

CPAT WSI 2028

# Brook House, Leighton, Powys

BUILDING RECORDING

Written Scheme of Investigation

submitted by

Clwyd-Powys Archaeological Trust

On behalf of

Simon Wootton



YMDDIRIEDOLAETH ARCHAEOLEGOL CLWYD-POWYS

CLWYD-POWYS ARCHAEOLOGICAL TRUST

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The Clwyd-Powys Archaeological Trust is a Registered Organisation  
with the Chartered Institute for Archaeologists

### **Clwyd-Powys Archaeological Trust**

The Clwyd-Powys Archaeological Trust (CPAT works to protect, record and interpret all aspects of the historic environment. We advise developers and local authorities on archaeology and planning, undertake archaeological projects for public- and private-sector clients, and have wide-ranging programmes of community archaeology events and activities.

The CPAT Field Services team is the leading archaeological practice in mid- and north-east Wales, and one of the longest-established commercial archaeology contractors in Europe.

CPAT is one of four archaeological trusts established in Wales in the mid-1970s to provide an archaeological service across the whole of the Principality. It is both a registered charity and a limited company, and its activities are managed by a board of Trustees. It is also Registered Organisation (RO) with the Chartered Institute for Archaeologists (CIfA). Further information regarding the Trust, including summary reports of some of the more significant recent projects can be found on its website at [www.cpat.org.uk](http://www.cpat.org.uk)

### **Ymddiriedolaeth Archaeolegol Clwyd-Powys**

Mae Ymddiriedolaeth Archaeolegol Clwyd-Powys (CPAT) yn gweithio i warchod, cofnodi a dehongli pob agwedd ar yr amgylchedd hanesyddol. Rydym yn cynghori datblygwyr ac awdurdodau lleol ar archaeoleg a chynllunio ac yn ymgymryd â phrosiectau archaeolegol ar ran cleientiaid yn y sectorau cyhoeddus a phreifat, ac mae gennym raglenni eang eu hystod o ddiwyddiadau a gweithgareddau archaeolegol cymunedol.

Tîm Gwasanaethau Maes CPAT yw'r prif bractis archaeolegol yng nghanolbarth a gogledd-ddwyrain Cymru, ac mae'n un o'r contractwyr archaeoleg masnachol mwyaf hirsefydlog yn Ewrop.

Mae CPAT yn un o bedair ymddiriedolaeth archaeolegol a sefydlwyd yng Nghymru yng nghanol y 1970au i ddarparu gwasanaeth archaeolegol ledled Cymru. Mae'r Ymddiriedolaeth yn elusen gofrestrdig a hefyd yn gwmni cyfyngedig, ac mae ei gweithgareddau'n cael eu rheoli gan fwrdd Ymddiriedolwyr. Mae hefyd yn Registered Organisation (RO) gyda'r Chartered Institute for Archaeologists (CIfA). Mae mwy o wybodaeth am yr Ymddiriedolaeth, gan gynnwys adroddiadau cryno ar rai o'r prosiectau diweddar mwyaf arwyddocaol hefyd i'w gweld ar ei gwefan yn [www.cpat.org.uk](http://www.cpat.org.uk)

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## 1 Introduction

- 1.1. The Field Services Section of the Clwyd-Powys Archaeological Trust has been invited Hughes Architects, acting as agent on behalf of Mr Simon Wooton, to submit a proposal for undertaking a programme of building recording in connection with the change of use of an existing outbuilding at Brook House, Leighton (SJ2469405093), into holiday accommodation.
- 1.2. The building is grade II listed (No. 19572) and is part of the wider Leighton Estate model farm. It was built in early 1850's and functioned as a slurry reservoir and pump house.
- 1.3. Planning permission (P/2014/0207) received conditional consent in 2014, with the inclusion of the following condition:
  3. No development of any kind shall commence until the applicant has secured the implementation of a Level 2 archaeological study of the Brook House Tank building in accordance with a curatorial design brief and an approved written scheme of investigation. A copy of the report and project archive shall be submitted in accordance with all current archaeological standards and guidance to the Local Planning Authority and the Development Control Archaeologist, Clwyd-Powys Archaeological Trust, 41 Broad Street, Welshpool, Powys, SY21 7RR.
- 1.4. Subsequently, listed building consent (18/0299/LBC) was granted in 0000 with the inclusion of the following condition:
  5. Prior to the commencement of development an appropriate photographic survey, (equivalent to an Historic England Photographic Survey - Understanding Historic Buildings, 2016, 5.5, p.27) of the existing buildings shall be carried out in accordance with details to be submitted to, and approved in writing by the Local Planning Authority. The resulting digital photographs shall be forwarded on appropriate digital media to the Local Planning Authority and the Development Control Archaeologist (Clwyd-Powys Archaeological Trust, 41 Broad Street, Welshpool, Powys, SY21 7RR). After approval by the Local Planning Authority, a copy of the photographs should also be sent to the Historic Environment Record Officer, Clwyd-Powys Archaeological Trust, 41 Broad Street, Welshpool, Powys, SY21 7RR for inclusion in the regional Historic Environment Record.

## 2 Objectives

- 2.1. The objectives of the survey are:
  - to describe and record all of the key internal and external components of the surviving outbuilding complex so that a permanent record survives prior to alterations commencing. This will be completed by means of a desktop study and English Heritage Level 2 building survey;
  - to prepare a report outlining the results of the survey;
  - to prepare a final publication of the results in an appropriate regional or national journal, depending on the nature and significance of any archaeology.

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### 3 Methodology

3.1. The archaeological works will be conducted according to the Chartered Institute for Archaeologists' (CifA) *Standard and Guidance for the archaeological investigation and recording of standing buildings or structures* (2014), *Standard and Guidance for Historic Environment Desk-based Assessment* (2014).

3.2. The study will include a rapid desk-based study involving readily available sources at the following repositories:

- the regional Historic Environment Record
- the National Library of Wales, Aberystwyth
- the National Monuments Record, Aberystwyth
- Powys County Archives

3.3. All cartographic sources consulted will be included within the desktop section of the report, together with transcriptions of relevant documents and copies of plans, maps and photographs containing relevant information, subject to any copyright restrictions.

#### **Building Survey**

3.4. The survey will take the form of a Level 2 building survey as defined by Historic England 2016 *Understanding Historic Buildings: a guide to good recording practice*. This level of survey is intended to create a descriptive record of the building, and will include:

- Description and photographic record of the exterior and the interior
- conclusions regarding the building's development and use, but without discussing in detail the evidence on which these conclusions are based
- A plan and sometimes other drawings but the drawn record will normally not be comprehensive.

3.5. The drawn record will be created which it has been assumed can be based on existing drawings. These will be checked and annotated/amended as appropriate using conventional measured survey. The end result will include:

- Ground floor plan, including the position of structural or architectural detail and fixtures and fittings
- Phase plans showing the development of the structure

3.6. The photographic survey will be conducted using digital photography with a minimum resolution of 12 mega pixels to include:

- general views
- external appearance
- internal views
- elevations and structural detail
- overall appearance
- fixtures, fittings etc

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**Report**

- 3.7. Following the on-site work an illustrated report will be prepared containing conventional sections to include:
- Non-technical summary
  - Location and NGR
  - Statutory designations
  - Date of record, recorder and archive deposition
  - Introduction
  - Site location
  - Methodology
  - Summary of the form, function, date and development of the building
  - Desk-based study, including copies of historic maps and photographs where permitted
  - Summary description of the building
  - Past and present usage
  - Evidence for former existence of demolished structures, removed fittings etc
  - Conclusions
  - References
- 3.8. The report summary will be provided in English and Welsh, in accordance with the *Guidance for the Submission of Data to the Welsh Historic Environment Records (HERs) V1* (July 2018).

**Site archive**

- 3.9. The overall archive will conform to guidelines described in Management of Research Projects in the Historic Environment (MoRPHE), Historic England 2006, the CIfA (2014) *Standard and Guidance for the Creation, Compilation, Transfer and Deposition of Archaeological Archives* and *The National Standard and Guidance to Best Practice for Collecting and Depositing Archaeological Archives in Wales* (NPAAW, 2017) and *Guidance for the Submission of Data to the Welsh Historic Environment Records (HERs) V1* (July 2018).
- 3.10. The paper and digital archive will be deposited with the National Monuments Record (NMR), 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 digital archive only will also be lodged with the Historic Environment Record, Clwyd-Powys Archaeological Trust.

**4 Resources and programming**

- 4.1. The assessment will be undertaken by a team of skilled archaeologists under the overall supervision of Nigel Jones, a senior member of CPAT's staff who is also a member of the Chartered Institute for Archaeologists (CIfA). CPAT is also a CIfA Registered Organisation (RAO No 6) and as such agrees to abide by their *Code of*

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*Conduct (2014) and the Code of Approved Practice for the Regulation of Contractual Arrangements in Field Archaeology (2014).*

- 4.2. All report preparation will be completed by or with the assistance of the same field archaeologist(s) who conducted the fieldwork.
- 4.3. At present CPAT would be in a position to undertake the survey during March 2019, subject to the receipt of sufficient advanced notice from the client.
- 4.4. Requirements relating to Health and Safety regulations will be adhered to by CPAT and its staff.
- 4.5. CPAT is covered by appropriate Public and Employer's Liability insurance, as well as Professional Indemnity insurance.

N W Jones

27 February 2019