

Archaeology Wales

Upper House Farm, Painscastle Powys

Archaeological Watching Brief



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Report No. 1272

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Archaeology Wales

Upper House Farm, Painscastle Powys

Archaeological Watching Brief

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Non-Technical Summary

This report results from work undertaken by Archaeology Wales Ltd for Mr Kevin White of Williams & White Ltd. It draws on the results of an archaeological watching brief carried out during excavations to construct a new access road and to widen the carriageway adjacent to the development site.

The development site is located within the historic settlement core of Painscastle, some 70m to the east of the medieval motte-and-bailey castle. The road adjacent to the northern site boundary was probably laid out in the early thirteenth century as part of the planned settlement at Painscastle.

A considerable quantity of stone rubble (24) was identified during excavations at the north-east corner of the development site. This area was hand excavated to expose in situ stone foundations (25) [26] below the level of the present road surface. The eastern edge of a building was defined by a line of stone blocks over 4.96m long (north-south). The foundation material appears to belong to the building shown at this location on the 1847 tithe map and early Ordnance Survey editions. The stone foundations were preserved in situ following the widening of the carriageway.

No evidence was found for medieval occupation along the lower southern side of the lane running from the village thoroughfare up towards the likely focus of medieval settlement adjacent to the castle.

1. Introduction

1.1 Location and Scope of Work

- 1.1.1 In April 2014 Archaeology Wales Ltd (AW) carried out an archaeological watching brief during excavations for a residential development to the east of Upper House Farm, Painscastle, Builth Wells, Powys, LD2 3JL (Figs. 1 & 2).
- 1.1.2 The groundwork comprised a soil strip along the north-east corner of the site in order to construct a new access road and a pavement as well as to widen the carriageway to 5m adjacent to the proposed development. The work involved excavations of sufficient depth to set new kerb stones and to allow for sub-base material for the road in addition to base, binder and surface layers of bituminous macadam.
- 1.1.3 The local planning authority is Powys County Council and the planning application references are PR/481204 and P/2008/0930.
- 1.1.4 The lane fronting the development site may have formed part of the original layout of Painscastle and a building is marked on old maps in the north-east corner of the development area. This building appears to have been demolished in the first half of the twentieth century.
- 1.1.5 Archaeological work has been recommended for this scheme by Clwyd-Powys Archaeological Trust (CPAT) in its capacity as archaeological adviser to the planning authority. The watching brief follows an earlier archaeological evaluation (Smith 2012); the trial trenching was undertaken subsequent to the demolition of steel-framed barns on the development site. The areas of archaeological investigation are shown on Figure 2.

- 1.1.6 The archaeological watching brief was carried out at the request of Mr Kevin White of Williams & White Ltd in order to satisfy the planning condition on this development.
- 1.1.7 A Specification (Appendix D) for the work to be undertaken was drawn up by Chris E Smith (AW). This was subsequently approved by Mark Walters (CPAT).
- 1.1.8 The AW project number is 2093 and the site code is UHFP/14/WB.
- 1.1.9 The site is located at NGR 316780, 246140 (SO 1678 4614) and is situated at approximately 263m OD (above Ordnance Datum).

1.2 Topography

- 1.2.1 Painscastle is situated approximately 13.5km east-south-east of Builth Wells and 7.25km north-west of Hay-on-Wye. The village is dominated by a motte-and-bailey fortification constructed on top of a natural ridge. The castle commands the valley of the Bachawy from its northern edge. This vale is a natural thoroughfare between the heights of Llanbedr Hill to the north and The Begwns to the south. The bottom of the Bachawy Valley is at approximately 227m OD. The castle, which is positioned on higher ground to the north, is at 274m OD.
- 1.2.2 The medieval settlement at Painscastle is located to the north-east of the castle. The application area is located on the eastern edge of the historic settlement core, some 70m to the east of the motte-and-bailey castle. The development site formerly belonged to Upper House Farm, a fifteenth century hall-house which abuts the castle. There are nineteenth century stone barns to the east of the house. Upper House is located some 45m to the west of the scheme site.
- 1.2.3 Topographic analysis indicates there was probably a medieval market place (now marked by a small green) adjacent to the castle. The market place is located some 50m to the west of the proposed scheme. The road along the northern site boundary runs eastwards between the market place (and access to Upper House) and the main village thoroughfare. The watching brief has been undertaken along the lower section of this road, at the north-east corner of the development site.

1.3 Mapped Geology

- 1.3.1 The regional geology as mapped by the British Geological Survey (1:50,000 scale) indicates that the bedrock geology is composed of mudstones and siltstones of the Silurian Rocks Formation. There are superficial deposits of Devensian glacial till to the south, east and west of Painscastle but these deposits are not mapped in the scheme area.
- 1.3.2 The mapped geology indicates that weathered mudstone and siltstone deposits will be encountered in the first metre below surface within the scheme area.

1.4 Archaeological and Historical Background

- 1.4.1 The first fortification at Painscastle was probably built by Pain fitz John in the early twelfth century. The castle passed to the Braose family and was rebuilt in 1195 by William de Braose. In 1198 Painscastle was besieged by Gwenwynwyn, Prince of Powys. The castle was reconstructed in stone by Henry III from 1231 and used as a

base for his Welsh campaigns. The scheduled motte-and-bailey castle is set within an enclosure approximately 210m by 185m (PRN 50297; SAM Rd006).

- 1.4.2 There is little to suggest that any settlement developed around the first castle but a town (PRN 6089) is thought to have been established soon after 1231. Houses are mentioned in an order of 1233 and tolls from the weekly market and annual fair in 1264. Burgesses were recorded for the first time in 1309, when about 50 are mentioned, as well as 146 free tenants at least some of whom may have been living in the castle. In 1337, a similar number of tenants held 4040 acres of land.
- 1.4.3 The layout of the medieval town incorporates a market place to the north-east of the castle. This indicates that the lane along the northern site boundary was probably laid out in the early thirteenth century as part of the planned settlement.
- 1.4.4 The castle was abandoned in the 1300s but was refortified during the Glyndwr revolt at the beginning of the fifteenth century. Upper House (PRN 16045) was built into the eastern bank of the castle defences shortly afterwards. This Grade II* listed hall house is of lordship status. It was rebuilt as a stone-walled two-storey house in the seventeenth century. Upper House may have been a high status residence of the stewards of the Earls of Warwick.
- 1.4.5 The lack of documentation from the sixteenth century onwards indicates that the town went into decay and may have contracted. It is known that in later centuries Painscastle functioned as a resting place on a major drovers' route into England.
- 1.4.6 The post-medieval buildings recorded at Painscastle include the Grade II listed Castle Farm (PRN 25858); a late eighteenth century two-storey farmhouse constructed in local stone. This property is located some 40m west of the development site.
- 1.4.7 The scheme area is first depicted on the Llanbedr Painscastle tithe map of 1847 (Fig.5). Although the castle is not shown on this drawing the extent of the post-medieval settlement is evident. At the north-east corner of the development site an L-shaped building is illustrated on the tithe map. This is also depicted on the first and second OS (Ordnance Survey) maps of 1889 (Fig.6) and 1904 (Fig.7), respectively. The structure is not shown on subsequent OS editions, presumably having collapsed or demolished in the first half of the twentieth century. This building appears to be annotated 'White Hall' on OS maps, but this could also relate to the property directly opposite (on the eastern side of the main village road). The structure is shown fronting the present village thoroughfare as well as the lane running up to Upper House Farm (and Castle Farm).

2. Aims and Objectives

- 2.1 The watching brief was undertaken to:
 - Allow, within the resources available, the preservation by record of archaeological deposits, the presence or nature of which could not be established (or established with sufficient accuracy) in advance of development or other potentially disruptive works to the archaeological resource.
 - 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 investigate and record the archaeological remains to a satisfactory or proper standard.

- To establish and make available information about the archaeological resource existing on the site.

3. Methodology

3.1 Watching Brief

- 3.1.1 The excavations were undertaken using a wheeled mechanical excavator (JCB 3CX) with a toothless ditching bucket. All machine excavation was under direct archaeological supervision and control (Plates 1&2).
- 3.1.2 The archaeological work was undertaken in accordance with the IfA's Standards and Guidance for an Archaeological Watching Brief (Institute for Archaeologists, 2008; revised 2011) and current Health and Safety legislation.
- 3.1.3 All identified deposits and features were examined and recorded during the watching brief. These were photographed using a high resolution digital camera. The on-site illustrations were drawn on drafting film using recognised conventions and scales (1:10, 1:20, 1:50 and 1:100, as appropriate).
- 3.1.4 Context numbers 20-29 were allocated during the fieldwork. They were ascribed to the soil deposits and features identified during the watching brief. These contexts are summarised in Appendix C.
- 3.1.5 The fieldwork was undertaken by Adrian Hadley. The project was managed by Chris E Smith.

3.2 Finds

- 3.2.1 No finds were retrieved from the deposits encountered during the watching brief.

3.3 Palaeo-environmental Samples

- 3.3.1 No deposits suitable for environmental sampling were encountered during the archaeological fieldwork.

4. Watching Brief Results

4.1 Northern Site Boundary (Fig.3)

- 4.1.1 The soil strip (Plates 1&2) along the northern side of the development site extended across an area some 20m long (east-west) and 3m across (north-south) with an additional 10m (east-west) excavation along the roadside narrowing to 1.2m wide (north-south). The soil sequence encountered comprised 10cm-62cm of topsoil (20), a dark brown humic silt, above a subsoil (29) of mottled orange and grey-brown gravelly silt. Between 38cm and 63cm of the (natural) subsoil was excavated in successive level spits of approximately 5cm. The stratigraphy is shown in Sample

Section 1 (Plate 9).

- 4.1.2 No features or stray finds were identified during the soil strip along the northern site boundary (Plates 3, 4 & 8).
- 4.1.3 The excavation extended up to the existing carriageway, allowing examination of the road construction running from the village thoroughfare up towards the Castle (as well as Upper House and Castle Farm). A 25m long section was cleaned by hand to expose a layer of compacted stone (27) below the modern road surface (21). The recorded stratigraphy comprised approximately 5cm of tarmac (21) overlying a sub-base of sub-angular to sub-rounded medium and coarse siltstone or mudstone gravel (27). The latter was recorded as 8cm-10cm thick. The excavation exposed 20cm-25cm of (natural) subsoil (29). These deposits are shown in Sample Section 2 (Plate 10).
- 4.1.4 The depth of excavation was 262.40m OD near the access road, falling to 262.40m OD to the east (at the junction with the main road).

4.2 Eastern Site Boundary (Figs. 3&4)

- 4.2.1 The soil strip along the eastern side of the development was approximately 6.6m long and 0.7m-1.6m wide (Plates 6&7). A considerable quantity of stone rubble (24) was identified during the excavation (Plates 5&11). This area was hand excavated to expose *in situ* stone foundations (25) about 33cm below the level of the road surface and 70cm below the top of the earth bank along the verge.
- 4.2.2 The stratigraphy comprised about 5cm-10cm of topsoil (20) above stone rubble (24) recorded as 60cm-65cm deep. The rubble extended over 4m, continuing southwards beyond the limit of excavation (Plates 16&17). The layer (24) consisted of sub-angular cobbles and boulders of sandstone or siltstone within a soil matrix of loose dark brown humic silt (topsoil). This overlay *in situ* stone foundations (25). The stone rubble is shown in Sample Section 3 (Plate 16).
- 4.2.3 The stone foundations (25) [26] were encountered at approximately 260.70m OD. These comprised sub-angular cobbles and boulders of sandstone or siltstone. The stones were bedded into the subsoil and not mortared. This structure [26] was noted to be 1.24m wide (east-west), extending below the earthen bank, and over 4.96m long (north-south), extending southwards beyond the trench (Plates 12&13). The foundations were truncated to the north (Plates 14&15) by a modern service trench [23] backfilled with imported crushed stone (22).
- 4.2.4 No finds were retrieved during the hand excavation of the rubble layer (24) or the stone foundations (26).
- 4.2.5 The excavation extended up to the existing carriageway, allowing examination of the road construction along the village thoroughfare (Plate 18). This is the road running southwards from Painscastle village. A 5m long section was cleaned by hand to expose a layer of compacted stone (28) below the modern road surface (21). The stratigraphy comprised approximately 5cm of tarmac (21) overlying a sub-base of sub-rounded coarse siltstone/mudstone gravel and cobbles within a soil matrix of mid brown gravelly silt (28). The latter was recorded as 27cm-32cm thick, in most places continuing below the limit of excavation. This deposit also extended within the excavation area (beyond the present carriageway). The boundary between the compacted stone (28) and the subsoil (29) was diffuse; the gravelly sub-base layer

appeared to derive from the natural deposits of siltstone and mudstone encountered within Painscastle. These deposits are shown in Sample Section 4 (Plate 19).

5. Conclusions

5.1 Interpretation of the Results

- 5.1.1 The development site is located within the historic settlement core of Painscastle. The lane adjacent to the northern site boundary runs westwards from the main village road to the likely site of a medieval market place. No evidence was found for medieval occupation along the lower southern side of this lane during the watching brief. However, stone foundations (25) [26] were identified at the junction of this road with the village thoroughfare (the road leading southwards from Painscastle). The eastern edge of a building was defined by a line of comparatively substantial stone blocks. The foundation material appears to belong to the structure shown at this location on the 1847 tithe map and early OS editions.
- 5.1.2 The map evidence indicates that the building at the corner of the site extended towards the present village thoroughfare as well as the lane running up to Upper House Farm. This structure is clearly depicted as an L-shaped building on the tithe map and 1904 OS survey. The identified foundation material appears to represent that part of the building fronting the main village road. It should be noted that there was no evidence for stone foundations along the northern site boundary. This indicates that this part of the building had shallow foundations; this may have been of timber-frame construction.
- 5.1.3 The stone foundations identified along the eastern site boundary were recorded as over 4.96m long. These continued southwards beyond the trench edge. As the main axis of this structure is shown as east-west on the historic maps, it is likely that most of the eastern side of this building was exposed during the excavation.
- 5.1.4 The construction trench [26] identified at the northern end of the excavation area may represent the westward extent of stone foundations for the building. Alternatively, the northernmost area of compacted stone could be associated with an adjoining structure or surface. The main building is perhaps defined by the more substantial foundation material (stone blocks) identified during the watching brief.
- 5.1.5 The stone rubble (24) recorded above the *in situ* foundations (25) [26] represents material from the walls of the former building on this site. The map evidence indicates this structure has collapsed or been demolished at some point over the past 110 years. It should be noted that no traces of mortar were identified within the rubble layer (24).
- 5.1.6 The construction layers of the extant roads along the eastern and northern boundaries of the development site were recorded during the archaeological work. Both roads had a stone sub-base below a modern tarmac surface. The layer of compacted stone (27) was 8cm-10cm thick below the road running westwards from the village thoroughfare to Upper House Farm. The stone layer (28) below the main village road leading southwards was over 30cm thick; this contained cobbles as well as coarse gravel. Both deposits (27) (28) appear to be derived locally from the natural subsoil or bedrock deposits.

- 5.1.7 During the soil strip, no evidence was found to suggest that the alignment of the lane along the northern site boundary has altered over time; the deposit of compacted stone (27) did not extend beyond the present road. In contrast, the stone layer (28) below the main village road appeared to extend up to the foundations of the building (25) [26] identified in this corner of the site. This indicates that this section of road once extended 0.5m or more to the west of the current alignment.

5.2 Assessment of Archaeological Potential

- 5.2.1 The archaeological evaluation and watching brief indicate there is a low probability of finding archaeological deposits within the development site; this land was disturbed in the later twentieth century by the construction of steel-framed barns. However, the foundations of a probable post-medieval building were exposed during groundworks at the north-east corner of the site. The stone foundations were encountered at approximately 260.70m OD, below the level of impact of the road construction.
- 5.2.2 The stone foundations were recorded then subsequently preserved *in situ*; the foundations were covered with a layer of sand and then sub-base material (in order to widen the carriageway adjacent to the development). The earth bank was subsequently reinstated (Plates 20&21).
- 5.2.3 Further stone foundations and loose building rubble are likely to survive below the verge adjacent to the development. These deposits may have been partly disturbed by the trees within the bank at the north-east corner of the scheme site.

6. Acknowledgements

We are grateful for the assistance of Mr Kevin White and Buih Building Services Ltd for facilitating the programme of archaeological work; and local historian Mo Lloyd for historic records relating to the site.

7. Bibliography and References

Unpublished

Institute for Archaeologists. 2008, Revised 2011. *Standards and Guidance for an Archaeological Watching Brief*

Martin, C.H.R. & Silvester, R.J. 2011. *Historic Settlements in Radnorshire*. Clwyd-Powys Archaeological Trust Report 1088

Smith, C.E. 2012. *Upper House Farm, Painscastle, Powys: Archaeological Evaluation*. Archaeology Wales Report 1092

Maps

Llanbedr Painscastle tithe map. 1847. Powys Archives Ref: P/X/9/M/180

Ordnance Survey. 1889. 1st edition 25 inches to 1 mile, Radnorshire

Ordnance Survey. 1904. 2nd edition 25 inches to 1 mile, Radnorshire

Ordnance Survey. 1964. 1:10,560 map

Ordnance Survey. 1976. 1:2,500 map

Ordnance Survey. 1978. 1:10,000 map
Ordnance Survey. 1981. 1:10,000 map

Websites

Clwyd-Powys Archaeological Trust (Archwilio):
<http://www.cofiadurcahcymru.org.uk/cpat/> (Accessed 09/07/14)

Clwyd-Powys Archaeological Trust (Reports):
<http://www.cpat.org.uk/resources/reports/> (Accessed 09/07/14)

British Geological Survey (Geology of Britain Viewer):
<http://mapapps.bgs.ac.uk/geologyofbritain/> (Accessed 09/07/14)

National Monuments Record of Wales (Coflein):
<http://www.coflein.gov.uk/> (Accessed 09/07/14)

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Appendix A: Figures

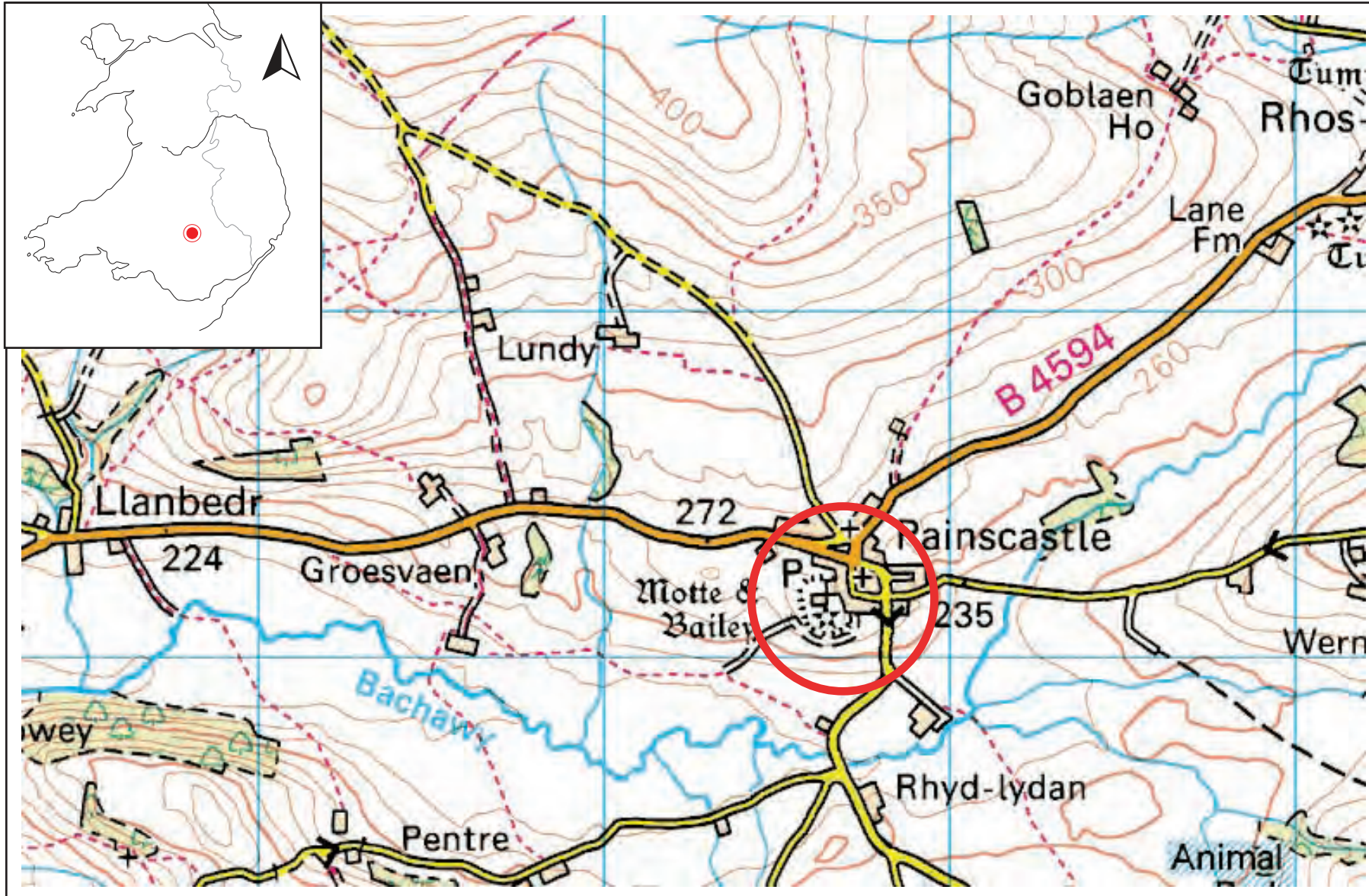
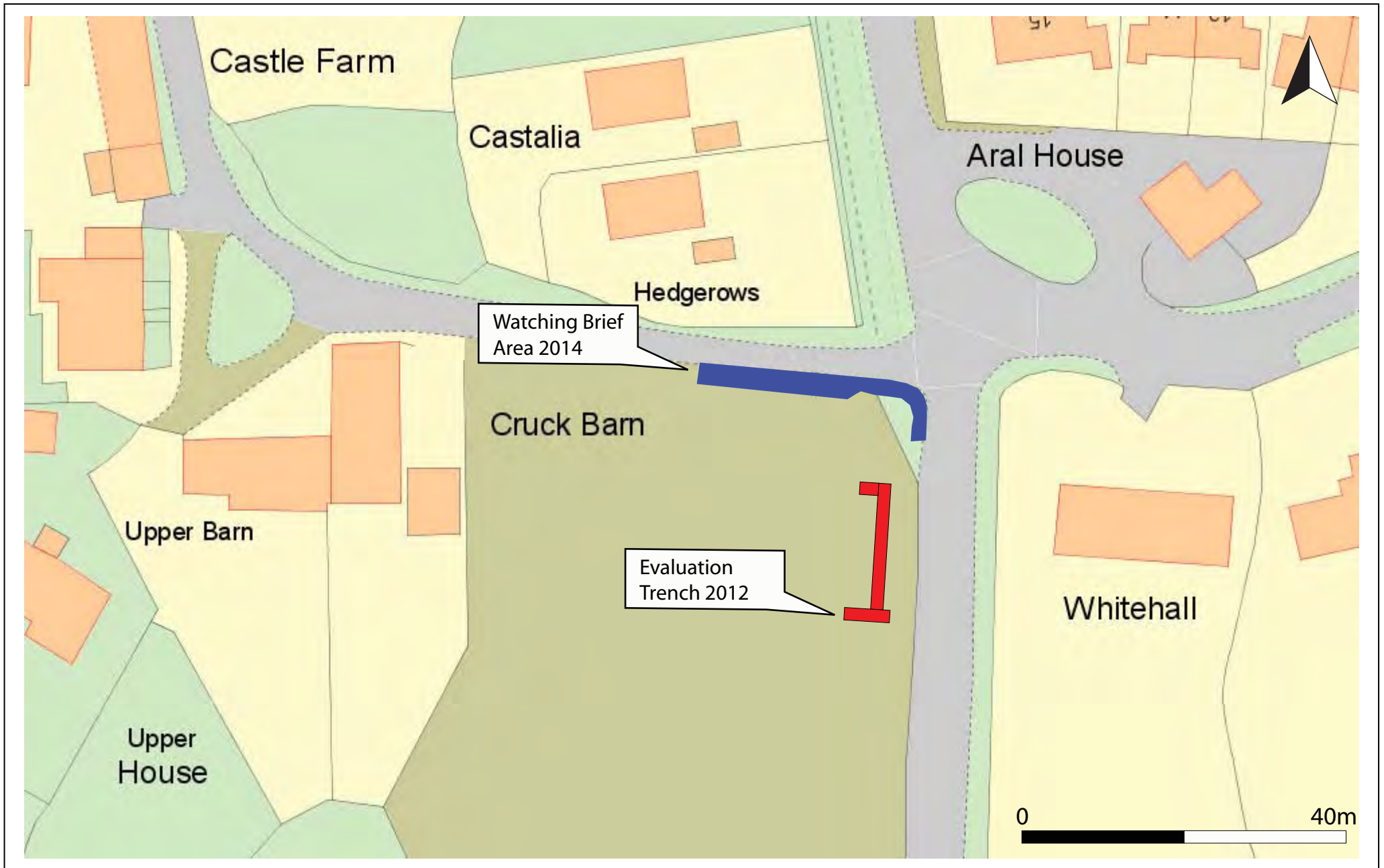
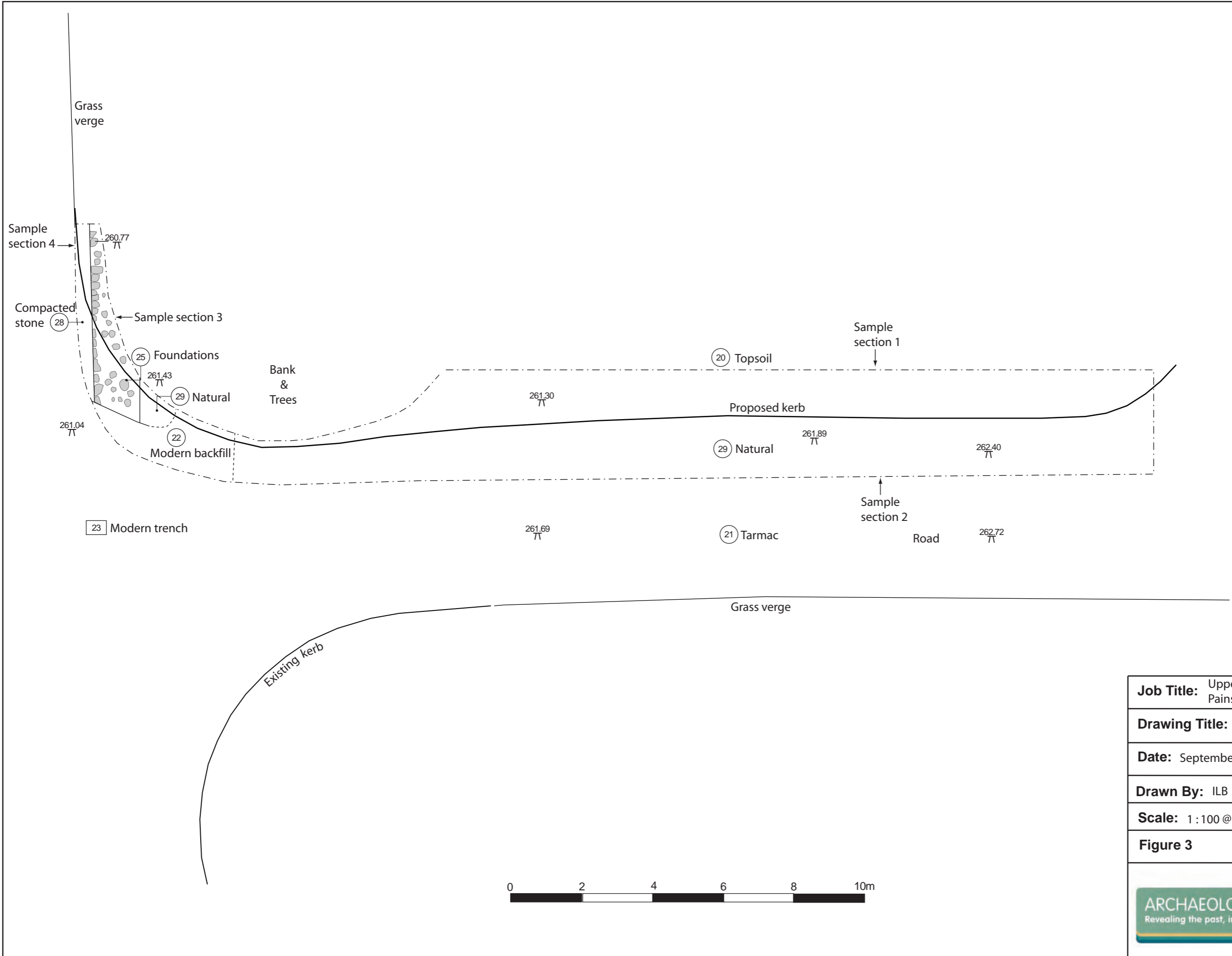


Fig. 1
Location map





Job Title:	Upper House Farm Painscastle
Drawing Title:	General plan of the watching brief area
Date:	September 2014
Drawn By:	ILB
Scale:	1 : 100 @ A3
Figure 3	



Plan of the foundations identified at the north-east corner of the development site

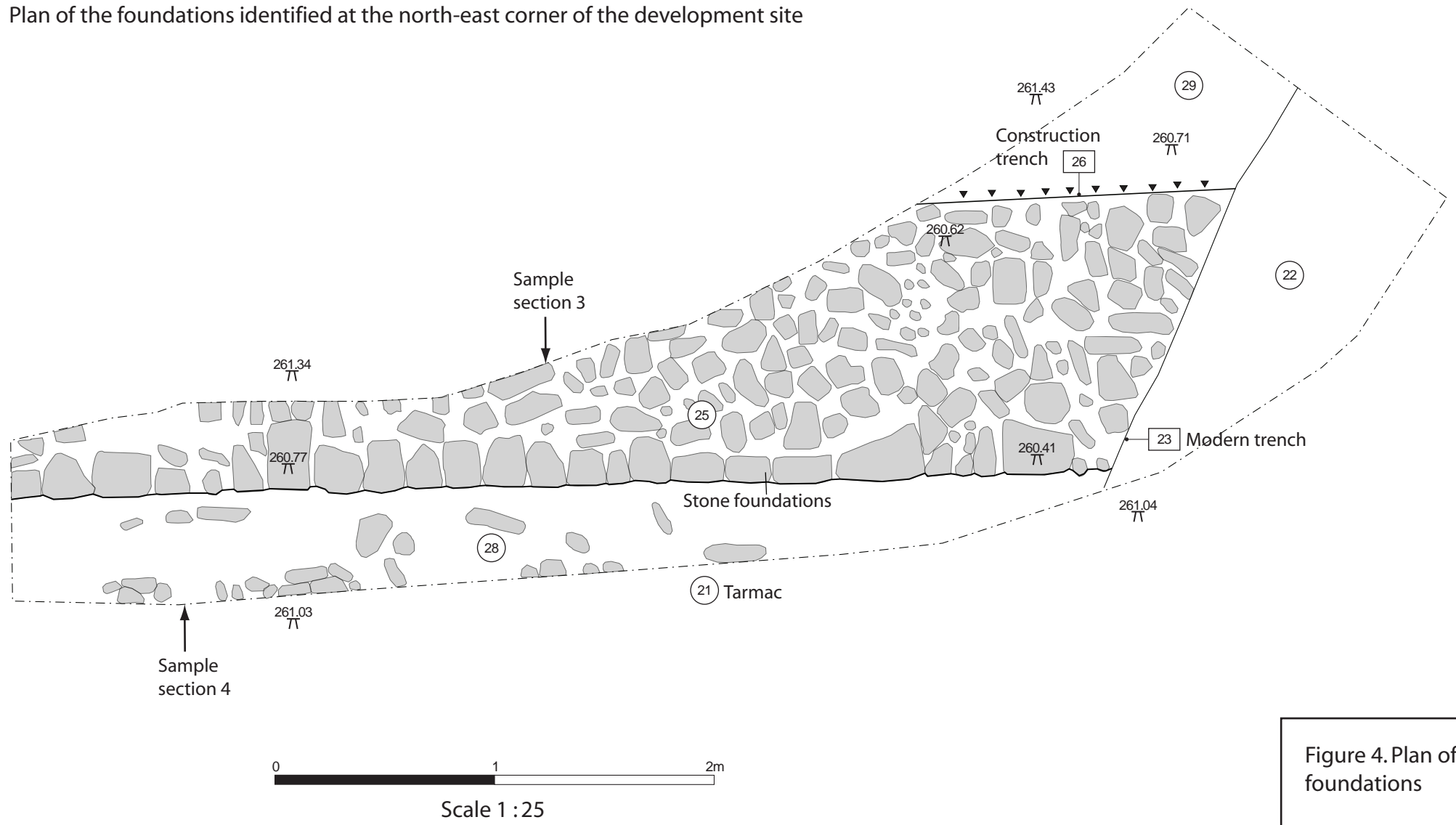
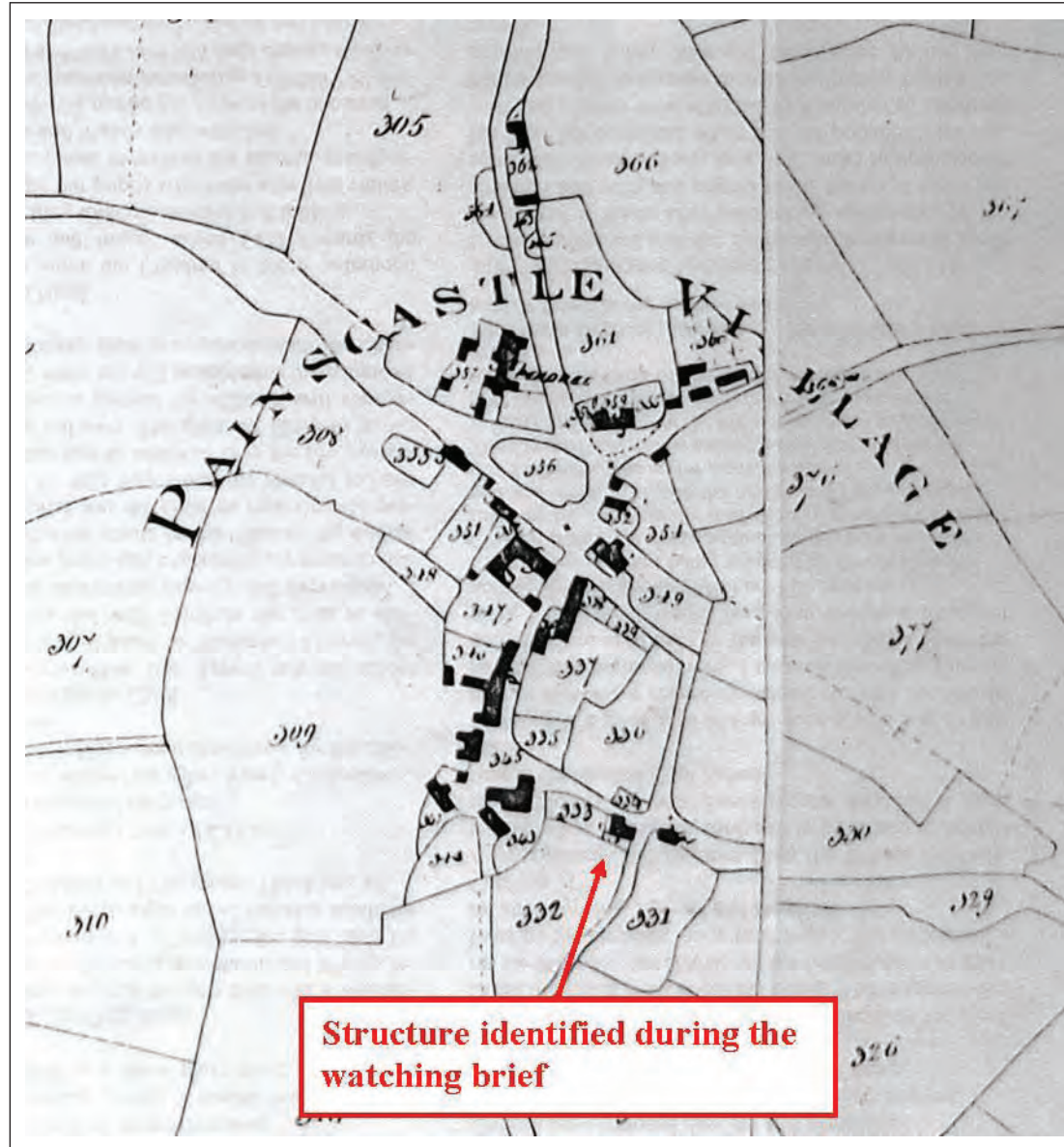


Figure 4. Plan of foundations



0 250m

Figure 5.
Extract of the
Llanbedr
Painscastle tithe
map of 1847

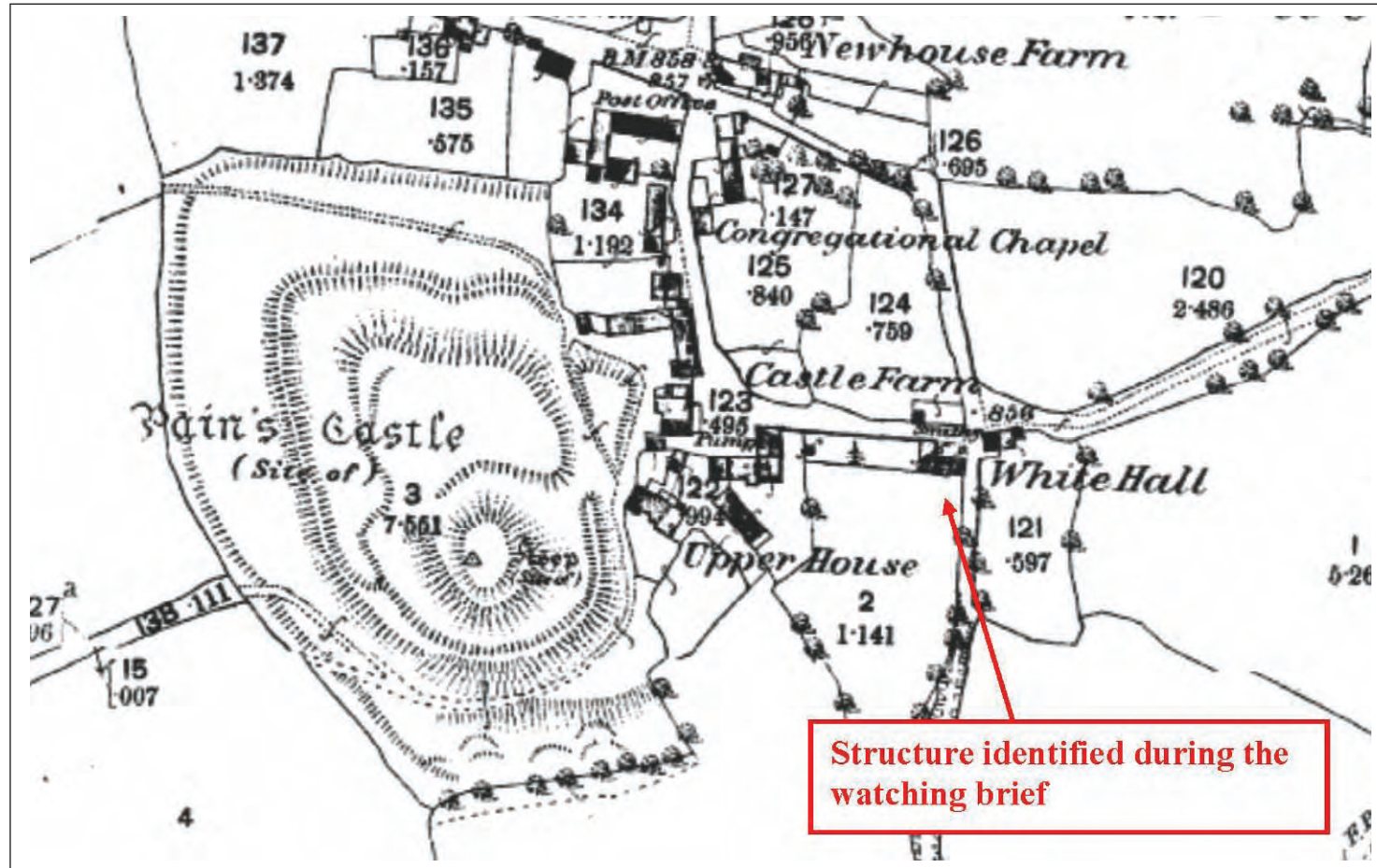
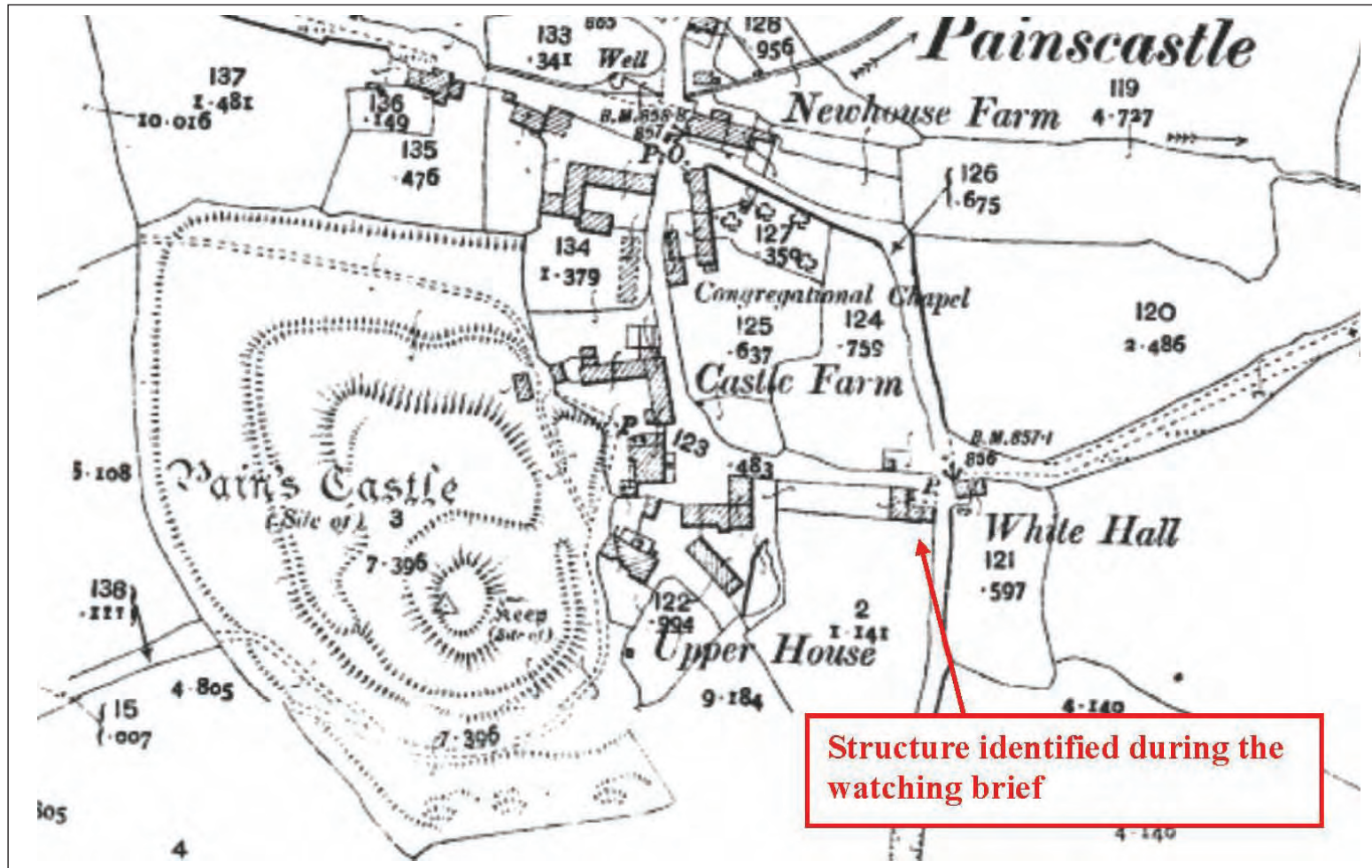


Figure 6.
Extract of the
1889 Ordnance
Survey map



Structure identified during the watching brief

Figure 7.
Extract of the
1904 Ordnance
Survey map

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Appendix B: Plates



Plate 1. Working shot of the machine excavation, stripping topsoil (20) along the northern perimeter of the development site. Cruck Barn (built in stone) and Castle Farm (rendered and whitewashed) are shown in the background. Looking West.



Plate 2. Working shot of the soil strip down to natural subsoil, a light grey-brown silt (29). Looking West.



Plate 3. General shot of the excavation along the northern site boundary following the soil strip. Looking East-South-East.



Plate 4. General shot of the excavation along the northern site boundary following the soil strip. Looking West-South-West.



Plate 5. General shot of the excavation at the north-east corner of the site, showing stone rubble (24) below the topsoil (20). Looking South.



Plate 6. General view of the excavation area. Looking South-West.



Plate 7. General view of the north-east corner of the development site. Looking North-West.



Plate 8. Post-excitation shot of the soil strip down to the silt subsoil (29) along the northern site boundary. Scales: 2 x 1m. Looking East.

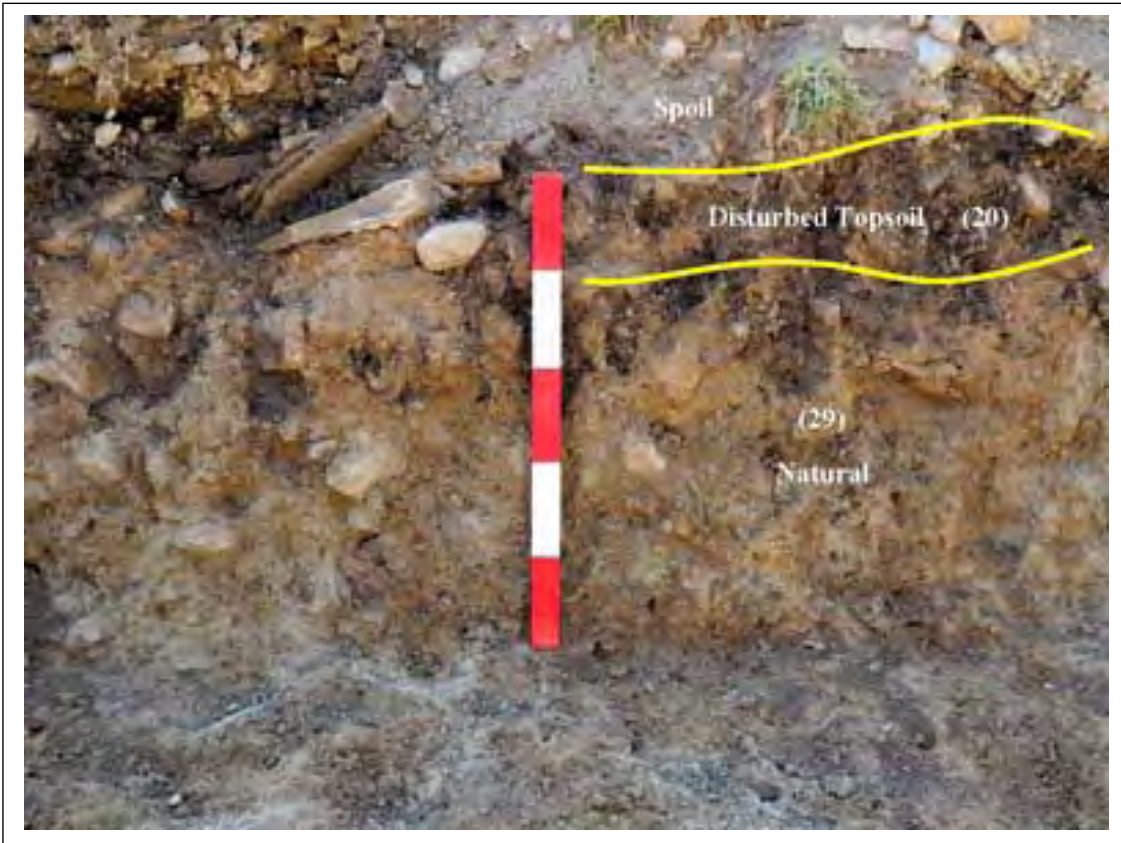


Plate 9. Sample Section 1 (facing north). Partly annotated photograph showing the natural subsoil (29) below 10-16cm of topsoil (20). Scales: 1 x 0.5m. Looking South.

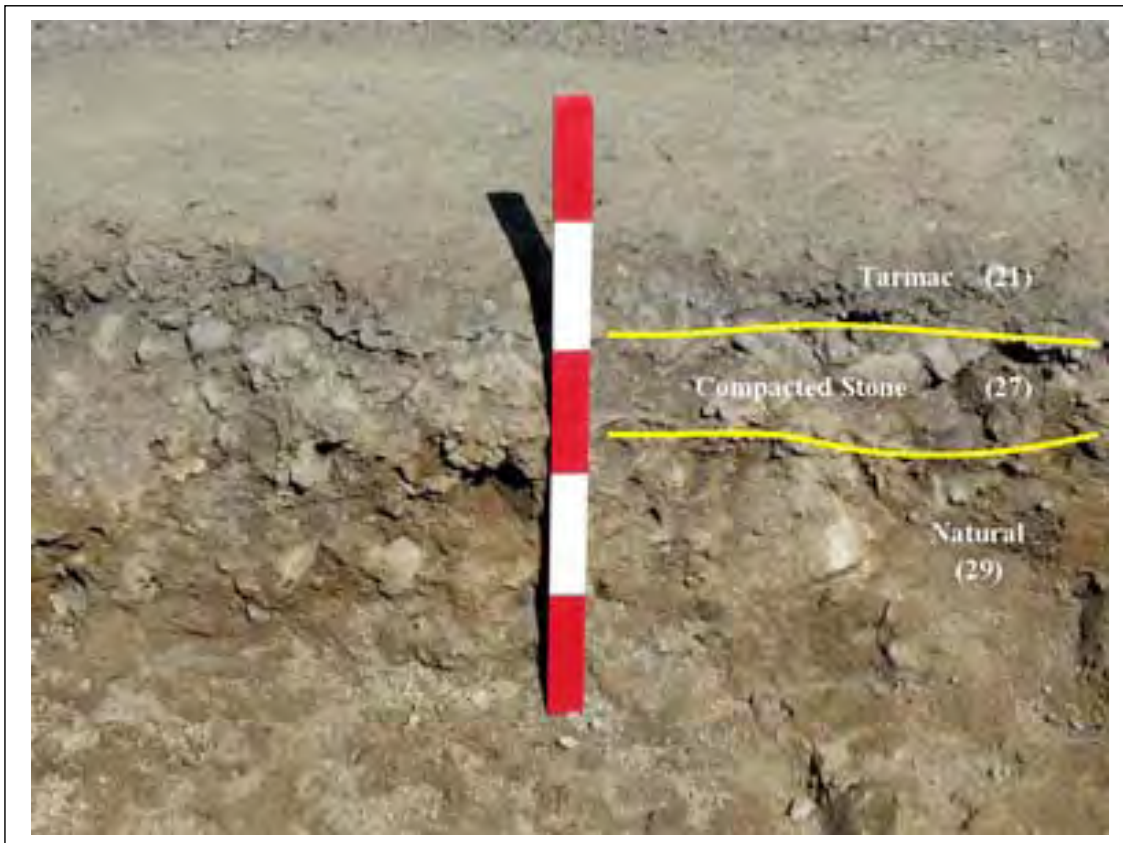


Plate 10. Sample Section 2 (facing south). Partly annotated photograph showing 5cm of tarmac (21) over 8-10cm of compacted stone (27), overlying the natural subsoil (29). Scales: 1 x 0.5m. Looking North.



Plate 11. Post-excitation shot of the soil strip on the road junction at the north-east corner of the site, showing stone rubble (24) derived from the historic collapse or demolition of a post-medieval building (marked on the tithe map). Scales: 2 x 1m. Looking South.



Plate 12. Post-excitation shot of stone foundations (25) at the north-east corner of the site. Scales: 1 x 0.5m & 1 x 1m. Looking South.



Plate 13. Post-excitation shot of stone foundations (25) at the north-east corner of the site. Scales: 1 x 0.5m & 1 x 1m. Looking North.

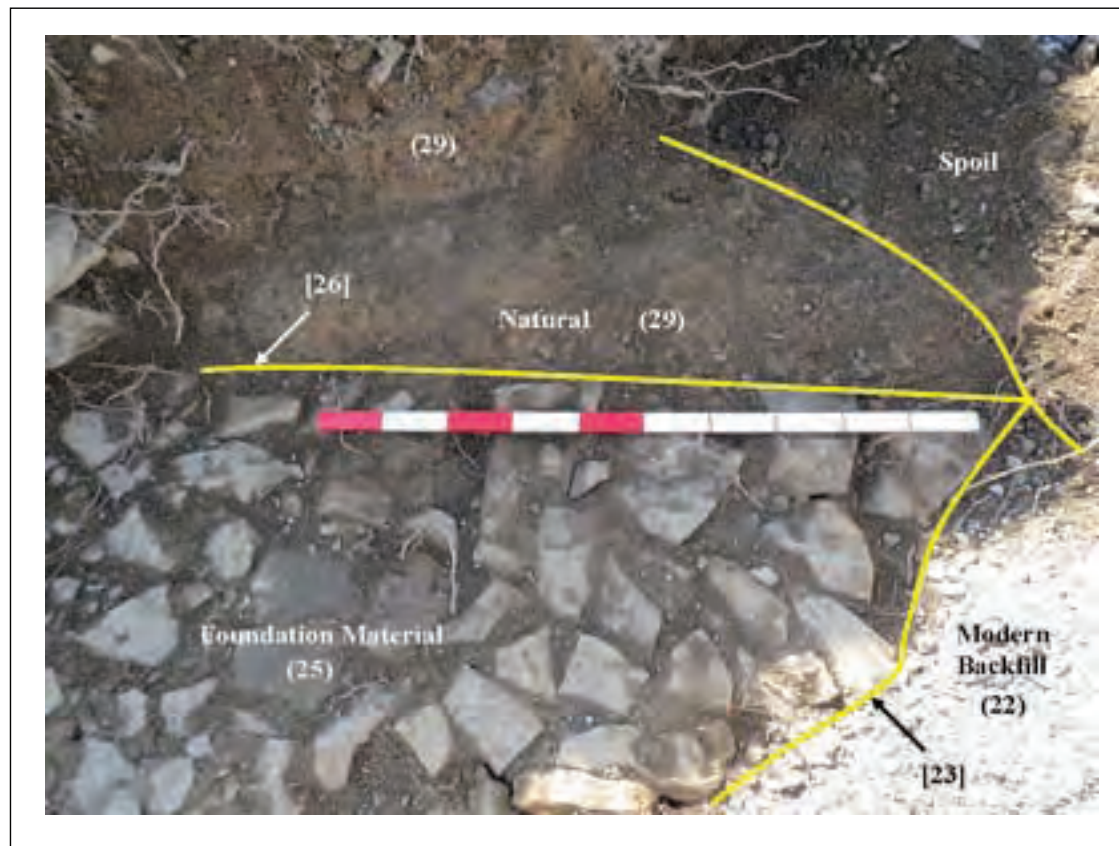


Plate 14. Annotated photograph of the construction cut [26] for stone foundations (25). Scales: 1 x 1m. Looking West.

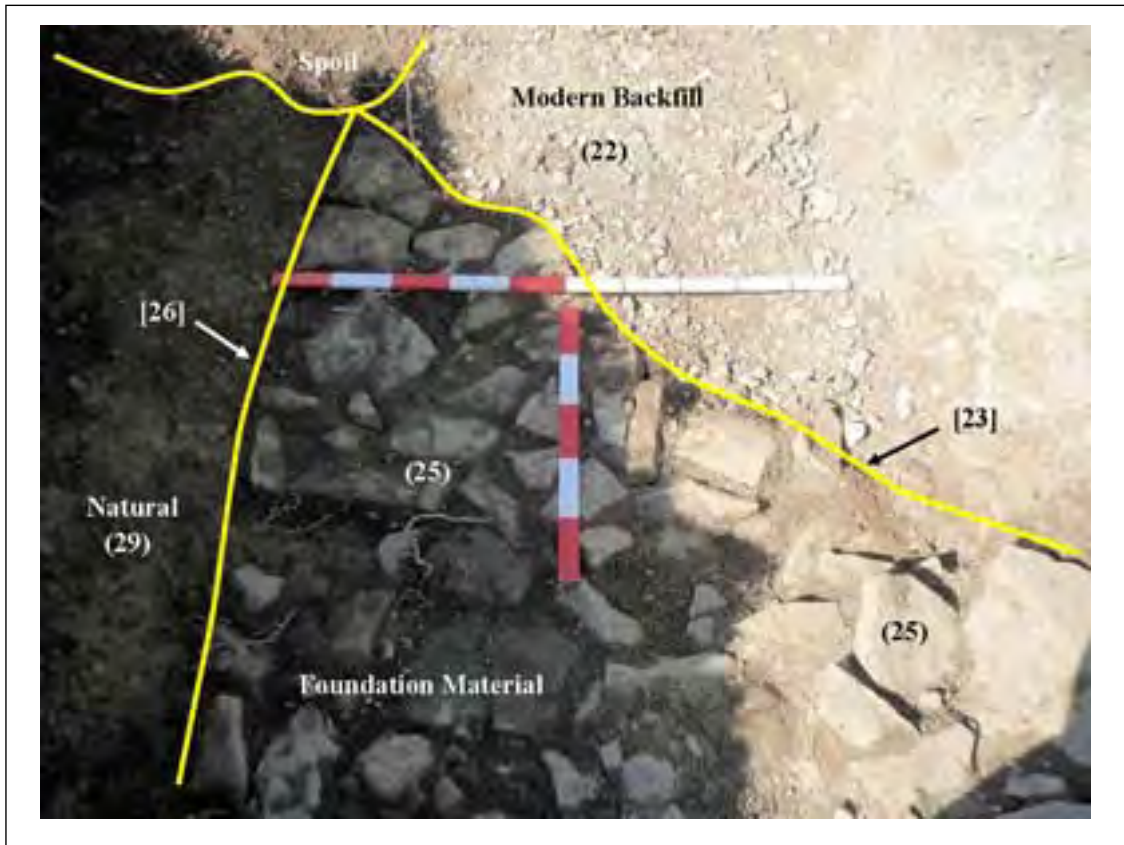


Plate 15. Annotated photograph of a modern service trench [23] (22) truncating the stone foundations (25) at the north-east corner of the excavated area. Scales: 1 x 0.5m & 1 x 1m. Looking North.



Plate 16. Oblique view of Sample Section 3, showing stone rubble (24) above *in situ* foundations (25). Scales: 1 x 0.5m. Looking South-South-West.

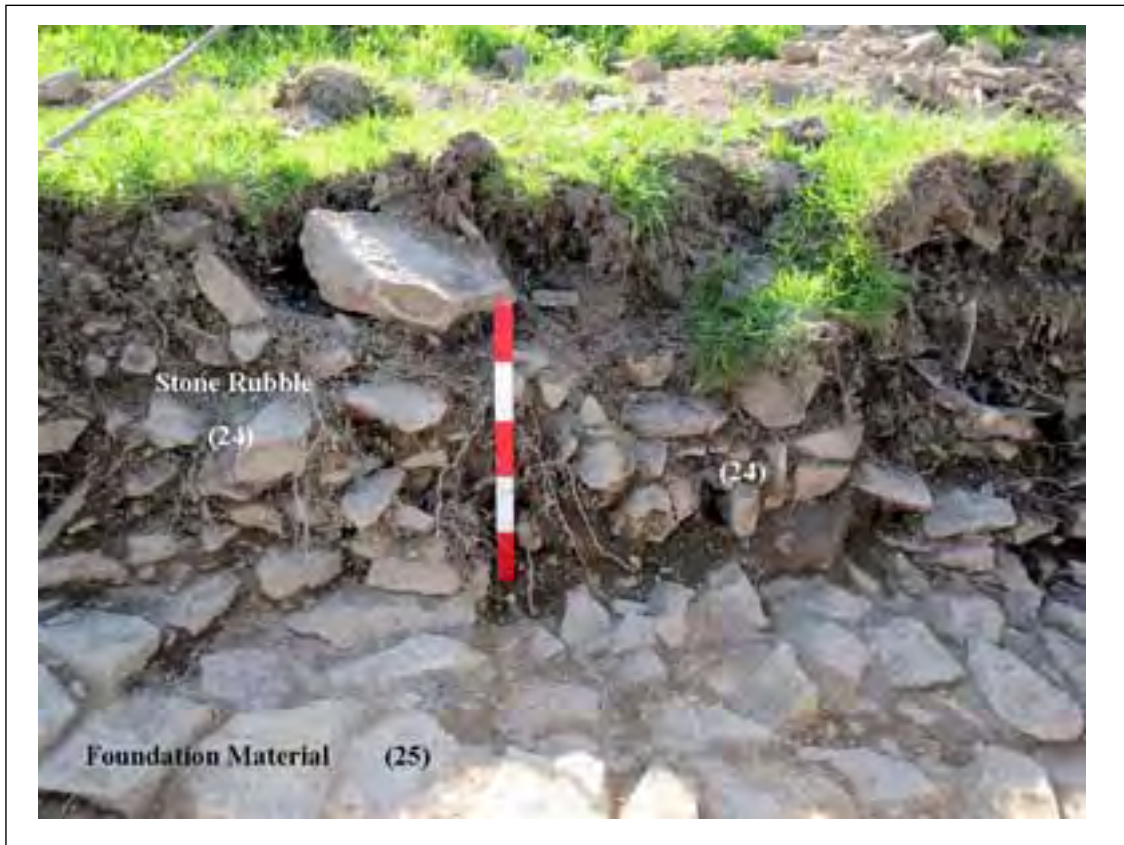


Plate 17. Sample Section 3 (facing east-north-east). Annotated photograph showing 5-10cm of topsoil (20) overlying 50-65cm of stone rubble (24) above stone foundations (25). Scales: 1 x 0.5m. Looking West-South-West.



Plate 18. Oblique view of the road construction along the eastern site boundary, showing a layer of compacted stone (28) below the tarmac (21). Looking North-North-East.



Plate 19. Sample Section 4 (facing west). Partly annotated photograph showing 5cm of tarmac (21) overlying 27-32cm of compacted stone (28). Scales: 1 x 0.5m. Looking East.



Plate 20. View of the new access, pavements and road kerb for the widened roadway to the north of the development site. Looking East.



Plate 21. View of the new road kerb at the north-east corner of the site. The remains of the stone-built structure identified in this area have been left *in situ* below the reinstated bank. Looking South-South-West.

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Appendix C: Context Summary Table

CONTEXT SUMMARY TABLE					
Context	Identifier	Type	Description	Depth	Interpretation
20	Deposit	Layer	Loose dark brown humic silt with some subangular to flat fine to coarse siltstone or mudstone gravel.	5 - 61 cm	Topsoil (Modern)
21	Deposit	Layer	Tarmac.	< 7 cm	Road Surface (Modern)
22	Deposit	Backfill	Imported crushed stone.	Not Excavated	Backfill of Trench (Modern)
23	Cut	Construction Trench	Recorded as >0.85m NE-SW (extends beyond excavation area) & >2m NW-SE (extends beyond excavation area).	Not Excavated	Trench for Water Mains (Modern)
24	Deposit	Stone Rubble	Subangular cobbles and boulders of sandstone or siltstone within a soil matrix of loose dark brown humic silt with some subangular to flat fine to coarse gravel.	< 65 cm	Rubble from Building (Post-Medieval)
25	Structure	Foundation	Subangular cobbles and boulders of sandstone or siltstone.	Not Excavated	Foundations of Building (Post-Medieval)
26	Cut	Foundation Trench	Recorded as >4.96m N-S (truncated by modern feature to north & extends beyond excavation area to south) & >1.24m E-W (extends beyond excavation area to west).	Not Excavated	Foundations of Building (Post-Medieval)
27	Deposit	Layer	Subangular to subrounded medium and coarse siltstone or mudstone gravel.	8 - 10 cm	Road Construction (Undated)
28	Deposit	Layer	Layer of subangular to subrounded cobbles of sandstone or siltstone within a soil matrix of stiff mid brown silt with some subangular to subrounded fine to coarse siltstone or mudstone gravel.	27 - 32 cm	Road Construction (Undated)
29	Deposit	Layer	Very stiff mottled light-dark orange to light grey-brown silt with some subangular to flat fine gravel and subrounded medium and coarse gravel. Some subrounded cobbles. Gravel is of siltstone or mudstone.	> 63 cm	Geological Deposit (Mudstones and Siltstones)

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Appendix D: Specification

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Written Scheme of Investigation
For an Archaeological
Watching Brief on Road Access Splay Widening
Land Adjacent to Upper House Farm
Paincastle, Powys

Prepared for:
Mr Kevin White

Project No: 2093

9th April 2014

Archaeology Wales Limited
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NON TECHNICAL SUMMARY

This Written Scheme of Investigations details the proposal for an archaeological watching brief on land adjacent to Upper House Farm, Painscastle, Powys. It has been prepared by Archaeology Wales Ltd for their client, Mr Kevin White.

1. Introduction

A proposed development for new dwellings with access, parking and landscaping (Powys CC Planning Applications PR481204 & P2008/0930) has been submitted to Powys County Council by AB Planning on behalf of Kevin White. The development site is located on a brown field site adjacent to the properties known as Cruck Barn and Upper House Farm (Henceforth – the site), NGR SO 1678 4614. The area of the watching brief is shown on Fig 1.

This Written Scheme of Investigations has been prepared by Chris E Smith (MIFA), Project Manager, Archaeology Wales Ltd (Henceforth - AW) at the request of Mr Kevin White. It provides information on the methodology that will be employed by AW during a watching brief on road access widening.

The purpose of the proposed watching brief is to provide Powys County Council with the information they have requested in respect of the proposed development, the requirements for which are set out in Planning Policy WALES, March 2002, Section 6.5, and Welsh Office Circular 60/96.

The details set out in this specification follow a Brief (CPAT INV 749) prepared by Mark Walters of the Clwyd Powys Archaeological Trust (henceforth CPAT). CPAT, in its capacity as archaeological adviser to Powys County Council, has recommended that a watching brief is undertaken. Whilst other aspects of archaeological recording work have also been recommended (field evaluation and excavation elsewhere though part of the same application) this document pertains only to the watching brief. The field evaluation was carried out, with negative results, in December 2012.

All work will conform to Standard and Guidance for Archaeological Watching Brief (IfA 2008) and be undertaken by suitably qualified staff to the highest professional standards.

2 Site description

Information held with the Historic Environment Record indicates that the development is located within the medieval historic core of Painscastle. Upper House is a grade II* listed mid fifteenth century hall-house and its western boundary abuts the scheduled ancient monument known as Painscastle Castle. The stone barns form part of the curtilage of the listing and date to the early 1800s although there have been later alterations and the two original structures have been amalgamated into one. The 1970s steel framed barns have now been demolished to their terraced concrete foundations.

It is not known whether the lane fronting the barns on the north side is original to the medieval layout of the village, but the first edition OS does show a building (now demolished, ruinous and covered in trees) in the north eastern corner of the development boundary for the four new dwellings. There may be a remnant of a street

frontage here which ran west along the frontage up to Castle farm.

3 Site specific objectives

The aims of the watching brief, as defined by the IfA (2008; revised 2011) are:

- To allow a rapid 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 The proposed archaeological work

The aim of the work will be to establish and make available information about the archaeological resource existing on the site. The work will include the following elements:

- A watching brief (Stage 1)
- The production of an illustrated report and the deposition of the site archive (Stage 2)

5 Method statement for watching brief (Stage 1)

General

The archaeological watching brief will be undertaken by AW staff using current best practice.

All work will be carried out by a suitable qualified archaeologist with relevant level membership of the Institute for Archaeologists (IfA) and will follow the IfA Standard and Guidance for an archaeological watching brief (2008; revised 2011).

Detailed

The Watching Brief will be carried out by a suitably qualified archaeologist during the removal of topsoil and all other associated work (levelling, foundation excavation) where the sub-soil is likely to be exposed or cut into. The mechanical excavation will be undertaken by a machine using a toothless ditching bucket wherever possible.

If archaeological features, finds or deposits are uncovered, work will be stopped in the area of the exposed feature in order that the supervising archaeologist can clean and identify the extent and nature of the feature and for excavation and recording to take place.

All archaeological deposits that are identified will be mapped, cleaned, recorded and fully excavated. The developer will provide a safe working area and sufficient time to record and excavate all features to the satisfaction of AW and CPAT. Full excavation of identified features will not be compromised by the construction programme.

Contingency Arrangements

In the event of significant archaeological features being discovered all activities in this area of the site can be temporarily suspended. This will allow a period of consultation with the CPAT and if required the opinion of specialists.

Following such consultation, recommendations will be presented to the Developer and the Local Planning Authority.

The methodology and timescale of additional archaeological work to investigate such features will be presented and included in the Developers Programme; the feature will be fenced off and secured thus allowing the site programme to continue

Recording

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

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

All features identified will be tied in to the OS survey grid and fixed to local topographical boundaries and related to the developer's site plan. The location of all features will also be recorded using a Topcon GTS725 total station.

Photographs will be taken in digital format, using a 14MP camera with photographs stored in Tiff format. Should significant remains be identified that require excavation, photographs will also be taken in black and white and colour slide (35mm film).

The archaeologist undertaking the watching brief will have access to the AW metal detector and be trained in its use.

Artefacts

Archaeological artefacts recovered during the course of the excavation will be cleaned and labelled using an accession number, which will be obtained from the local museum. A single number sequence will be allocated to all finds. The artefacts will be stored appropriately until they are deposited with a suitable local museum.

All finds of gold and silver will be removed to a safe place and the Environment Agency, CPAT and the local coroner informed, within the guidelines of the Treasure Act 1996.

Any finds which are considered to be in need of immediate conservation will be referred to a UKIC qualified conservator (Phil Parkes at Cardiff University).

Human remains

In the event of burials or cremations being found all work will be halted in the area of the burials and their extent and nature established. The client, CPAT and the Ministry of Justice will be informed and a methodology of excavation agreed which will adhere to Ministry of Justice Guidelines.

Environmental and technological samples

Environmental samples will be taken where necessary when significant deposits are located. Technological samples will be taken where necessary when significant deposits are located.

Specialists

In the event of certain finds/features etc. being discovered, the site archaeologist may have to seek specialist opinion for assistance. Such specialists will be accessed either internally within AW itself or from an external source. A list of external specialists is given in the table below.

Type	Name	Tel No.
Flint	Dr Amelia Pannett	02920 899509
Animal bone	Jen Kitch	07739 093712
CBM, heat affected clay, Daub etc.	Rachael Hall	01305 259751
Clay pipe	Hilary Major	01376 329316
Glass	Andy Richmond	01234 888800
Cremated and non-cremated human bone	Malin Holst	01759 368483
Metalwork	Kevin Leahy	01652 658261
Neo/BA pottery	Dr Alex Gibson	Bradford University
IA/Roman pottery	Jane Timby	01453 882851
Post Roman pottery	Mr Stephen Clarke	
Charcoal (wood ID)	John Carrot	01388 772167
Waterlogged wood	Nigel Nayling	University of Wales (Lampeter)
Molluscs and pollen	Dr James Rackham	01992 552256
Charred and waterlogged plant remains	Wendy Carruthers	01443 233466

4 Post-Fieldwork Programme

Conservation

After agreement with the landowner arrangements will be made for the long term conservation and storage of all artefacts in an appropriate local or county museum.

Archive

The site archive will be prepared in accordance with MAP 2, Appendix 3 (English Heritage 1991). It will comprise all the data recovered during the fieldwork and shall be quantified, ordered and indexed and will be internally consistent. The archive will be deposited with the finds in a suitable local museum.

Reporting

The results of the watching brief will be submitted in an illustrated and bound report, which will include the following material:

- Non-technical summary
- Location plan showing the area/s covered by the watching brief, all artefacts, structures and features found
- Plan and section drawings with ground level, ordnance datum and vertical and horizontal scales.
- Written description and interpretation of all deposits identified, including their character, function, potential dating and relationship to adjacent features. Specialist

descriptions and illustrations of all artefacts and soil samples will be included as appropriate.

- An indication of the potential of archaeological deposits which have not been disturbed by the development
- Statement of local, regional and national context of the remains
- A detailed archive list at the rear listing all contexts recorded, all samples finds and find types, drawings and photographs taken. This will include a statement of the intent to deposit, and location of deposition, of the archive.

Monitoring

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

Representatives of CPAT will be given access to the site so that they may monitor the progress of the watching brief. CPAT will be kept regularly informed about developments, both during the site works and subsequently during any potential post-excavation.

Archive Format & Deposition

The full site archive will be deposited within one month of the completion of the client report.

The paper/drawing/digital archive will be deposited at the offices of CPAT with the finds will be deposited with the appropriate local museum. AW will agree the location and timing of the deposition of the archive before the contract commences.

The archive will include all site notes, finds, documents, drawings, photographs, digital data and a copy of the final report and any prior draft versions. All of these items will be clearly quantified in tabular form in an 'archive deposition statement' located at the rear of the clients report, and their ultimate location and proposed date of deposition stated.

5 Resources and timetable

Standards

The watching brief will be undertaken by AW staff using current best practice.

All work will be undertaken to the standards and guidelines of the IFA.

Staff

The project will be undertaken by suitably qualified AW staff.

Equipment

The project will use existing AW equipment.

Timetable of archaeological works

The watching brief will be undertaken at the convenience of the client.

Insurance

AW is an affiliated member of the CBA, and holds Insurance through the CBA insurance service.

Health and safety

All members of staff will adhere to the requirements of the *Health & Safety at Work Act*,

1974, and the Health and Safety Policy Statement of AW.

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Appendix E: Archive Cover Sheet

ARCHIVE COVER SHEET

Upper House Farm, Painscastle, Powys

Site Name:	Upper House Farm
Site Code:	UHP/14/WB
PRN:	-
NPRN:	-
SAM:	-
Other Ref No:	-
NGR:	316780, 246140 (SO 1678 4614)
Site Type:	Brownfield Land
Project Type:	Watching Brief
Project Manager:	Chris E Smith
Project Dates:	April 2014
Categories Present:	Post-Medieval
Location of Original Archive:	AW
Location of duplicate Archives:	-
Number of Finds Boxes:	-
Location of Finds:	-
Museum Reference:	-
Copyright:	AW
Restrictions to access:	None

Archaeology Wales



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