the remainder of the stairs sitting behind the basement door at a slightly higher level. This may suggest that the basement floor was lowered slightly prior to the laying of the flag floor, necessitating the insertion of an extra step. Within the garden, (Areas 4 & 5) a series of features relating to the management the rainwater runoff from the guttering and the removal of waste sewage from the toilet facilities were revealed. The earliest in the sequence, box culvert [410] was constructed from roughly shaped Cilgerran Slate and dates from the post-medieval period, most likely from the late 17th-19th century. It was replaced by cast iron drainpipes [4012], probably in the late 19th or early 20th century. These pipes had themselves been repaired suggesting a long period of use and modification for the drainage system associated with the house.

In area 5 at least two earlier rainwater management systems [5006] & [5003] were in evidence prior to the construction of the most recent system of open culvert [5008] feeding the pond. The sewer system had also been upgraded with the defunct system [5007] and its replacement [4011] whilst during the ground works a new plastic sewer system was inserted with a new pipe running south of the development area.

No archaeological evidence was revealed for a putative 16th century building phase predating the current house. A single sherd of glazed earthenware pottery weighing 137g dating from the late medieval or early post medieval period was recovered from subsoil layer (5001).

8. Finds

Table 1: Finds inventory

Context Number	Object Type	Quantity	Weight	Description
4001	Glass	1	366	1 whole glass bottle
4001	CBM	1	135	Brick fragment
4007	CBM	1	5	CBM Sherd
4007	Pottery	1	2	Pottery Sherd Glazed
4007	Mortar	1	8	Mortar
4007	glass	1	1	fine window glass shard
5000	Pottery	1	143	white china pot, toothpaste/cold cream?
5000	glass	1	73	complete Shippams paste pot
5001	Pottery	1	137	green glazed body/base sherd, medieval?
5007	cbm	1	3811	handmade brick with cement traces

9. Conclusion

The programme of archaeological mitigation associated with the lowering of the basement floor and NE facing elevation in order to construct a new terrace at Glandovan Mansion was completed on 17th March 2020. Map regression and documentary research associated with the building recording has helped to refine the phasing for the house. A late 19th century sub-phase has been revealed comprising the addition of the rear kitchen range in the south-west return of the house and a small gabled dairy at its rear at some time between 1844 and 1890. This mid-late 19th century phase of activity is also the most likely period for the construction of the flag stone floor in the basement and the slate wall compartments in the wine cellar. The stone stairs down to the basement from the stair hall appear to pre-date the flag stone floor but the bottom step sits atop the rammed earth make-up layer. It is possible that the bottom step is contemporary with the flag floor whilst the remaining steps are earlier. This may suggest that the basement floor was lowered slightly when the flag stones were laid.

It had been suggested that the stair hall may represent a surviving structural element from a 16th century house known to have existed on the site (Scourfield, 2019, 4). However, the cutting of new openings in both the main house and the stair hall has revealed that the wall fabric appears indistinguishable in both parts of the house, suggesting that they are more likely to be contemporary. No sub-surface archaeological evidence for an earlier phase of building was revealed during the watching brief either. However, a long sequence of drainage features were revealed possibly spanning the entire life of the current building.

10. Acknowledgements

AW would like thank Alan John and Richard James of Harries Planning Design Management for their help in putting together this report. We would also like to thank Greg Davies and Stephen Davies for their help and co-operation in providing safe access to the site and groundworks.

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Figure 1: Location plan,

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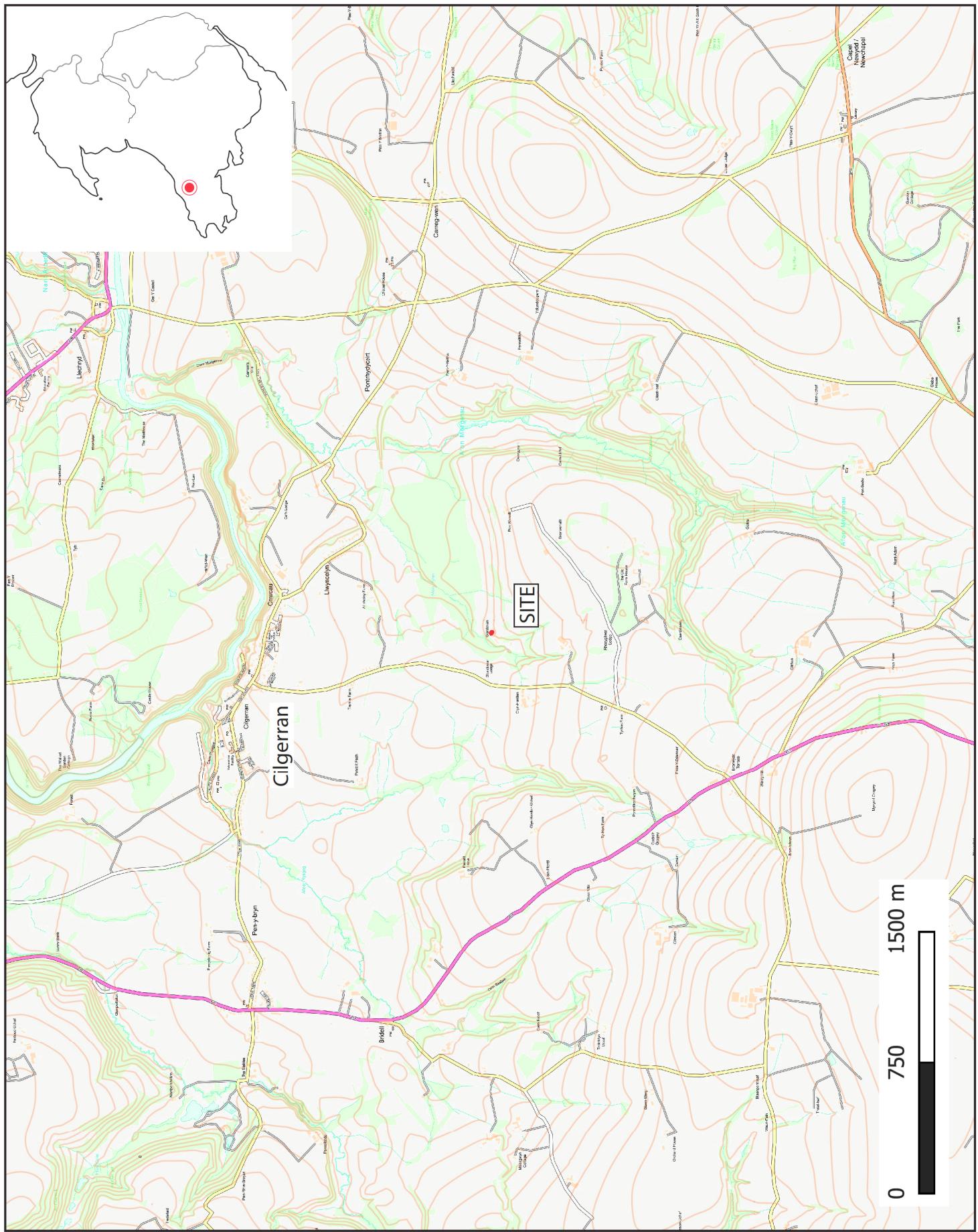
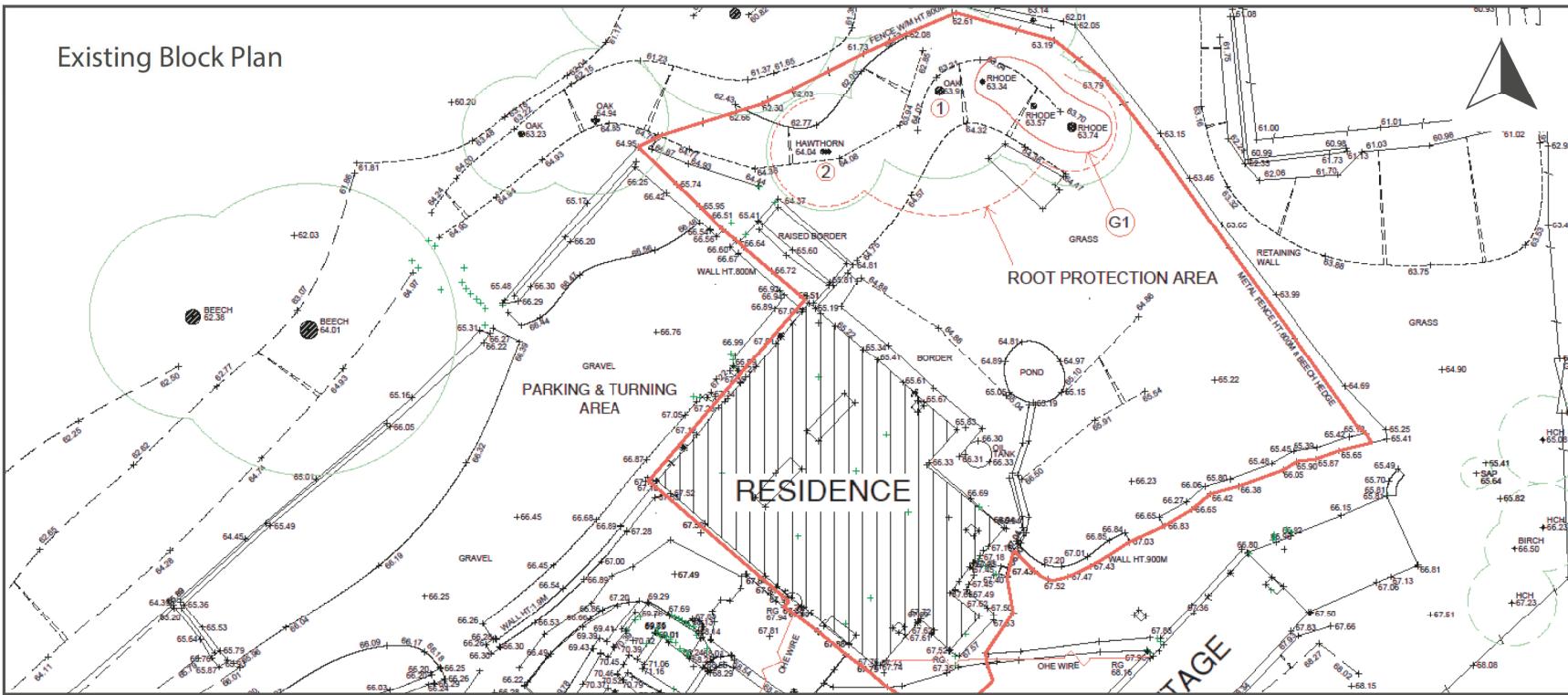




Figure 2 Detailed Site Plan

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Existing Block Plan



Proposed Block Plan

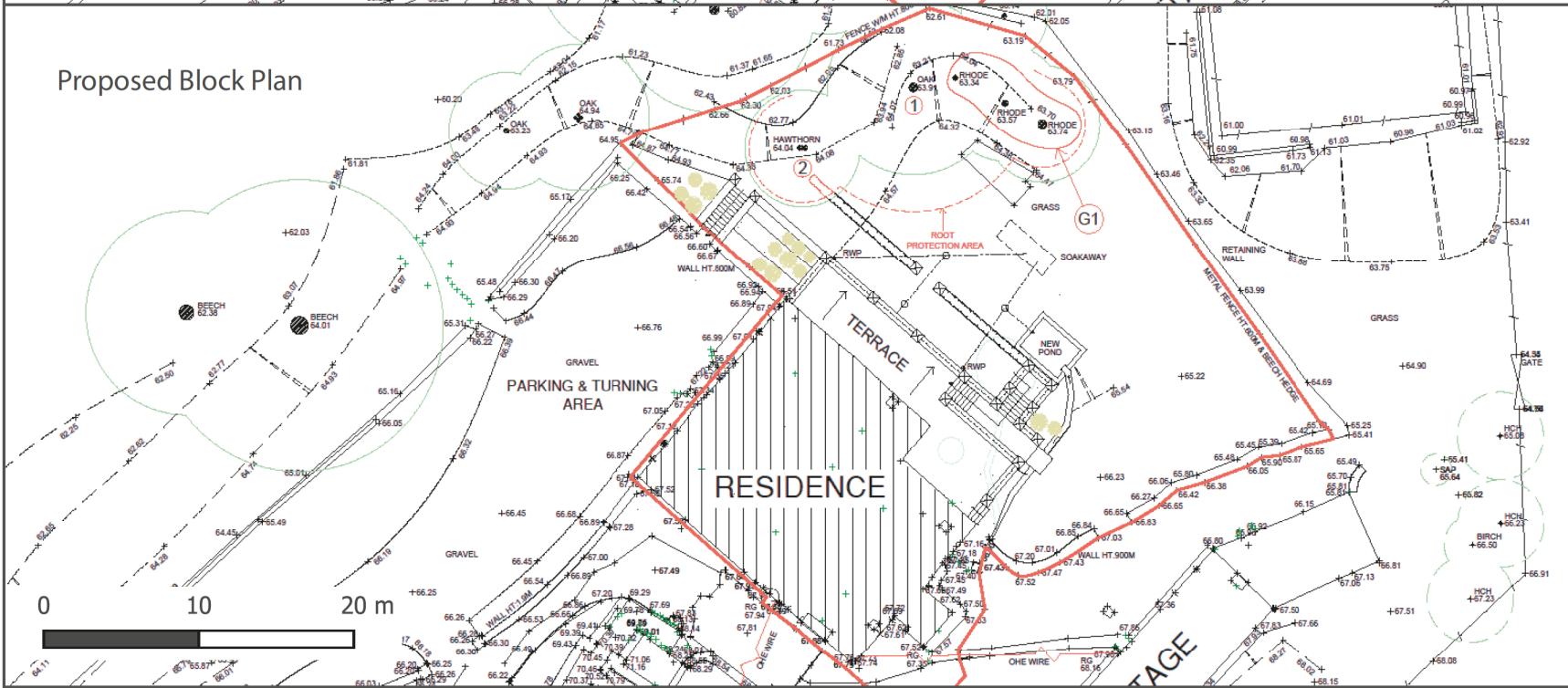


Figure 3 Existing and Proposed Block Plans

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Figure 4 Existing and Proposed Sections

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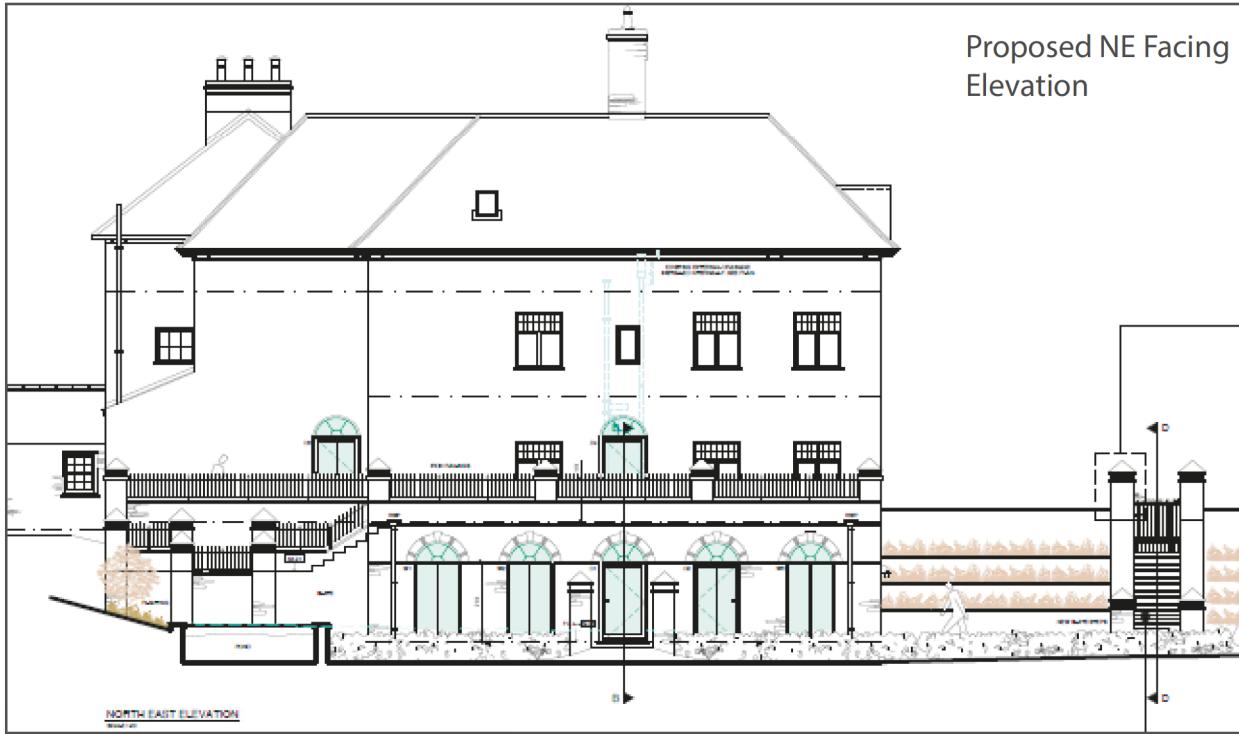


Figure 5 current and proposed NE Facing Elevations

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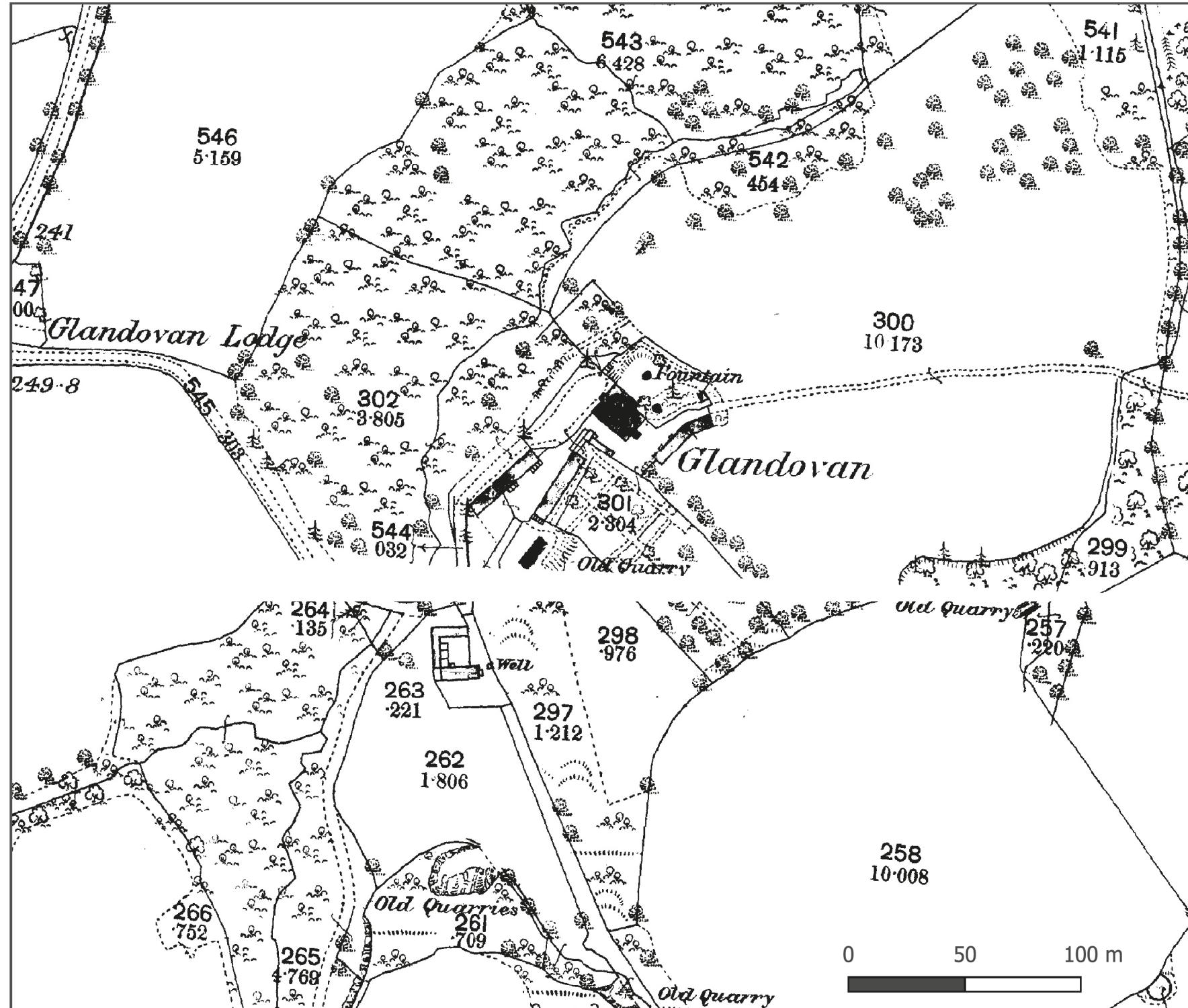


Figure 7 Ordnance Survey County Series, Pembrokeshire 1889-1890 edition. Originally printed at 1:2500

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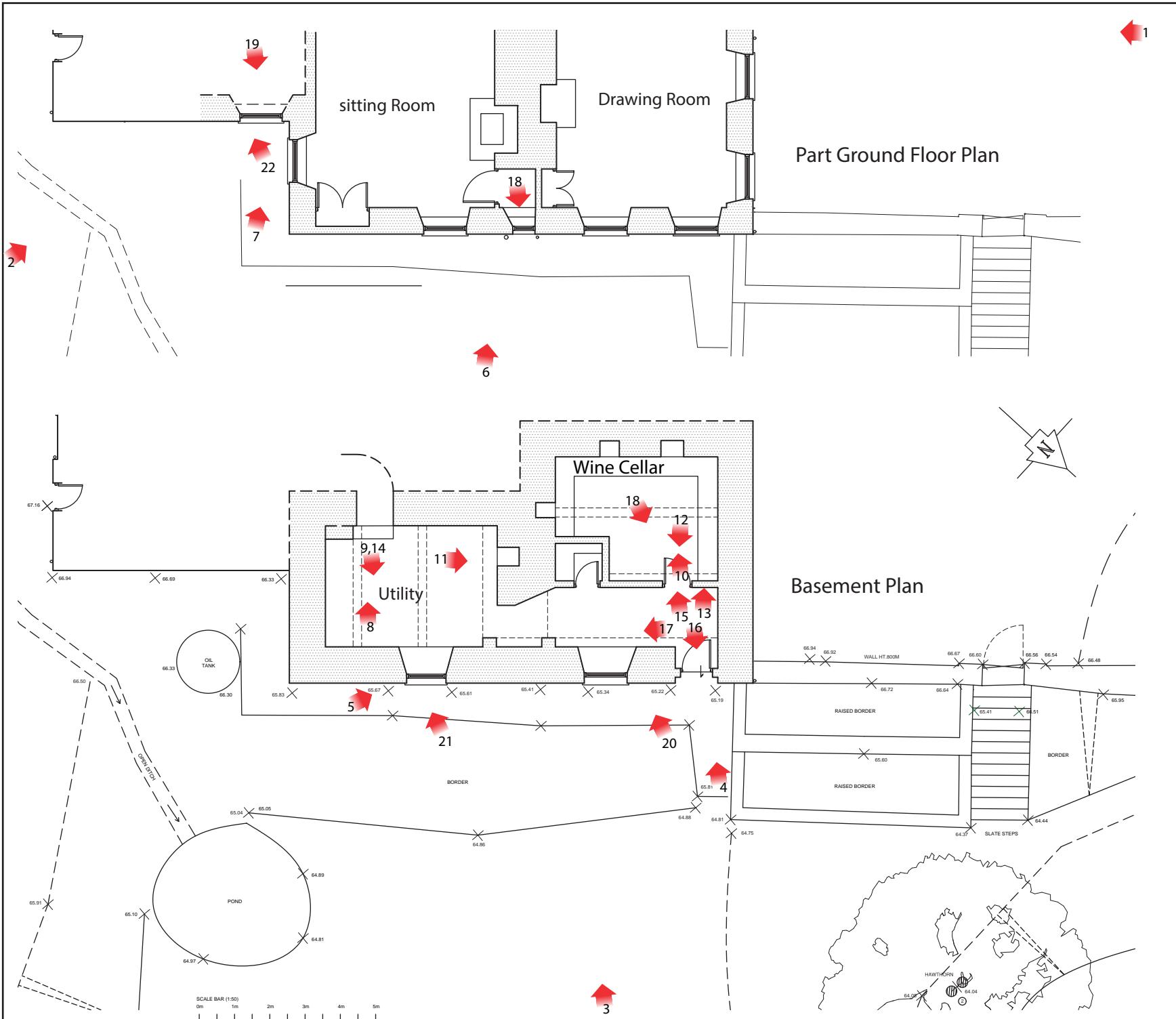


Figure 8: Photo Location Plan (Building Recording). Floor Plans courtesy of Harries Planning Design Management.

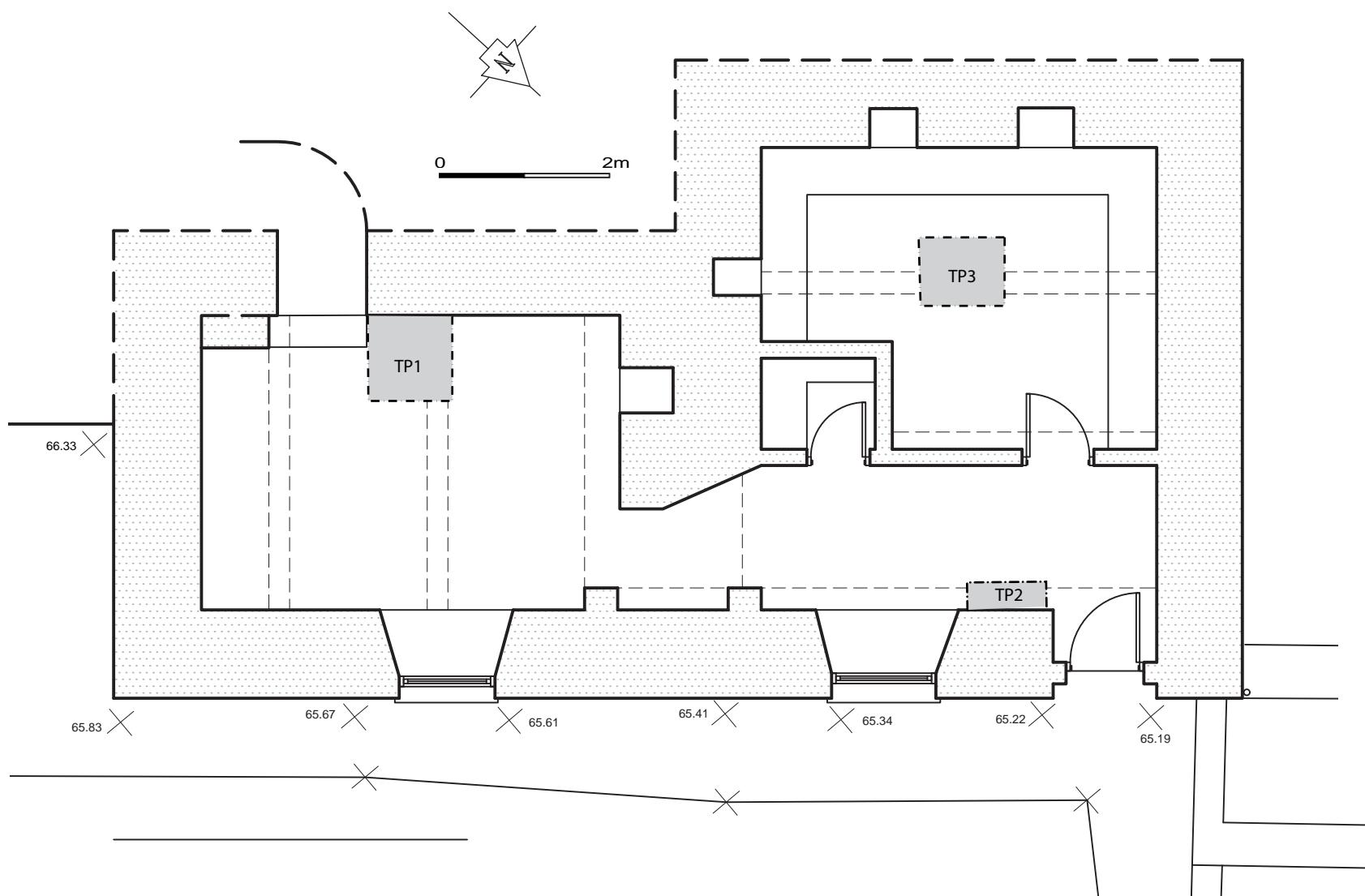
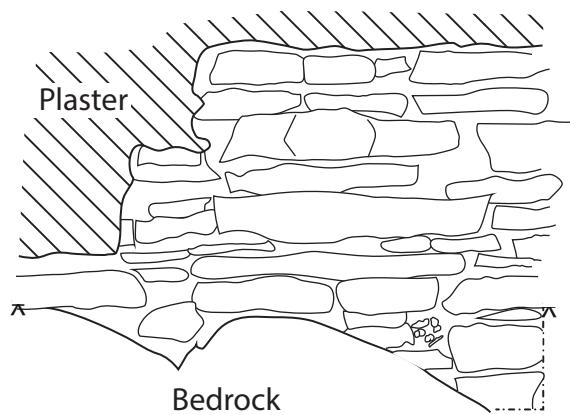
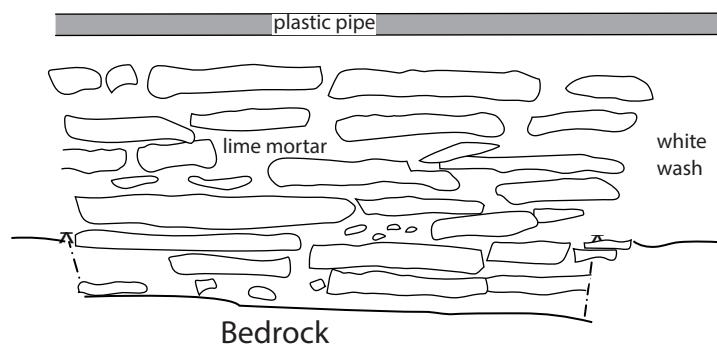


Figure 9: Watching
Brief:
Basement Test Pit
Location Plan

TP1, NE Facing section

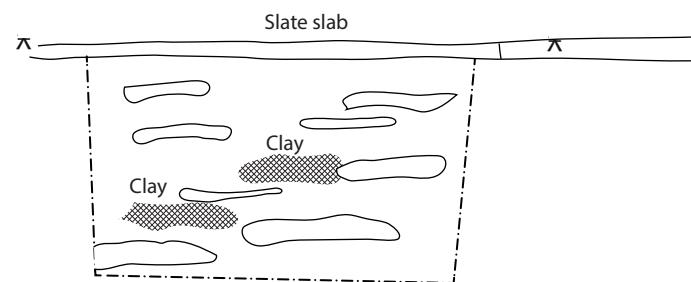


TP2, SW Facing section



0 1m

TP3, NE Facing section



Bedrock

Figure 10: Watching
Brief:
Basement Test Pit
Sections

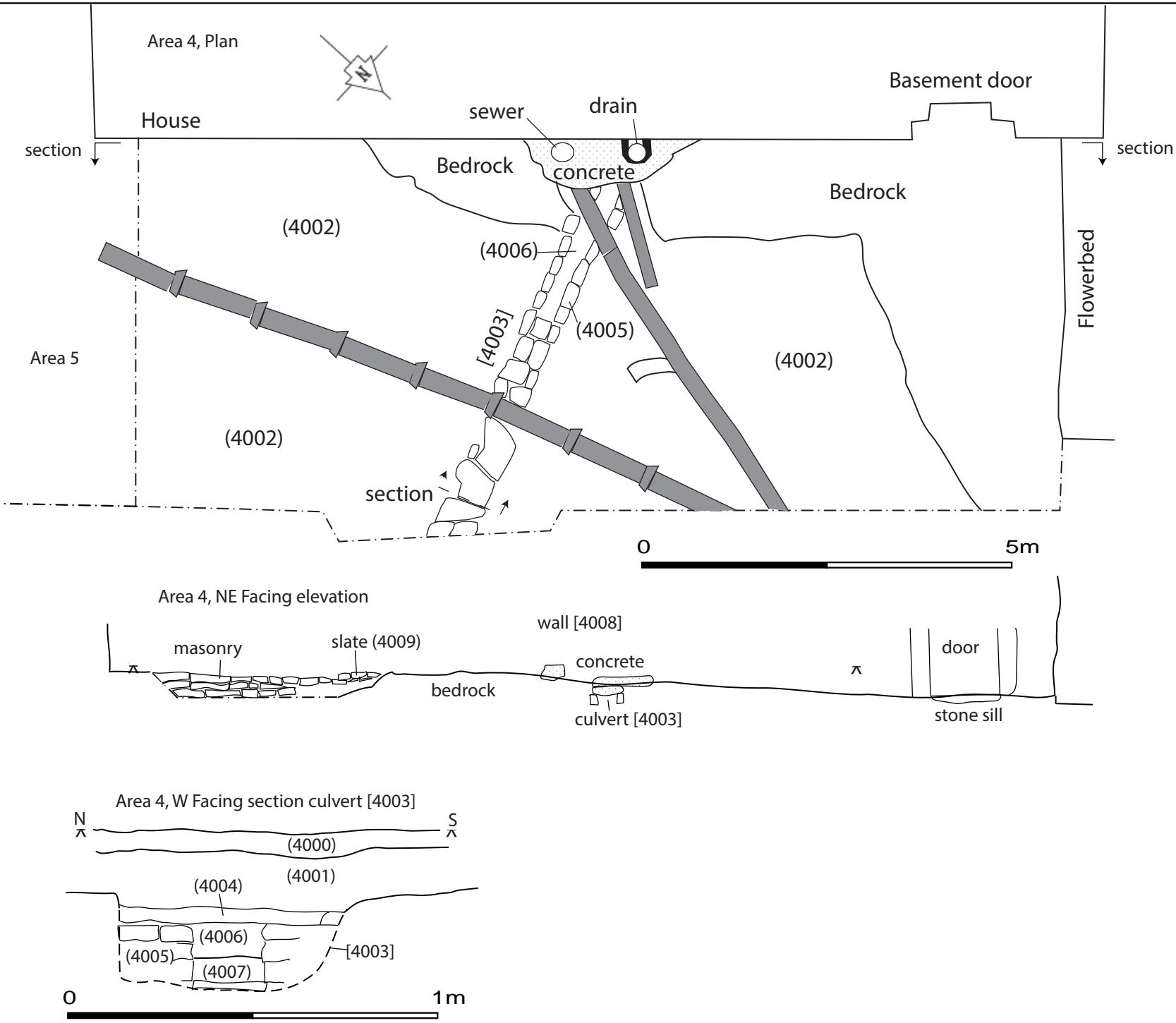


Figure 11: Watching Brief:
Area 4 plan and sections

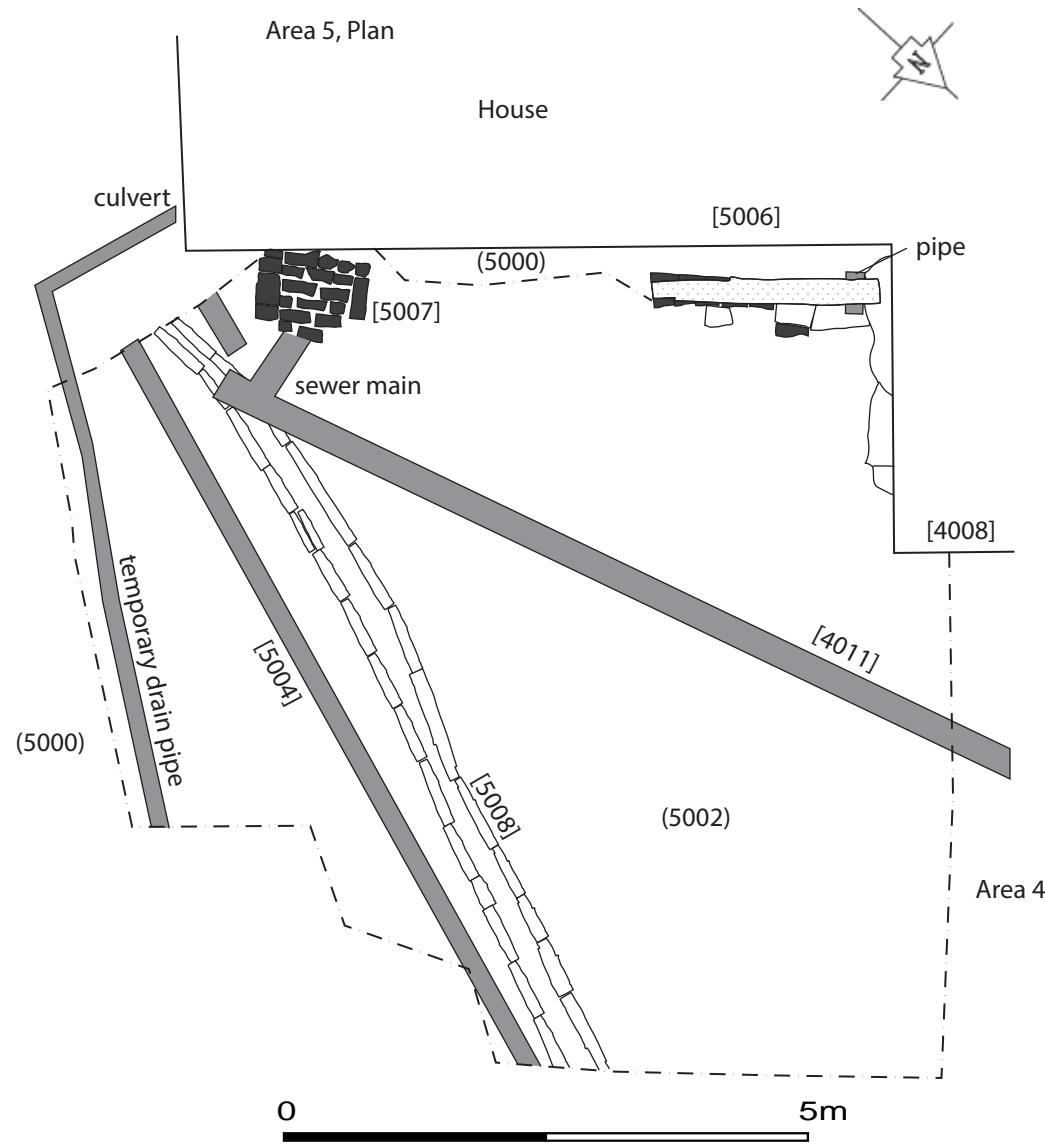


Figure 12: Watching Brief:
Area 5 plan



Plate 1: Glandovan Mansion, NW Facing Elevation looking south east, 2m scale.



Plate 2: Glandovan Mansion, SW Facing Elevation looking north north-east, 2m scale.



Plate 3: Glandovan Mansion, NE Facing Elevation looking south west, 2m scale.



Plate 4: Basement door opening, looking east south-east, 2m scale .



Plate 5: NE Facing Elevation, basement window. looking north north- west, 2m & 1m scale.



Plate 6: NE Elevation, First floor windows, looking east north-east, 2m scale.



Plate 7: NE Facing Elevation of the Stair Hall, looking south west, 2m & 1m scale.



Plate 8: Basement stair, looking east south-west, 1m & 0.5m scale.



Plate 9: Basement, Utility Room floor and benches looking north east, 2m & 1m scale.



Plate 10: Basement, wine cellar, looking south-west, 2m scale.



Plate 11: Basement, Utility Room niche, looking north west, 0.5m scale.



Plate 12: Basement, wine cellar, tally on back of door, looking north-east, 2m scale.



Plate 13: Basement corridor, lath and lime plaster partition wall looking south west, 2m & 0.5m scale.



Plate 14: Basement Utility Room, looking north-east, 2m & 1m scale.



Plate 15: Basement, Wine Cellar door looking south west, 2m scale.



Plate 16: Basement door (external), looking south-west, 2m & 1m scale.



Plate 17: Basement corridor, looking south-east, 2m & 1m scale.



Plate 18: First Floor cupboard window, looking north east, 0.5m scale.



Plate 19: First Floor Stair Hall window, looking north-east, 2m & 1m scale.

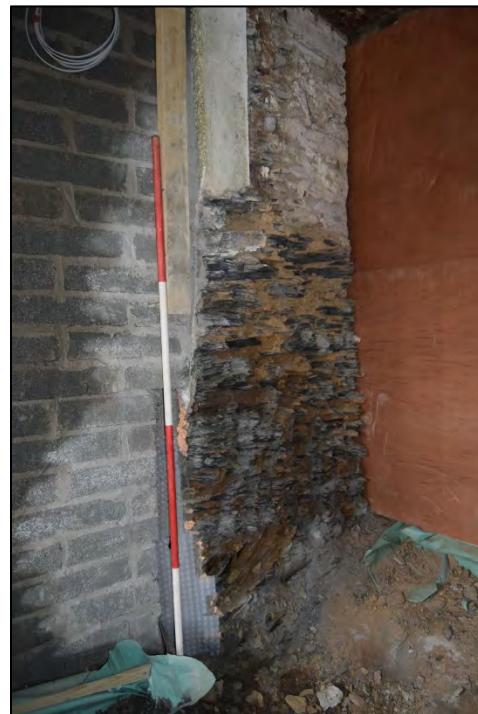


Plate 20: Basement, new doorway opening (north), looking south south-west, 2m scale.



Plate 21: Basement, new doorway opening (south), looking south south-west, 2m scale.



Plate 22: Stair Hall, first floor, new doorway opening, looking south south-west, 2m scale.



Plate 23: Basement, wine cellar, flag stones removed, looking south-east, 1m scales.



Plate 24: Basement, Test Pit 1 fully excavated, looking south-west, 1m scale.



Plate 25: Basement, Test Pit 1 detail of NE facing wall, looking south-west, 0.5m scale.



Plate 26: Basement, Test Pit 2 fully excavated, looking north-east, 0.5m scale.



Plate 27: Basement, Test Pit 2 detail of SW facing section, looking north-east, 0.5m scale.



Plate 28: Basement, Test Pit 3 fully excavated, looking north-east, 1m scale.



Plate 29: Basement, Test Pit 3 NE Facing Section, looking south-west, 0.5m scale.



Plate 30: Watching Brief, Area 4 unexcavated, looking south-west, 2m scales.



Plate 31: Watching Brief, Area 4 partially excavated, looking south-east, 2m scale.



Plate 32: Watching Brief, Area 4, Box Culvert [4010] and Ceramic Pipe [4011], looking south-east, 2m & 0.5m scale.



Plate 33: Watching Brief, Area 4, Box Culvert [4010]; (4006) & (4007) part removed, looking south, 0.5m scale.



Plate 34: Watching Brief, Area 4, Box Culvert [4010]; (4006) & (4007) part removed, looking north-east, 0.5m scale.



Plate 35: Watching Brief, Area 4, fully excavated, looking south-east, 2m & 1m scale.



Plate 36: Watching Brief, Area 5, under excavation, looking north-east.



Plate 37: Watching Brief, Area 5, Brick Setting [5007], looking south-west, 0.5m scale.



Plate 38: Watching Brief, Area 5, Brick and concrete setting [5006], looking south-west, 01m & 0.3m scale.



Plate 39: Watching Brief, Area 5, fully excavated, looking north-west, 2m & 1m scale.

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**APPENDIX I:
Context Inventory**

Appendix I: Context inventory

Context	Type	FO/FW	Description
1000	fill	1002	mottled pale grey & red brown, crushed stone -Cilgerran slate-stone dust and slate fragments
1001	layer		Geological natural bedrock, Cilgerran slate
1002	masonry	FW/1000	Interior face of internal wall of utility room in basement of house, random rubble coursing, no visible bond, partially rendered.
2000	fill	2002	mottled pale grey & red brown, crushed stone -Cilgerran slate-stone dust and slate fragments
2000	fill	FO 2002	mottled pale grey & red brown, crushed stone -Cilgerran slate-stone dust and slate fragments
2001	layer		Geological natural bedrock, Cilgerran slate
2002	masonry	FW 2000	Interior face of external wall of house, random rubble coursing, no visible bond, partially rendered, changes to white-wash and lime mortar bond above floor level
3000			mottled pale grey & red brown, crushed stone -Cilgerran slate-stone dust and slate fragments, not fully excavated
3001			Slate slab flooring
4000	layer		Extant topsoil, very dark brown, silty loam, garden soil, lawn.
4001	layer		Subsoil, pale brown silty clay
4002	layer		Geological natural, pale brown and grey, outcrops of Cilgerran slate, weathered slate, silty sand
4003	cut	FW 4004 & 4005	Cut of box culvert, aligned E-W, runs from guttering toward lawn
4004	fill	FO 4003	Stone slab capping for box culvert, local stone, no bond
4005	fill	FO 4003	Stone lining, base and sides of box culvert, local stone, no bond, random coursing
4006	fill	FO 4003	Upper fill of culvert, loose mid brown silty clay, topsoil and waterborne derived
4007	fill	FO 4003	Lower fill of culvert, very dark brown, fine clay silt
4008	masonry	FW 4009	Exterior wall of house, covered in roughcast render
4009	fill	FO 2008	Slate fragments used to infill wall footings between bedrock and wall
4010	group	FW 4003-7	Group number for box culvert and fills
4011			Modern clay sewer pipe, part of sewer system
4012			Cast iron pipe, part of rain guttering
5000	layer		Extant topsoil, very dark brown, silty loam, garden soil, lawn.
5001	layer		Subsoil, pale brown silty clay
5002	layer		Geological natural, pale brown and grey, outcrops of Cilgerran slate, weathered slate, silty sand
5003	cut	FW 5004/5	Cut for clay pipes from rainwater guttering leading to pond
5004	fill	FO 5003	Clay pipe, 0.15m diam. 0.95m lengths, 1950's?
5005	fill	FO 5003	Dark grey brown silty clay, topsoil derived
5006			Brick and cement drain
5007			Loose laid brick setting below guttering, reused bricks
5008			Modern open stone culvert, rain-water runoff to pond

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**APPENDIX II:
Written Scheme of
Investigation**

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WRITTEN SCHEME OF INVESTIGATION

FOR AN ARCHAEOLOGICAL WATCHING BRIEF

AND

**BUILDING RECORDING LEVEL 2 AT GLANDOVAN MANSION,
CILGERRAN, CARDIGAN**

Prepared for:

Harries Planning Design Management

Project No: 2777

Planning application Numbers:

19/0431/PA and 19/0433/LB

12.12.2019



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Figure 1. Site location

Figure 2. Detailed Site Plan

Figure 3. Existing and Proposed block plans

Figure 4. Existing and proposed sections

Figure 5. Existing and proposed NE facing elevations

Summary

This Written Scheme of Investigation (WSI) details a programme of Archaeological Watching Brief and Building Recording to be undertaken by Archaeology Wales Ltd at the request of Harries Planning Design Management.

The Archaeological Watching Brief will consist of a watching brief which will be undertaken during any archaeologically sensitive groundworks associated with the development at Glandovan Mansion, Cilgerran, Cardiganshire SA43 2TL (NGR SN 19933 41514) (Listed Building Consent number 19/0433/LB).

The Archaeological Building Recording will consist of a Level 2 or equivalent standard according to Historic England 'Understanding Historic Buildings' guidelines. It will be undertaken on elements of the historic fabric of Glandovan Mansion that will be affected prior to the commencement of works associated with the alterations.

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

1. Introduction and planning background

- 1.1. This WSI details the methodology for a programme of Archaeological Watching Brief and Building Recording, Level 2 equivalent to be undertaken in association with alterations to the basement, ground floor and terraces of Glandovan Mansion (Figures 3-5). The alterations include converting the openings for two basement windows to form doorways; the removal of the current basement door with the opening made in to a cupboard recess; the replacement of the small cupboard window between the sitting and drawing rooms extending the opening and fitting two French Window doors; insertion of a French door to replace the ground floor window in the stair hall; lowering of the floor and re-setting of the slate flag floor in the basement including the replacement of worn stone treads to the basement stair and creating a partition for a WC; and the excavation of the ground and construction of a garden terrace with 5 new arched windows; at Glandovan Mansion, Cilgerran, Cardigan, Pembrokeshire SA43 2TL (NGR SN 19933 41514). (Planning permission number 19/0433/LB).
- 1.2. This WSI has been prepared by Dr John Davey MCIIfA, Archaeology Wales Ltd (henceforth - AW) at the request of Harries Planning Design Management (henceforth – the client).
- 1.3. The methodology set out in this WSI has been agreed with Dyfed Archaeological Trust Development Management (DAT DM) in their role as archaeological advisors to the Pembrokeshire County Council (PCC), the local planning authority. The Listed Building Consent issued by PCC stated that:

No development shall take place until a qualified and competent archaeologist has submitted a written scheme of investigation (WSI) for approval in writing, by the local planning authority. This WSI will describe the different stages of the work and demonstrate that it has been fully resourced and given adequate time. On behalf of the local planning authority, their archaeological advisers (DAT DM) will monitor all aspects to this work through to the final discharging of condition. This work will not be deemed complete until all aspects of the WSI have been addressed and the final report submitted and approved.

Reason: To protect historic environment interests whilst enabling development, and to accord with Policy GN.38 of the Local Development Plan for Pembrokeshire (adopted 28 February 2013).

- 1.4. DAT DM, as archaeological advisors to PCC, has recommended that an Archaeological Watching Brief be carried out during any archaeologically sensitive groundworks associated with the development.
- 1.5. DAT DM has also recommended that a Level 2 building recording or equivalent take place on elements of Glandovan Mansion that will be affected by the development. This is to provide a descriptive record of those parts of the structure that will be altered or exposed, an assessment of the form, function and any phasing of those elements of the building, and to identify and record any features, fixtures and fittings relevant to the original and subsequent historic uses of those parts of the building, prior to any development taking place. This will mitigate potential development impacts to the structure and fabric of those parts of the mansion put at risk by the development, including potential archaeological evidence for the original late 16th century mansion.
- 1.6. The purpose of the archaeological mitigation 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.
- 1.7. 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 CIIfA.

2. Site Description

2.1. Glandovan (LB 11973) is a Grade II* Listed Building located approximately 1.5km south of Cilgerran, Pembrokeshire. The house, in its current form, was constructed c.1660 on the site of a late 16th century precursor. The house occupies a low spur on the east side of Afon Dyfan, a tributary of Afon Teifi (Figures 1 and 2).

3. Historical background

3.1. The following extract is taken from the recent Historic Impact Statement submitted with the planning application (Scourfield, 2018, 3-4).

Glandovan has an early and well-recorded history, back to the early C16. The history has been researched in depth by Glen Johnson (<http://glen-johnson.co.uk/glandovan>). The early history of Glandovan involves the Vaughan family. William Vaughan arrived in the parish c. 1496 as a supporter of Henry VII, duly rewarded with the title of Lord of Cilgerran, and in 1509, Constable of Cilgerran Castle. William's descendant, Robert, alive in 1580, built (or rebuilt) Glandovan

In 1670, Rees Vaughan of Glandovan was assessed at six hearths, by which time the present house was probably built. In the later C17, the house passed to the Stedmans (of Strata Florida) and then to the Gowers. By 1824, Castell Malgwyn had become the main seat of the Gowers. Abel Gower carried out works including re-roofing in 1832, but by 1844, the house was tenanted until the family sold it in 1917 (the Gowers owned it again 1947-58). In 1962, a fire damaged the kitchen, hall and part of the first floor.

That the house contains fabric earlier than the later C17 is confirmed by the survival of later C16 oak beams within the basement, detailed with stepped ovolو mouldings. That they have been reused is confirmed by a length cut down as a lintel, the joist-sockets facing towards the wall. It is possible that some structural work survives from the older house, including the stone chimney stair

3.2. Six listed structures make up a small complex within the premises associated with the development including the grade II* Glandovan Mansion (LB 11973). The other five are all grade II listed, and none of them will be affected by the development. They are Glandovan Lodge (LB 11975); Gate piers; Gates and Railings at Glandovan Lodge (LB 14516); the outbuilding on the north side of the stable court (LB 11974); The Stables (LB 14515) and attached wall with Gate piers (LB 14514).

3.3. The listed building description for Glandovan House states that it is a c.1660 country house in whitewashed roughcast (mostly covered in creeper) with a

hipped slate roof and paired bracket eaves. The roof has a centre valley and two big axial three-shaft rendered stacks. There is a two-storey five-window front of timber cross-windows with slate sills and a centre early 19th century 6-panel door with sidelights in an early 19th century timber porch of two Roman Doric columns, pilaster responds, and cornice. The house is to a regular square plan with a centre rear stair projection also hipped. There is an added block in the rear.

The interior, in a Renaissance square plan, is typical of the later 17th century. The staircase is exceptional in scale though relatively crude in detail, open-well, with plain string, square newels, carved finials and pendants, and turned balusters. The two front rooms and parlour have plastered panelled ceilings, with simple mouldings framing the beams. The kitchen has three exposed beams, and the remains of a small stair to the left of the fireplace. Three ornate figured wood doors were introduced from Surrey in the 20th century. Two upstairs bedrooms have similar plastered panelled ceilings, and there is some fielded panelling to the wall to the small centre room.

4. Objectives

- 4.1. This WSI sets out a program of works to ensure that the Archaeological Watching Brief and Building Recording Level 2 will meet the standard required by The Chartered Institute for Archaeologist's *Standard and Guidance for Archaeological Building Investigation and Recording* (2014), The Chartered Institute for Archaeologist's *Standard and Guidance for Archaeological Watching Briefs* (2014) and according to Historic England's *Understanding Historic Buildings: A Guide to Good Recording Practice* (2016).
- 4.2. The objective of the watching brief will be:
 - to monitor all archaeologically sensitive groundworks associated with the development.
 - to allow investigation and recording of any archaeological features that are uncovered during the proposed groundworks within the application area.
 - to provide the opportunity, if needed, for the watching archaeologist to signal to all interested parties, before the destruction of the material in question, that an archaeological find has been made for which the resources allocated to the watching brief are not sufficient to support the treatment to a satisfactory or proper standard.
- 4.3. The primary objective of the Building Recording will be to describe and record, by means of high-resolution digital photography and measured drawings, all the key internal and external components of the affected parts of the building so that a permanent record survives prior to demolition or renovation. This will be completed by means of an Historic England's Level 2 or equivalent Building survey. This will and mitigate potential development impacts to the structure and fabric of the impact elements of the original

fabric of the house, including potential historic floor level/s, and potential evidence for the original late 16th house.

- 4.4. Level 2 is a descriptive record. Both the exterior and interior of the building will be seen, where relevant, described and photographed. The examination of the relevant parts of the building will produce an analysis of its development and use and the record will include the conclusions reached, but it will not discuss in detail the evidence on which this analysis is based.
- 4.5. The report will include a comprehensive assessment of the historic context within which the archaeological evidence rests and will aim to highlight any relevant research issues within regional, national and, if relevant, international research frameworks.

5. Timetable of works

Fieldwork

- 5.1. The programme of Archaeological Building Recording Level 2 (equivalent) will be undertaken prior to the commencement of works associated with the proposed development. The watching brief will be undertaken during the relevant ground works. Archaeology Wales will update DAT DM with the exact date.

Report delivery

- 5.2. The report will be submitted to the client and to DAT DM within three months of the completion of the fieldwork. A copy of the report will also be sent to the regional HER (DAT-HER).

6. Details of work

- 6.1. The archaeological works will be conducted according to the Chartered Institute for Archaeologists' (CIIfA) *Standard and Guidance for the archaeological investigation and recording of standing buildings or structures* (2014) and the Chartered Institute for Archaeologist's *Standard and Guidance for Archaeological Watching Briefs* (2014)

Archaeological Watching Brief

- 6.2. The watching brief will be monitored by a suitably qualified archaeologist. The site archaeologist undertaking the watching brief will be afforded the required access by the main contractor in order to observe and where necessary to record any archaeological remains revealed. Archaeological sensitive groundwork will not be undertaken in the specified area without the presence of the site archaeologist. The site archaeologist will record finds and less

significant archaeological deposits and features without significant delay to the work program.

- 6.3. Where significant or complex archaeological deposits or features are encountered there will be a requirement for those areas to be fenced off and highlighted to all contractors employed on the site. Machines or contractors shall not enter this area until archaeological recording has been completed. If significant archaeological features are revealed during the work a meeting between the client, DAT DM and AW will be called at the earliest convenience.
- 6.4. If significant archaeological features are encountered contingency arrangements will be made. Contingency costs will be agreed in advance before any extension to the programme commences and will follow a site meeting between Archaeology Wales, the client and DAT DM.

6.5. Specialist advisers

In the event of certain finds, features or sites being discovered, AW will seek specialist opinion and advice. A list of specialists is given in the table below although this list is not exhaustive.

Artefact type	Specialist
Flint	Kate Pitt (Archaeology Wales)
Animal bone	Richard Madgwick (Cardiff University)
CBM, heat affected clay, Daub etc.	Rachael Hall (APS)
Clay pipe	Hilary Major (Freelance)
Glass	Rowena Hart (Archaeology Wales)
Cremated and non-cremated human bone	Malin Holst (University of York)/Richard Madgwick (Cardiff University)
Metalwork	Kevin Leahy (University of Leicester)/ Quita Mold (Freelance)
Metal work and metallurgical residues	Dr Tim Young (GeoArch)
Neo/BA pottery	Dr Alex Gibson (Bradford University)
IA/Roman pottery	Jane Timby (Freelance)
Roman Pottery	Rowena Hart (Archaeology Wales)/ Peter Webster (Freelance)
Post Roman pottery	Stephen Clarke (Monmouthshire Archaeology)

Charcoal (wood ID)	John Carrot (Freelance)
Waterlogged wood	Nigel Nayling (University of Wales – Lampeter)
Molluscs and pollen	Dr James Rackham
Charred and waterlogged plant remains	Wendy Carruthers (Freelance)

6.5.1. Specialist reports

Specialist finds and palaeoenvironmental reports will be written by AW specialists, or sub-contracted to external specialists when required.

Building Survey

6.6. The survey will take the form of a Level 2 (equivalent) building survey as defined by English Heritage (May 2016) *Understanding Historic Buildings: a guide to good recording practice*. This level of survey is intended to create a descriptive record of relevant parts of the building, and will include:

6.7. Drawings-

- A plan and sometimes other drawings may be made but the drawn record will normally not be comprehensive and may be tailored to the scope of a wider project.

6.8. Photographs-

- General view or views of the building in its wider setting or landscape
- The building's external appearance. Typically, a series of oblique views will show all affected external elevations of the building and give an overall impression of its size and shape. Where individual elevations include complex historical information, it may also be appropriate to take views at right-angles to the plane of the elevation.
- The overall appearance of the principal rooms and circulation areas affected by the development with a similar approach as the external photographs.

6.9. Written record-

- The precise location of the building as an address and in the form of a National Grid reference,
- A note of any statutory designation and possibly non-statutory designations,
- The date when the record was made, the name of the recorder and the location of any archive material and

- A statement summarising the building's form, function, date and sequence of development. The names of architects, builders, patrons and owners should be given if known. Its purpose is to describe the building when no fuller record is necessary.

7. Monitoring

- 7.1. DAT DM will be contacted prior to the commencement of archaeological works, and subsequently once the work is underway.
- 7.2. Any changes to the WSI that AW may wish to make after approval will be communicated to DAT DM for approval as archaeological advisors to the Planning Authority.
- 7.3. Representatives of DAT DM will be given access to the site so that they may monitor the progress of the watching brief and building recording. DAT DM will be kept regularly informed about developments.

8. Archive and Reporting programme

Site archive

- 8.1. 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.
- 8.2. 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 CIIfA Guidelines (*Standard and guidance for the creation, compilation, transfer and deposition of archaeological archives*, 2014). 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 legal landowners' consent will be gained for deposition of finds. The project will adhere to the Welsh Archaeological Trust's joint Guidance for the *Submission of Data to the Welsh Historic Environment Records* (2018).
- 8.3. The paper and digital archive will be deposited with the National Monuments Record, RCAHMW including a copy of the final report. This archive will include all written, drawn, survey and photographic records relating directly to the investigations undertaken. NMR Digital archives will follow the standard required by the RCAHMW (RCAHMW, 2015). A copy of the archive index and report will also be lodged with the Historic Environment Record at Dyfed

Archaeological Trust. The project will adhere to the Welsh Archaeological Trust's joint Guidance for the *Submission of Data to the Welsh Historic Environment Records* (2018).

Analysis

8.4. 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 and NGR
- Statutory designations
- Date of record, recorder and archive deposition
- Methodology
- Location plan showing the building/s assessed by the building recording, with all structures and features investigated
- Plan and elevation drawings (where done) with ground level, ordnance datum and vertical and horizontal scales.
- Written description of all structural features identified, including their character, function, potential dating and relationship to adjacent features.
- All appropriate photographs of the interior and exterior
- Conclusion(s) as appropriate of all the structural remains investigated.
- References

Reports and archive deposition

Report to client

8.5. 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 and DAT DM. On approval the final report should be submitted in high resolution PDF format to the Historic Environment Record, Dyfed Archaeological Trust for inclusion within the Historic Environment Record.

Additional reports

8.6. 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.

Summary reports for publication

8.7. 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.

Notification of important remains

8.8. 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.

Archive deposition

8.9. 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.

8.10. 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.

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

8.12. 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 DAT-HER.

9. Staff

9.1. The project will be managed by John Davey (AW Project Manager) and the fieldwork undertaken by archaeologists from Archaeology Wales Ltd. Any alteration to staffing before or during the work will be brought to the attention of DAT DM and the client.

Additional Considerations

10. Health and Safety

Risk assessment

10.1. 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.

Other guidelines

- 10.2. 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

- 11.1. 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.
- 11.2. 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

- 12.1. 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

Professional standards

- 13.1. 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.

Project tracking

- 13.2. 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

- 14.1. 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

Chartered Institute for Archaeologists, 2014. *Standard and guidance for the archaeological investigation and recording of standing buildings or structures*.

Chartered Institute for Archaeologists, 2014. *Standard and Guidance for Archaeological Watching Briefs*

Historic England, 2016. *Understanding Historic Buildings: A Guide to Good Recording Practice*

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