

Archaeology Wales

Land to the rear of 36/38 Church Street Flint

Archaeological Evaluation and Desk Top Study Report



By
Kate Pitt ACIfA

Report No. 1504

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Archaeological Evaluation and Desk Top Study Report

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Position: Managing Director
Date: 5/10/16

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Position: Managing Director
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October 2016

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Summary

Archaeology Wales Ltd carried out an archaeological Desk-top Study and Evaluation in August 2016 to examine the archaeological potential of a site intended for re-development on land to the rear of 36/38 Church Street, Flint, Flintshire.

Flint is an excellent example of a thirteenth-century fortified town in Wales. The Desk-top Study suggests that Flint's medieval symmetrical street pattern survived intact until the 1960s when redevelopment reshaped areas within the town. The development site was not affected by the major works of the 1960s.

The Evaluation demonstrated that the assessment area contains features of a possible medieval date cut into the natural deposits at a depth of 1.1m below the current ground surface. A later post-medieval structure was also located within the single evaluation trench. All finds recovered from the trench were of later 19th and early 20th century date.

1. Introduction

In August 2016 Archaeology Wales Ltd was commissioned by Mr James Jones, to carry out an archaeological desk top study and evaluation on land to the rear of Church Street, Flint, Clwyd, NGR SJ 2435 7305 (AW Project Number 2459; fig. 1&2). The aim was to provide information regarding the archaeological potential of the land ahead of a full planning application for residential development, to support Flintshire County Council Planning Application 055448.

A Design Brief (CAPT Brief 868) was prepared by Mark Walters, Planning Archaeologist at Clwyd Powys Archaeological Trust (CPAT). This brief outlined the scope of the evaluation work so that *in situ* archaeological features and deposits could be identified ahead of any future construction work. The brief included an evaluation strategy for one strategically located trench and a related desk-top study of relevant documentary, cartographic and aerial photographic sources including an evaluation of the relevant Historic Environment Record (HER). The evaluation was carried out under the supervision of Chris Smith MCIfA in August 2016. The desktop study was conducted and project managed by Kate Pitt ACIfA.

The development site is within the medieval historic core of Flint. The plot fronting onto Feathers Street includes a burgage plot to the rear Church Street which is known to have been within the medieval layout of the defended town (Walters, 2016).

2. Site Description

Location, Topography, Geology

The site is located within the town center of Flint, on Feathers Street, on land to the rear of Church Street.

The majority of Flint town is located on geology characterized by Carboniferous Pennine Middle Coal Measures Formation comprising Mudstone, Siltstone and Sandstone underlying poorly sorted Devensian Till and permeable seasonally wet slightly acid loamy and clayey soils (BGS 2014; Soilscales 2014). These soils are located to the south of the railway which generally marks the limit of tidal flat deposits associated with the Dee Estuary.

3. Archaeological Background

3.1 Historical Background

Early settlement in the Flint area is characterized by references to early industries along the coastline. There is evidence to suggest that lead was mined from Halkyn mountain to the south-west of Flint before being processed and exported from the Pentre Ffwrndan (village of the burning oven) area of Flint in the mid-first-century AD. The industry may have led to the naming, in the Domesday book, of a very small settlement at Leadbrook, located 2.5km to the south-east of Flint which was under the control of the Mercian Wulfbert in 1066 and (Norman) Robert of Rhuddlan in 1086.

The area was located within the native cantref (hundred) of Tegeingl on the eastern boundary of Perfeddwlad (middle country), a territory between the Conwy and Dee rivers.

Flint's town and castle, was one of the first to be built in Wales by Edward I in 1277/1278 on a sandstone outcrop beside the tidal estuary of the river Dee. Edward's military move into the cantref of Tegeingl followed his declaration, in 1276, that Llywelyn ap Gruffudd of Gwynedd was as 'a rebel and disturber of the peace'. The purpose of the construction of the castle was to provide a fortification that could be resupplied by sea/river estuary and by road from Chester. The associated Bastide or fortified town was built to provide an economically sustainable English enclave within a hostile territory (Prestwich 1997, 216). The towns of Flint and Rhuddlan were enclosed by double banks and ditches (*fossatum*) rather than walls and it is likely that this was done quickly in order to protect the castle labour force (Creighton 2005, 102). Brut y Tywysogion (Chronicle of the Princes) states (for 1277) that Edward '*chadarnhau llys aiaw a wnaeth yny Fflint o dirawr glodyeu yny chylch*' (strengthened a court in Flint with very large surrounding earthworks) (William ab Ithel 1860, 369). Documentary evidence notes that 970 *fossatores* (ditch diggers) were in place by July 1277 and these were joined, in August, by 300 Lincolnshire fen dykers (Taylor 1986, 18). Taylor suggests that eventually 2300 diggers were employed (at Flint and Rhuddlan) and the urgency of the ditch digging is clear, with bonuses paid for hard workers with their hand-barrows (Taylor 1986, 18). The fact that burgage plots were being assessed in February 1278 and a weekly market in place suggests that the town was established even though building the castle at Rhuddlan was being prioritised. Further ditch digging between 1281-1286 suggests that repair work was needed following attacks on the town (Taylor 1986, 18-note 3).

Further attacks and phases of rebuilding of Flint are documented during the war of Madog ap Llywelyn in 1294 and Glyndwr in 1403. It is also said to have declined during the Black Death of 1347. It is said that during this period the unpopular burgesses of Flint ‘dared not linger outside the castle’ (Williams 1987, 20). John Speed’s map of Flint in 1610 appears to show the town defences and thirteenth-century symmetrical street pattern still extant but with large green spaces suggesting that the population was relatively small. The Reverend J Evans writes that by the early nineteenth-century there was little ‘left of the discriminating marks of military precaution’; clearly the town defences were not as visible as in Speed’s time.

Despite the industrial revival in the eighteenth-century, with local coal being mined and exported to Ireland, Flint was regarded as a small borough and a ‘very ragged place’ by visiting travellers, such as Celia Fiennes (Jenkins 1987, 116). The notorious Reports of the Commissioners of Enquiry into the State of Education in Wales (1847-8) described Flint as ‘filthy’ and ‘wretched’ and the tiny, cramped earthen floored houses as ‘wretchedly built’ (Vaughan Johnson 1848, 532). The historical bias should be noted, however, and often the language used demonstrates the differences between working class reality and middle-class English expectations of ‘tastes and codes of behaviour’.

Flint’s street pattern appears to have been maintained until the nineteen-sixties when the sections of Feather Street and Earl St were demolished to build maisonettes and high-rise buildings.

Work recently undertaken by Archaeology Wales Ltd in the immediately adjacent area of Earl Lea has shown a distinct dearth of medieval features (Davies and Jones, 2015). It appears likely that, in line with that suggested on Speed’s map of 1610, the majority of the historic settlement in Flint was confined to Church Street, the main medieval thoroughfare through the town. Thus the assessment area is likely to be located within the rear of an occupied burgage plot.

4. Desk-top Study Results

4.1 HER Data (Figs. 3 and 4)

Following consultation with the Planning Archaeologist for CPAT a search of known HER sites within 30m of the development area was conducted (Fig. 3).

The town is described in the HER (19933) as a multi-period settlement and the history of its core area is outlined in CPAT’s Historic Settlement Survey (Silvester, Martin and Watson 2012, 19-22)

Flint Calvinistic Methodist Chapel (Caersalem) (PRN 84176) built in 1836 and rebuilt in 1877 is located on the southern side of Chapel Street. PRN 100330 supposedly marks the location of a 1955 Ministry of Works excavation where they discovered the remains of a ditch and two banks associated with the town defences of Flint. The 1972 excavation by Miles and also mentioned in this PRN entry was located at Site T where an outer bank was observed on Duke Street and an inner bank at Swan Street, either side of a 15m wide and 3m deep ditch. The Church of St

Mary's (PRN 100329) is located in the central and southern area of the medieval town, although the site of the thirteenth-century church, this building was demolished and rebuilt in 1847. PRN 100327 related to the thirteenth-century cross that was once located within the churchyard. A part of the cross head was discovered during rebuilding in 1846/7 and drawn after its temporary relocation to a gentry home and (allegedly) subsequently to the Roman Catholic Church on Coleshill Street.

4.2 Map Regression

1610 John Speed map of Flint (Fig. 5)

The Speed map shows the town of Flint as it was at the beginning of the seventeenth-century. The town possessed a very regular and symmetrical street pattern at this time and was surrounded by two banks and a ditch with openings and road access to the south, east and west. Four streets appear to run north-east to south-west with the castle located at the far north-eastern end. The Chester road on the eastern side appears to be located lower than the Holywell Road to the west but the pathway between these two putative gateways splits the town into a northern and southern half with five plots on each side. A narrow intra mural road appears to surround the town burgarge plots and two central churches are shown. Only approximately one hundred houses appear to front the streets and large gardens or cultivation plots are shown between these buildings. The medieval original street plan (as suggested by Speed's map) appears to consist of the central Church Street with Feather Street and Mount Street to the west and Sydney Street and Mumforth Street to the east. The development site is located on the south-western side of the post-medieval town on the corner of Feathers Street and Maltin Lane. The Speed map appears to show the majority of the burgarge plots being used as gardens, including the site in question, which is to the rear of the buildings shown along Church Street.

1740 Mostyn Estate Map of Flint (Fig.6)

The estate map appears to show seven plots south of the Chester/Hollywell intersection and five plots to the north. The streets seemingly added to the main core of the town include Nailors Row to the west and Duke Street to the east. The curving earthworks shown on Speed's map are not clearly shown by 1740. Buildings are clearly shown on the frontages of Church Street and Feathers Street with some buildings clearly shown on Chester Street/ Holywell Road. The map records a building in the center of Feathers Street and Church Street in the area of the development site, no longer along the frontage of Church Street.

1837 Flint Parish Tithe map (Fig. 7)

The Tithe map shows the street grid as it appears in the 1740 estate map. The tithe map also appears to show further development on the eastern and southern side of the town but the western side appears little developed. The church is shown in its present location but few other buildings are shown within the town.

1878-1882 Six inch OS Map of Cheshire (detail of Sheet XXXa) (Fig. 8)

The OS map surveyed in 1870-71 but published between 1878 to 1882 labels Nailors row, with buildings on both sides, on the western side of the town. Buildings are now clearly shown on Church Street and most street frontages in contrast to the gardens located on Speed's map. The development site is seen to have out-buildings

along the frontage of Maltin Lane. A railway line bisects the town east to west and an accompanying Rail Station is located near to industrial developments (Gas Works and Brick Works) which are located on the southern side of rails on the western and eastern external edges of the town respectively. The railway effectively isolates Flint Castle from the main town for the first time in six-hundred years.

1900 Six inch OS Map of Flintshire (detail of Sheet IX.NE) (Fig. 9)

This map, revised in 1898, shows the plot of land at the junction of Chapel Street and Church Street now with buildings located at its western end and considerable development along the road running south-west from Church Street towards Northop. There also seems to be further buildings on the frontage of Mumforth Street. The remainder of the town is little changed. The development site is shown to have outbuildings slightly reduced in length from the east since the 1878 map. The 1912 map shows a similar site layout (Fig.10).

1963 Epoch 5 (detail of 1: 10,560 map) (Fig. 11)

Although this map now labels Coleshill Street in the south-west corner of the town it shows little change since the 1900 example prior to the major changes of the later nineteen sixties. The development site remains the same as 1900/1912.

1984-1990 OS Additional SIMs (detail of 1:2500 map) (Fig. 12)

South of the railway line within the town's former street pattern major changes have taken place, with the Church and Church Street remaining rare reference points. Whilst the northern section of Feathers Street remains in place, Mount Street and the southern end of Feathers Street have been demolished to make way for high rise flats and maisonettes. Bolingbroke Heights, Richards Heights and Feathers Lea have replaced the former streets and gardens and a multi-storey car park is located in the south-eastern corner of the town over the former southern end of Mumforth and Swan Street. The development site has not been affected by the major changes, with this northern part of Feathers Street, the Church Street frontage and rear outbuildings remaining untouched.

4.3. Aerial Photographs

The 2009 Google earth image shows a similar site layout as the 1984-1990 OS map. The outbuilding to the very corner of Maltin Lane Feather Street has been removed (Fig.13).

5. Evaluation

During August 2016, an archaeological evaluation was conducted on land to the rear of 36/38 Church Street, Flint, to ascertain if any archaeological remains survived in the open area to the rear of the currently extant property (Fig. 2). This area was located within what would have been a burgage plot on the western side of the medieval implanted town of Flint constructed between 1277 and 1278 AD by Edward I.

The single trench was located within the footprint of a proposed development on the open area to the rear of 36/38 Church Street. The proposed development area is likely to have been to the rear of the medieval burgage plot fronting onto Church Street.

Following a CAT scan for live services the trench, L-shaped in plan, was opened by a 3 ton mechanical excavator using a toothless bucket under close archaeological supervision.

Trench 1.

Trench 1 (Figs 2 & 14, Plates 1-8) was L-shaped in plan. The longest axis measured 6.4x1.2m and was aligned on a north-west to south-east axis. The shorter axis measured 3.8x1.2m and was aligned on a north-east to south-west axis. The overburden material (1000) was made up of a modern brick surface with a compacted sand bedding, this was up to 0.2m deep and was removed by mechanical excavator. A loosely compacted levelling horizon (1005), composed of mixed brick and gravel, was located immediately beneath the modern brick surface (1000). Removal of this horizon showed two wall lines (aligned north-east to south-west) crossing the longer trench axis at 90 degrees. The first wall line [1007] was located at the south eastern end of the trench. It was composed of five courses of seemingly reused, handmade red bricks, bonded with a rough, red, sandy lime mortar. The second wall [1008] ran parallel to [1007] with a gap of 1.9m between the two. Wall [1008] was composed of a two course limestone block foundation with a further four courses of unbonded red handmade bricks on top. The two walls, [1007] & [1008], are likely to be contemporary and relate to a single later post-medieval structure. Located between walls [1007] & [1008] was a loosely compacted, dark brown, silt deposit (1006). This was 0.5m deep, contained early 20th century domestic material and is likely to relate to dumping in the area after the structure formed by [1007] & [1008] had gone out of use. A rammed earth floor (1009) was located beneath deposit (1006). This was composed of a firm, medium brownish-red, stone and clay deposit. The floor (1009) is likely to relate to the two walls [1007] & [1008] located either side of it.

Excavation within the remainder of the trench, to the north-west of the structure formed by [1007] & [1008], showed a loosely compacted, dark brown, silt deposit (1004) located beneath levelling deposit (1005) and butting against wall [1008]. This was 0.35m deep and was located above (1002), a moderately compacted, grey-brown, subsoil horizon. This measured 0.2m deep and was located directly above the natural (1001) at the base of the trench. The natural (1001) was encountered at a depth of 1.1m below the modern ground surface.

Cut into the natural (1001), close to the base of wall [1008], were three postholes [1010, 1012, 1014]. These were excavated though half sectioning with each containing a similar fill composed of light brown, silty, sandy clay (1011, 1013, 1015). Each was approximately 0.3m in diameter and 0.15m deep. Each of the postholes was overlain by subsoil horizon (1002).

The stratigraphic sequence of banded deposits (1005, 1004, 1002) located above the natural (1001) was repeated in the shorter length of trench. A smaller lens of likely demolition material (1003) was located between (1004) and (1002). This measured 1m in length by 0.2m deep.

The cut [1016] of an extant service pipe was also located within the section of the shorter trench axis. This was located beneath (1005) and cut through (1004, 1003 and 1002).

Excavation of a small (0.5x0.3m) sondage through the floor deposit (1009) showed the rammed earth floor to be 0.05m deep and located above a continuation of subsoil deposit (1002).

6. Finds

The site produced a relatively low amount of finds given the urban context in which it is located. A total of 40 items, composed of 12 sherds of WP Hartley stone jam jars (1886-1930), 2 sherds of English Stoneware, 12 pieces of vessel glass, 8 clay pipe stem fragments and 6 animal bone pieces, were recovered.

Finds Summary

The date range presented by the finds recovered from the evaluation at Church Street, Flint, is entirely from the later post-medieval period and in to the early 20th century.

The finds were assessed on site by Chris E Smith (AW) and, after discussion with Mark Walters (CPAT), were not retained to form part of the archive.

7. Discussion and Conclusions

The evaluation trench has shown clear evidence of largely post-medieval activity being carried out in this area. The structure defined by walls [1007] & [1008], as well as its likely floor (1006), is likely to be 18th century in date. Its main period of use appears to have run until the later 19th or early 20th century, at which point dumping of domestic refuse (as evidenced by material within (1006)) appears to have commenced.

The cartographic evidence suggests a structure has been present on the site of the assessment area from at least 1870 until 1975.

The location of the assessment area within the rear of a medieval burgage plot, and bounded by the lines of two medieval roads (Church Street & Feather Street), suggests the likelihood of medieval archaeology surviving in the area is high. Given the amount of post-medieval and modern activity in the area, as seen within the evaluation trench, earlier features are likely to be limited to those cut into the natural deposits.

Although three clearly defined postholes [1010, 1012 & 1014] were observed cut into the natural (1001), none of them produced any dateable finds. An earlier date can be inferred from their depth within the trench and being overlain by a seemingly undisturbed subsoil deposit (1002). Whilst a medieval date for these features is likely, it is not unequivocal.

8. Acknowledgements

Thanks are due to Will Rigby and Francesca Ward (AW) for undertaking the on-site evaluation, Mr Jones for assistance with locating services and to Mark Walters (CPAT) for his assistance with site monitoring.

9. Bibliography

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Cartographic Sources

1611/12 Theatre of the Empire of Great Britain: Flintshire (John Speed)

1740 Mostyn Estate Map

1837 Flint Parish Tithe map.

1878-1882 Six inch OS Map of Cheshire (Sheet XXXa)

1900 Six inch OS Map of Flintshire (Sheet IX.NE)

1912 Six inch OS Map of Flintshire (Sheet IX.NE)

1963 Epoch 5 map 1: 10,560 map

1984-1990 OS Additional SIMs map (1:2500)

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APPENDIX I: Figures

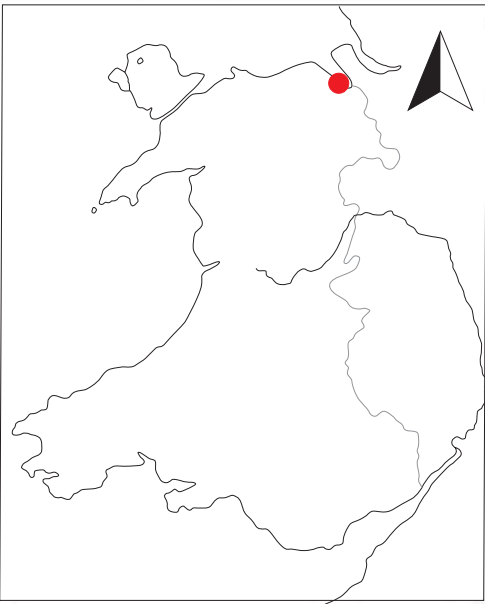


Figure 1
Location of Site

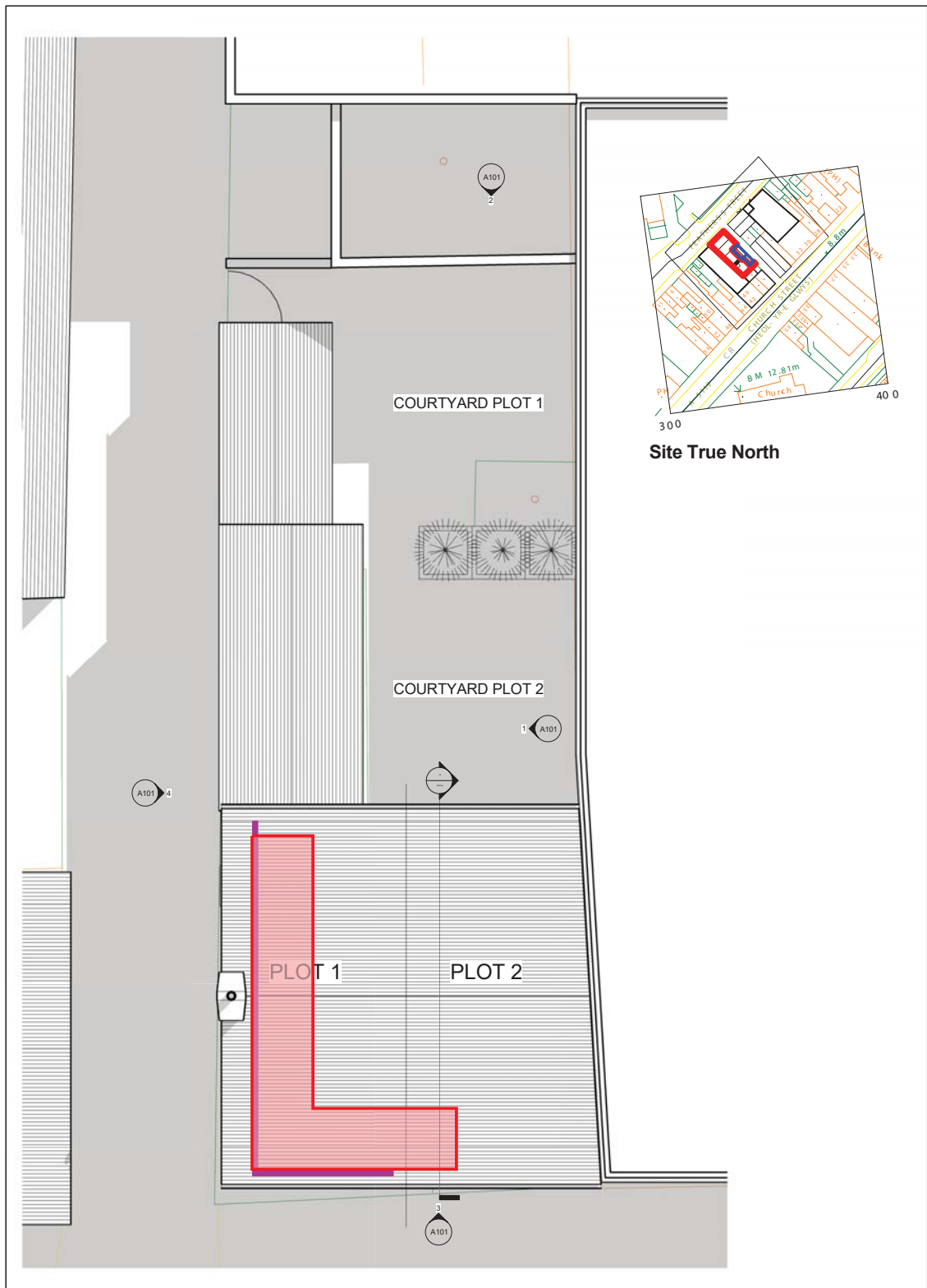
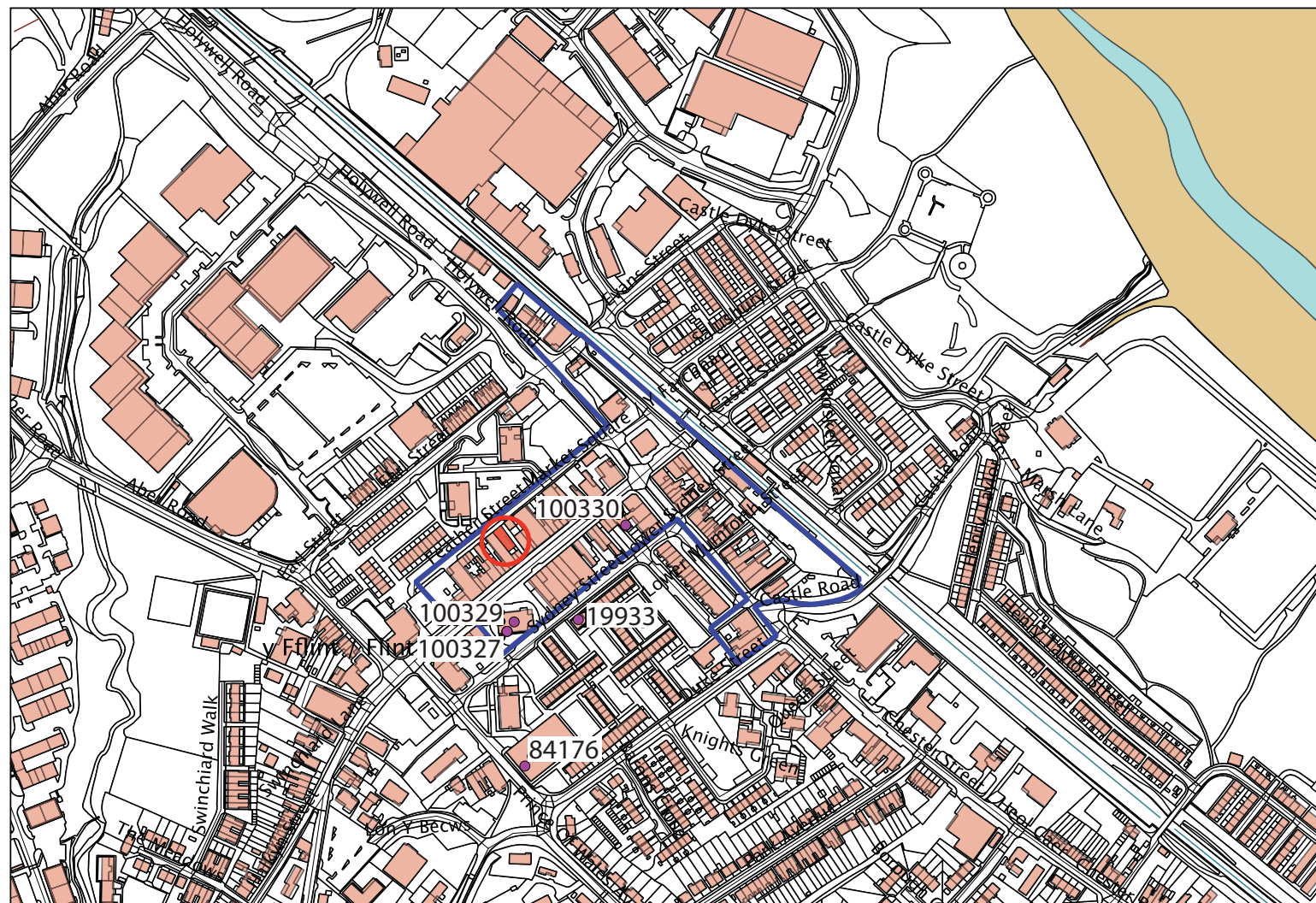


Figure 2
Suggested trench location and excavated trench location plan

- Suggested trench location
- Excavated trench location



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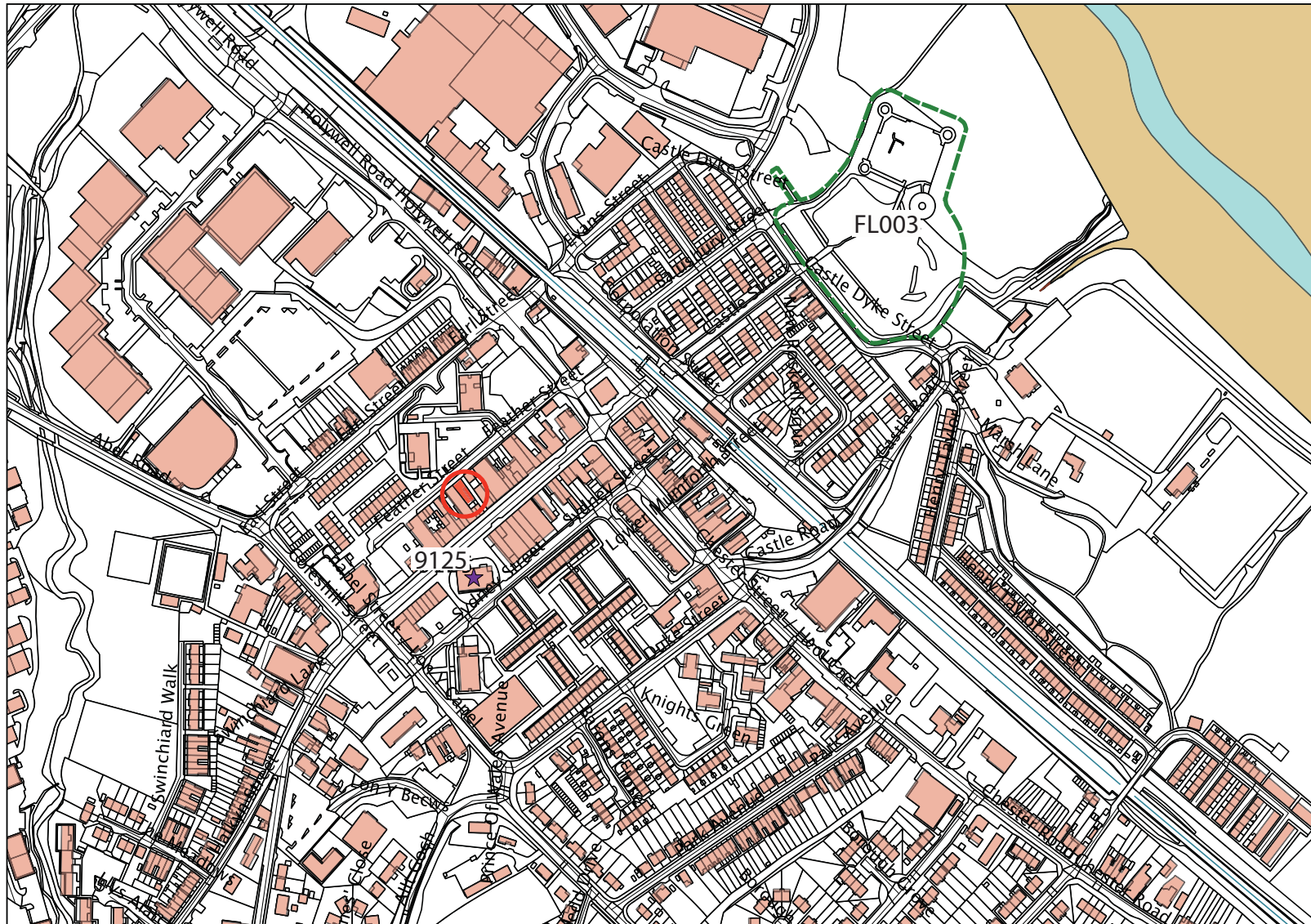
-  Proposed development site
-  HER data point and PRN
-  Conservation Area boundary

Figure 3
HER and
Conservation Area

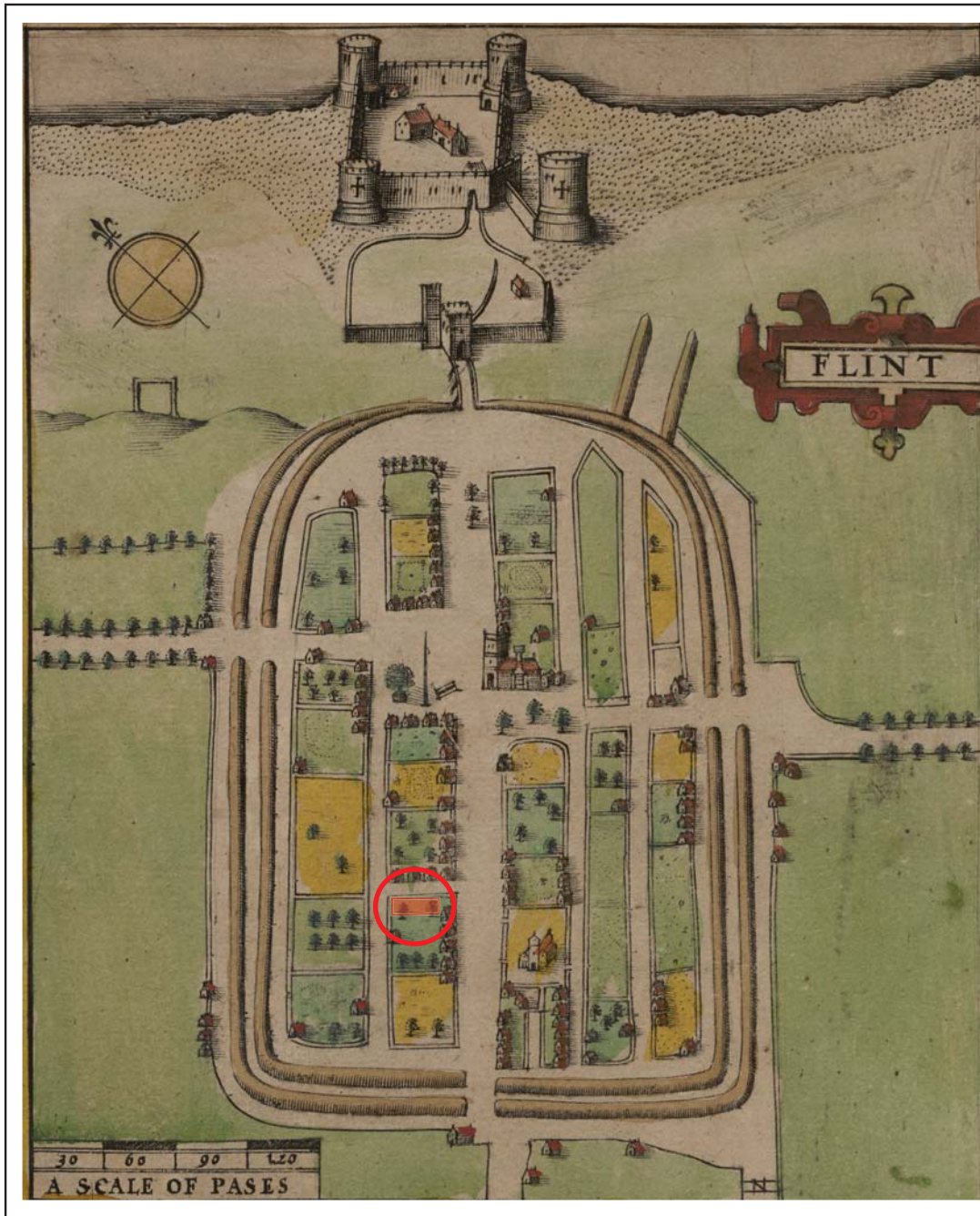


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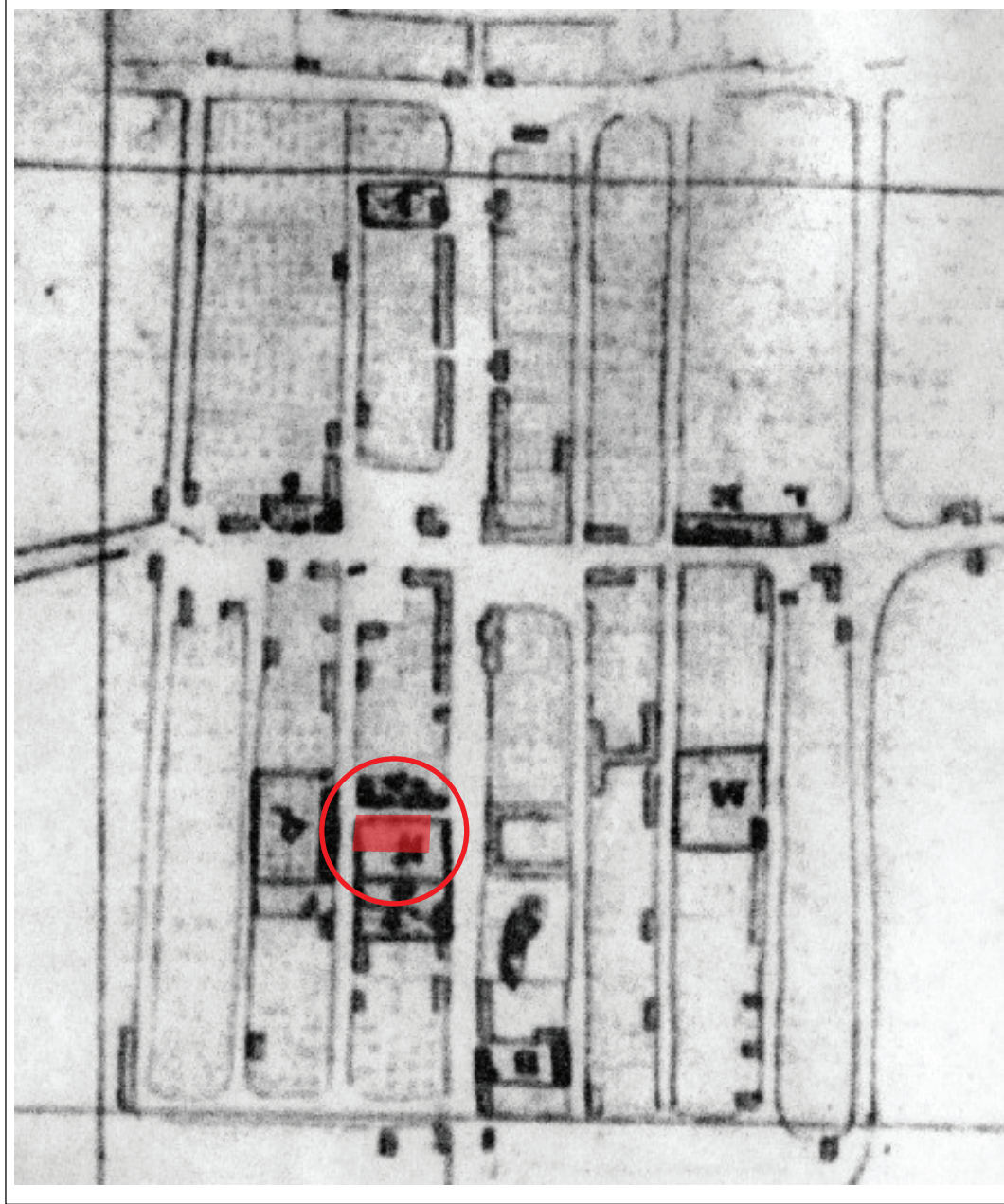
- Proposed development site
- Listed Building
- Scheduled Ancient Monument boundary

Figure 4
Scheduled Ancient Monument & Listed Building



Approximate location of proposed development site

Figure 5
Detail from John Speed's depiction of Flint c.1611/12



■ Location of proposed development site



Figure 6
Mostyn Estate map of 1740 showing development site



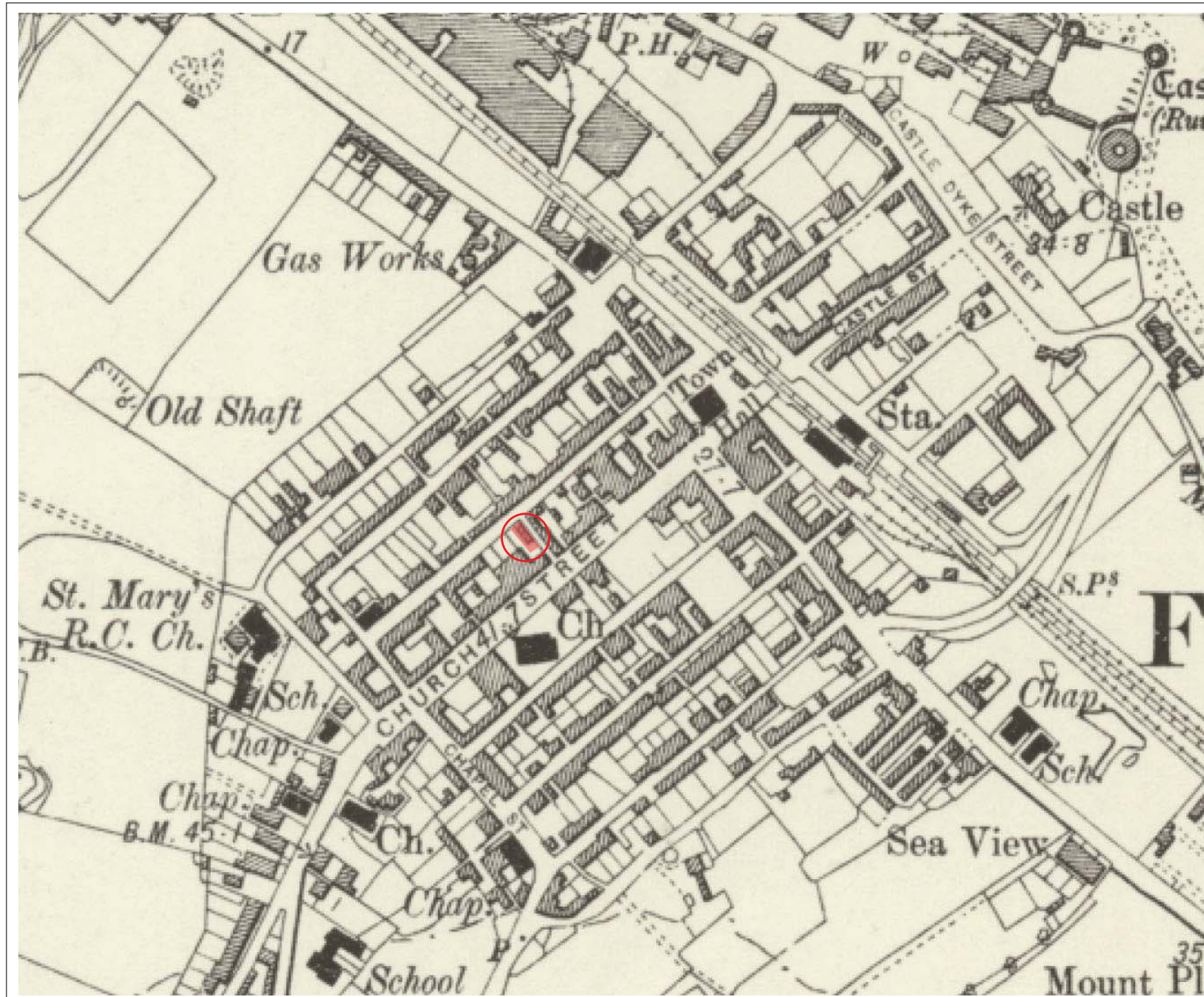
Approximate location of proposed development site

Figure 7
1837 Flint Tithes map,
showing development site



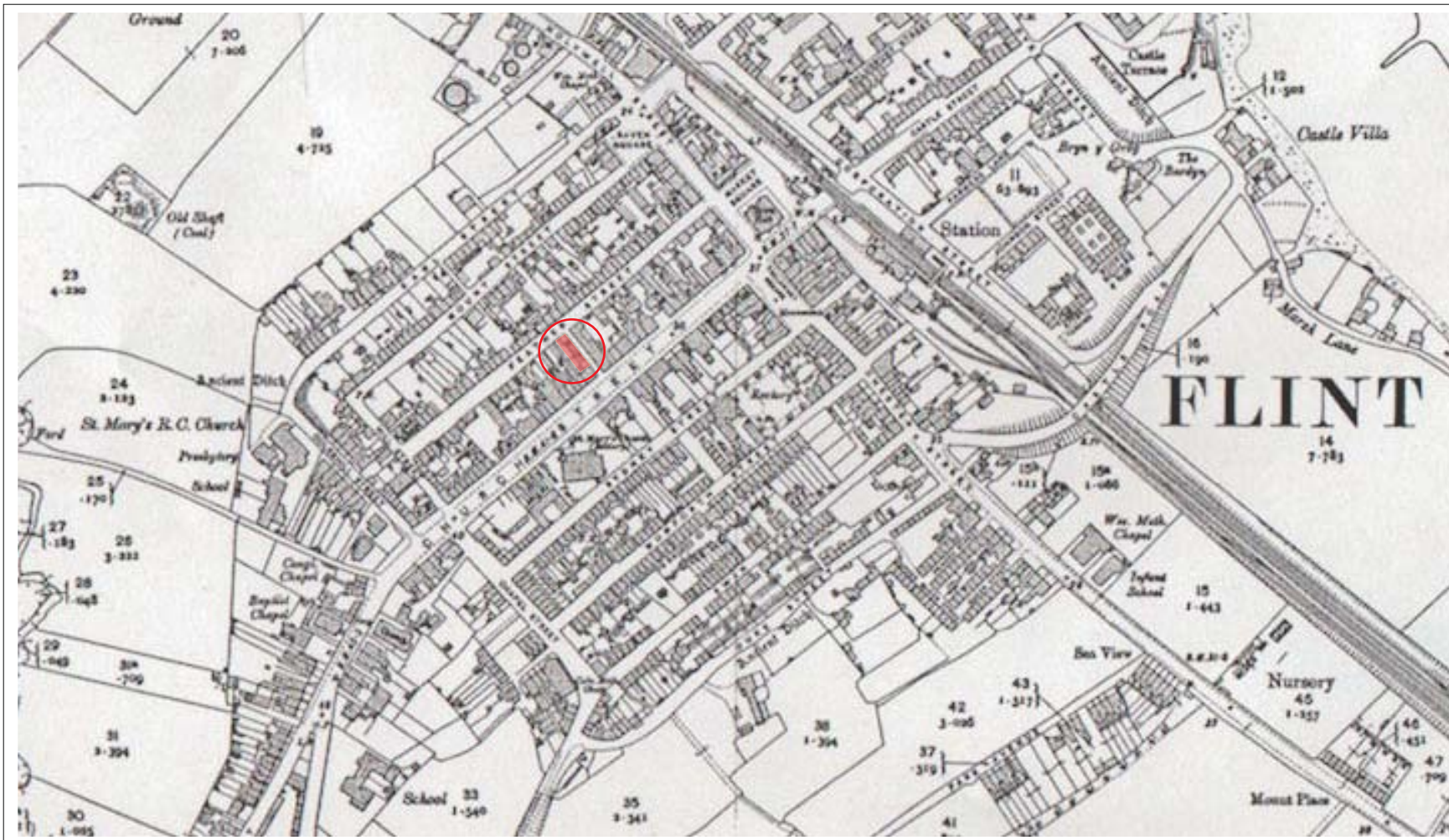
■ Location of proposed development site

Figure 8
Detail of 1878 OS
map of Flintshire
showing
development site



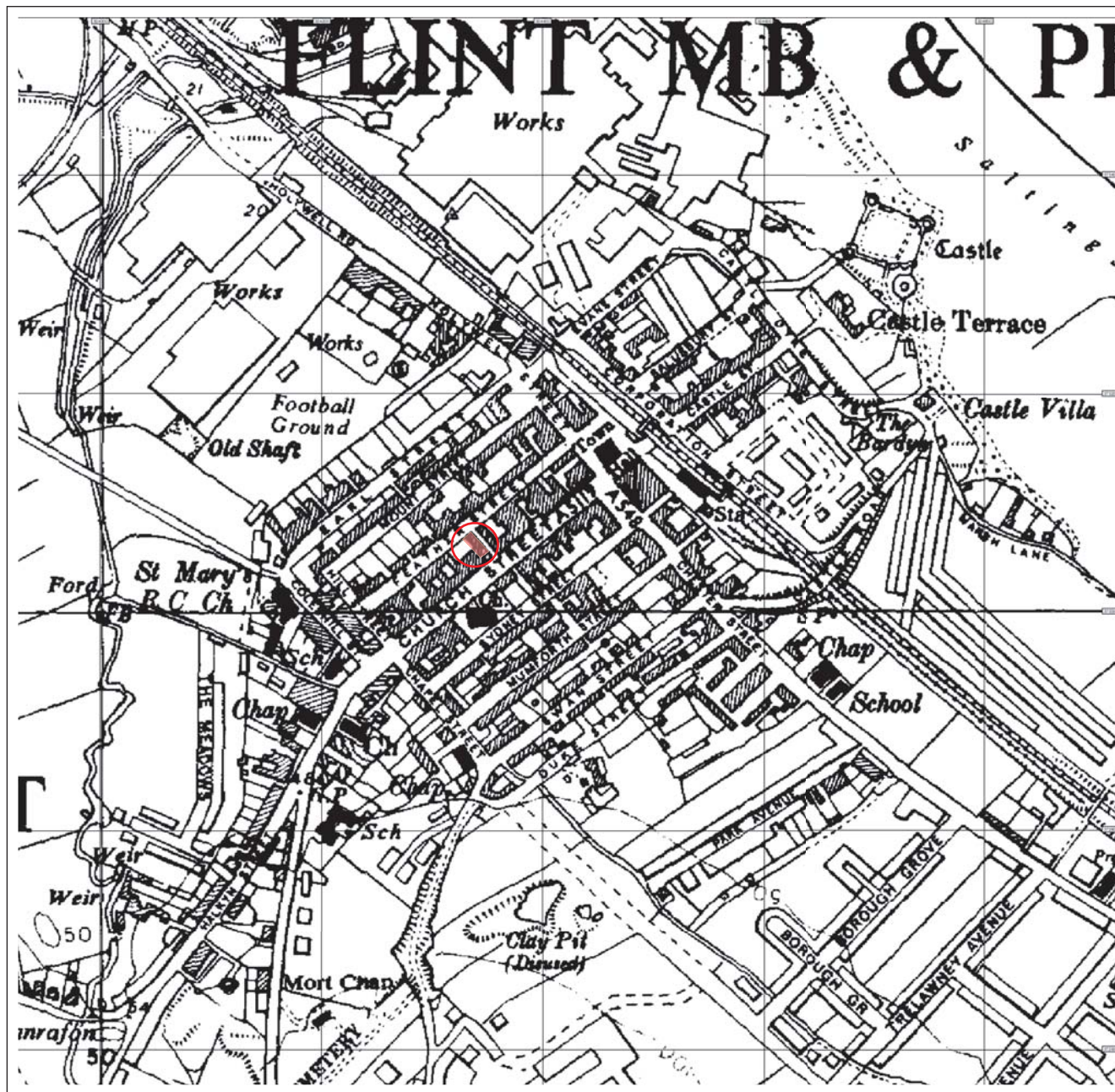
■ Location of proposed development site

Figure 9
Detail of 1900 OS map of Flintshire showing development site



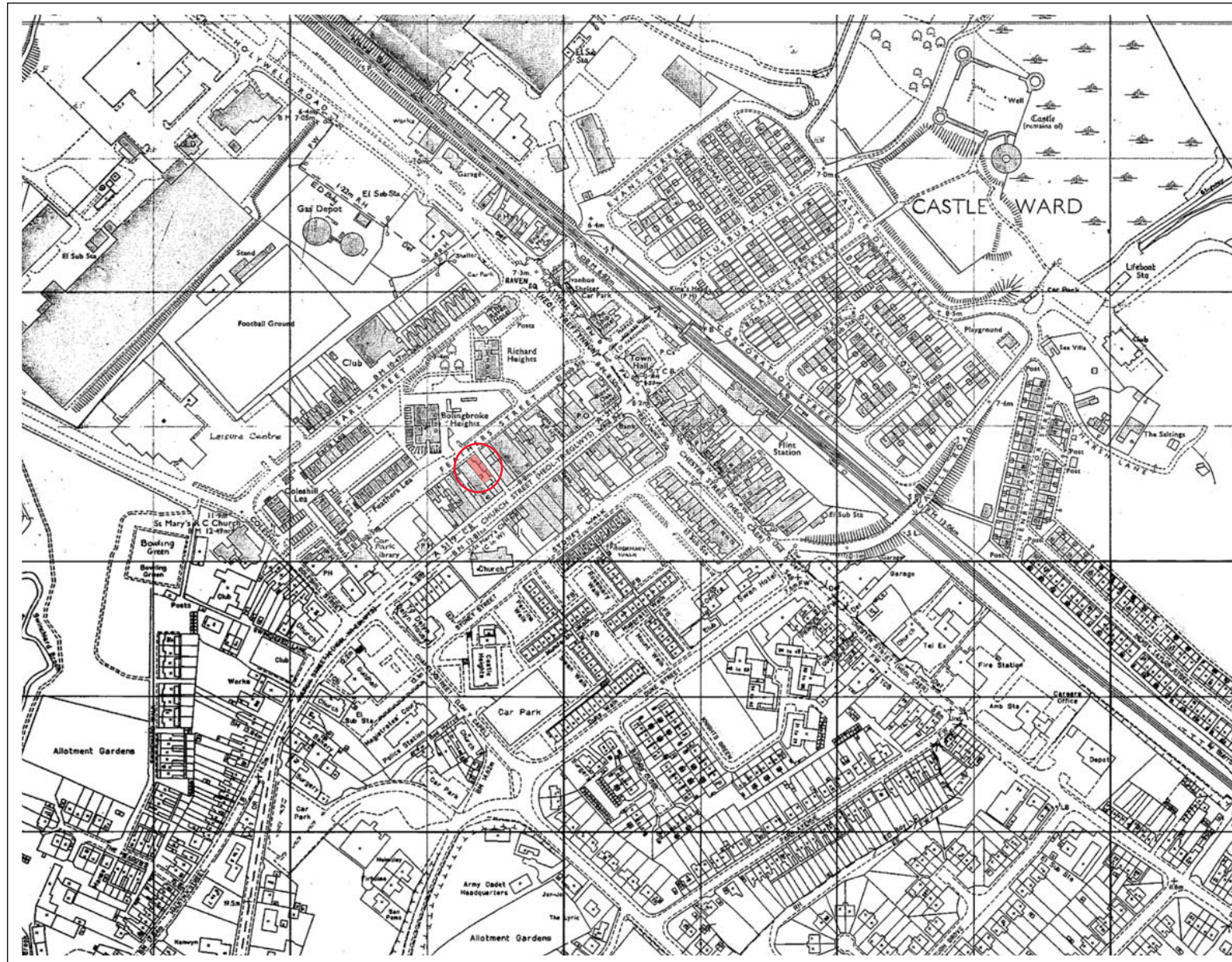
Location of proposed development site

Figure 10
Detail of 1912 OS map of Flintshire showing development site



Location of proposed development site

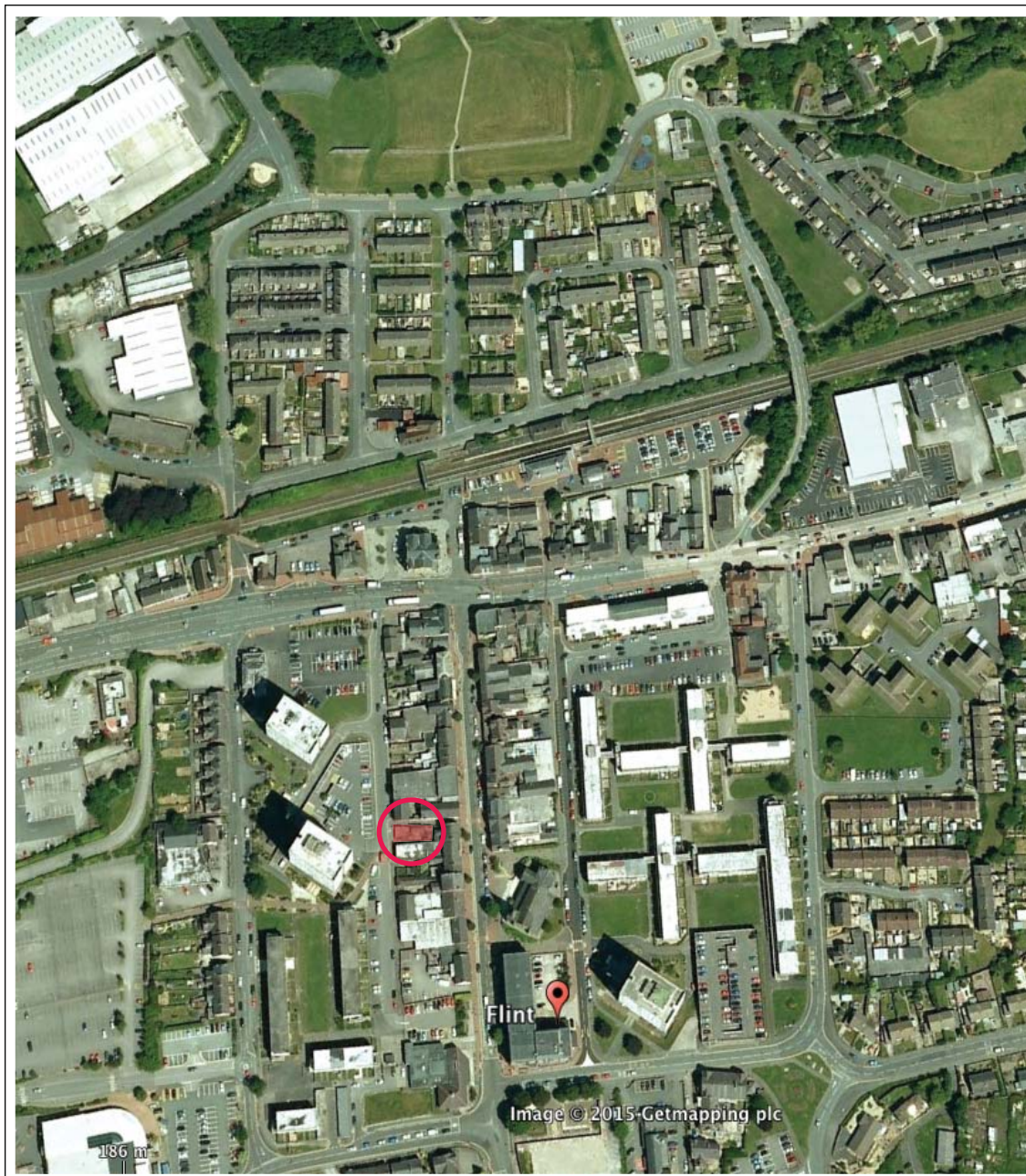
Figure 11
 1963 OS
 additional SIMS
 map showing
 development site



■ Location of proposed development site



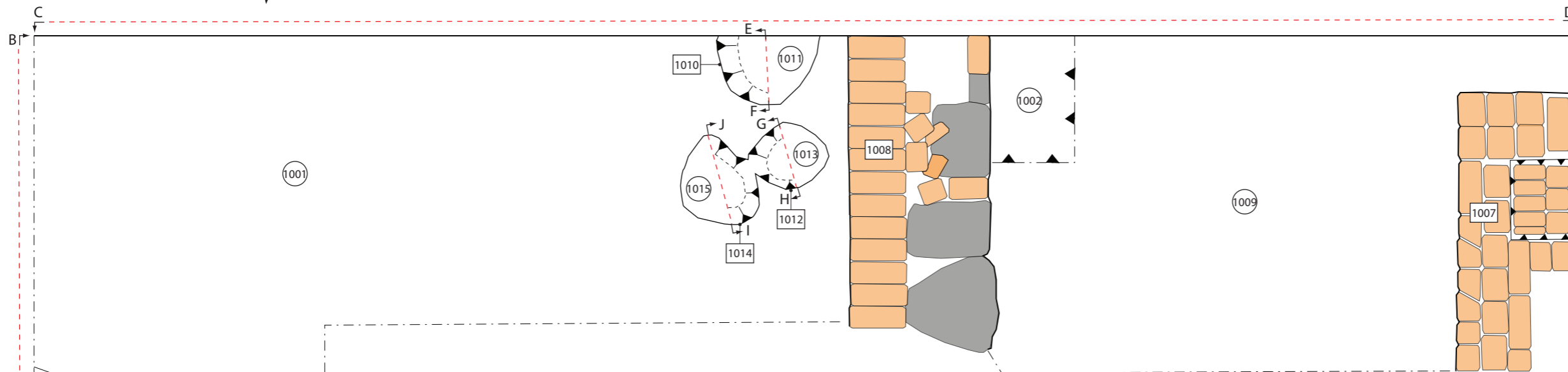
Figure 12
 1984-1990 OS
 additional SIMS
 map showing
 development site



Location of proposed development site

Figure 13
2009 Google Earth
image

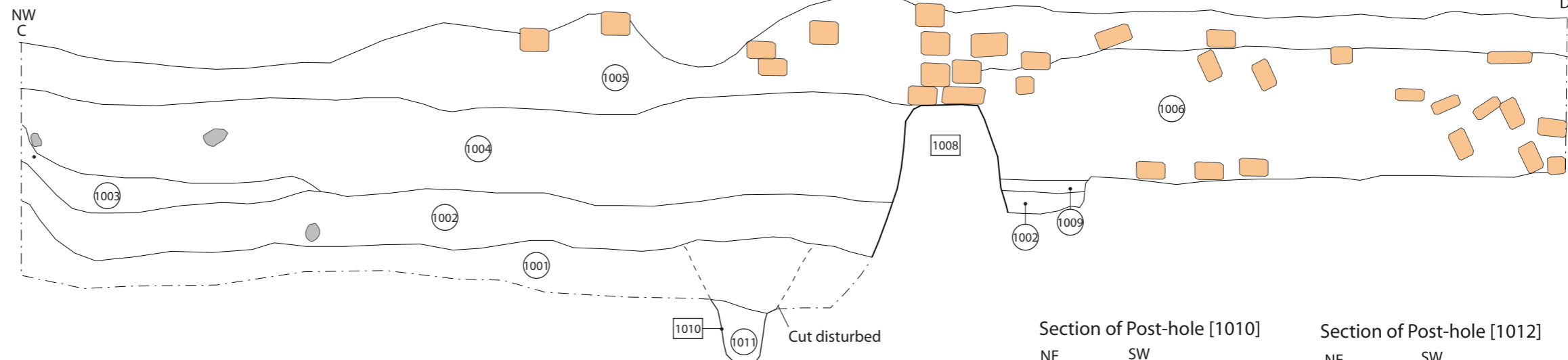
Plan of Evaluation Trench



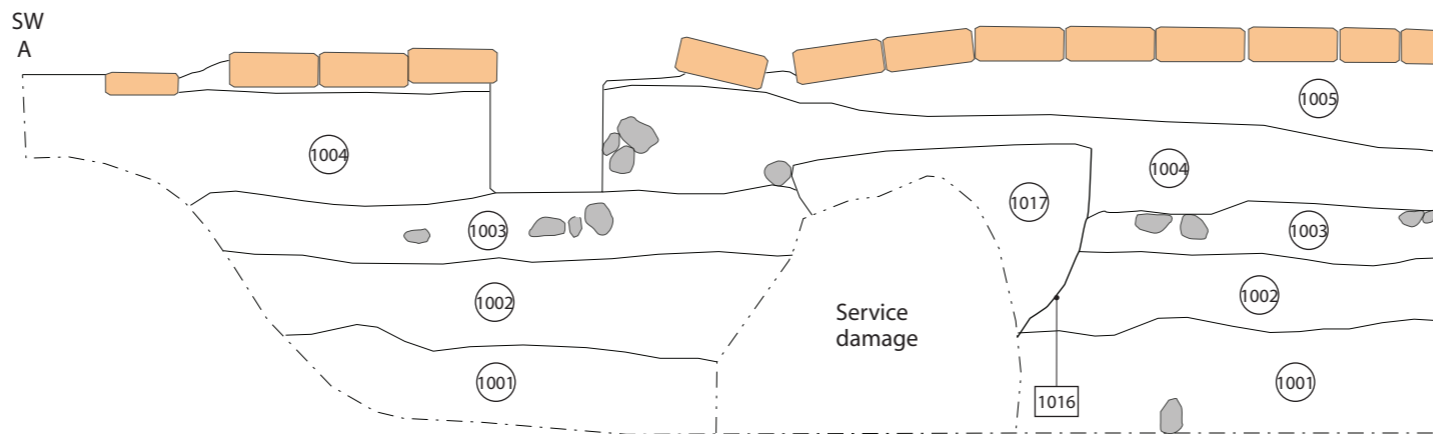
- Key
- Brick
 - Stone

Service pipe

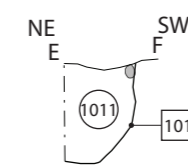
Section of Evaluation Trench



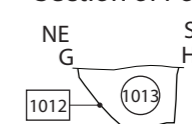
Section of Evaluation Trench



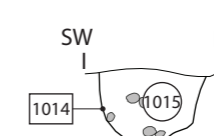
Section of Post-hole [1010]



Section of Post-hole [1012]



Section of Post-hole [1014]



Job Title: Church Street, Flint

Drawing Title: Plan & sections

Date: September 2016

Drawn By: ILB

Scale: 1 : 20 @ A3

Figure 14



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APPENDIX II: Plates



Plate 1 - View NW showing walls 1007 and 1008, scales 1x2m & 1x0.5m



Plate 2 - Wall 1007, looking SE, scales 1x0.5m & 1x0.3m



Plate 3 - Context 1006, looking SW, scales 1x0.5m & 1x0.3m



Plate 4 - Wall 1008, looking NW, scales 1x0.5m & 1x0.3m



Plate 5 - View SE towards wall 1008, scales 1x1m & 1x0.5m



Plate 6 - View NE along evaluation trench, scales 1x1m & 1x0.5m



Plate 7 - View of NW facing section, scales 1x2m & 1x1m



Plate 8 - Post excavation plan view of postholes 1010, 1012 & 1014, scale 1x0.3m

Archaeology Wales

APPENDIX III: Written Scheme of Investigation

Written Scheme of Investigation
For a Desk Top Study and Archaeological Evaluation
On Land to the rear of 36/38 Church Street,
Flint, Clwyd.

Prepared for:
Mr J Jones

Project Number: 2459

July 22nd 2016

NON TECHNICAL SUMMARY

This Specification details the proposal and methodology employed for an archaeological Desk Top Study and Evaluation associated with a pre-planning development proposal. The proposal involves the demolition and rebuilding of single storey outbuildings together with a linked pair of townhouses at the rear of the plot. The development is located at the rear of 36/38 Church Street, Flint (SJ24357305). It has been prepared by Archaeology Wales Ltd on behalf of Mr J. Jones.

1. Introduction

The proposed development comprises demolition and rebuilding of single storey outbuildings together with a linked pair of townhouses at the rear of the plot (centered on SJ24357305; fig. 1-2). The development is located at the rear of 36/38 Church Street, Flint. The local planning authority is Flintshire County Council.

This Written Scheme of Investigation has been prepared by Kate Pitt (ACIfA), Project Manager, Archaeology Wales (Henceforth - AW). It provides information on the methodology that will be employed by AW during an Archaeological Desk Based Study and Evaluation (AW Project Number 2459).

The purpose of the proposed Desk Top Study and Evaluation is to provide Flintshire 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, July 2014 (Edition 7), Section 6.5, the Welsh Office Circular 60/96, and Flintshire UDP policies HE7 and HE8.

The details set out in this specification follows a Brief prepared by M J Walters, Development Control Archaeologist, Clwyd-Powys Archaeological Trust (CPAT). CPAT in its capacity as archaeological adviser to Flintshire County Council, has recommended that an Archaeological Desk Top Study and Evaluation is undertaken.

The Desk Top Study (Stage 1) will examine all readily available primary and secondary documentary, cartographic, pictorial, aerial/ground photographic and oral sources in order to provide a historical framework for any surviving archaeological remains.

The Evaluation (Stage 2) will locate and describe, by means of strategic trial trenching, archaeological features which may be present within the development area. The aim will be to clarify the nature, date, chronology, quality, quantity, significance and state of preservation of any archaeological remains identified by the evaluation trenches. Preservation in situ will be advocated where at all possible, but where engineering or other factors may result in loss of archaeological deposits, preservation by record will be recommended.

Following a programme of post excavation work (Stage 3: see below) a Report (Stage 4) will be prepared and submitted that collates and presents the data from the Desk Top Study, Evaluation and the Post-Excavation programme.

All work will conform to 'Standard and Guidance for Archaeological Evaluation' (CIfA 2014) and be undertaken by suitably qualified staff to the highest professional standards.

2. Site description

Flint lies on the western side of the Dee Estuary in north-east Wales with Mold located 9km to the south and Chester 19km to the east. The underlying geology is characterized by Carboniferous Mudstone, Siltstone and Sandstone underlying Devensian Till and the name Flint name derives from the Middle English for 'hard rock' (Morgan and Owen 2007, 154).

Flint has one of the first castles to be built in Wales by Edward 1 in 1277 on a sandstone outcrop beside the tidal estuary. The implanted defended town, located on level ground to the south-west of the castle, was laid out in a symmetrical medieval grid pattern and was granted a borough charter in 1278.

The development site is situated at the rear of 36 and 38 Church Street, Flint at SJ24357305. The plot was formerly occupied by outbuildings that have now been demolished and cleared. There is access from Feathers Street.

Information retained within the Regional Historic Environment Record indicates that the proposed new buildings will be erected on land formerly within the medieval historic core of Flint. The plot fronting onto Feathers Street includes a burgage plot to the rear Church Street which is known to have been within the medieval layout of the defended town. It is anticipated that former medieval timber framed dwellings and their associated back yard features will be preserved as sub-surface deposits here. Later structures will have been built on the same site and there will be artefacts from all occupation periods. Archaeology dating from at least the late 13th century is anticipated here (Walters, 2016).

3. Desk Top Study specific objectives

The key objective of Desk Top Study will be to provide an informed answer to the question of whether there is a historic environment dimension that needs to be considered as part of the planning process. The study will also consider the potential of all aspects of the historic environment, as defined below, no matter what form or period, including the potential for palaeoenvironmental deposits.

The proposed archaeological work relates to the whole of the site, i.e. all of the application area and will also consider the potential for historic assets outside this area, the significance of which may extend into the immediate search area.

The resulting report will provide information which is sufficiently detailed to protect historic environment interests and allow for informed decisions to be made in the on-going planning processes.

4. Method statement for a desk top study (Stage 1)

The desk-based assessment will consider the following:

1. Collation and assessment of all relevant information held in the regional HER. Assessment of all available excavation reports and archives (including unpublished and unprocessed material) affecting the site and setting. The HER search will focus on sites and features within a 30m (0.03km) radius of the development boundary
2. Assessment of all extant aerial photographic (AP) evidence and, where relevant, a re-plotting of archaeological and topographic information by a

suitably qualified specialist at an appropriate scale. The main source of archaeological aerial photographic records is held at the Royal Commission on Ancient and Historical Monuments in Wales (RCAHMW), Aberystwyth

3. Assessment of online records held by the Portable Antiquities Scheme relating to finds from the assessment area
4. Assessment of archive records held at the County Archives, and as appropriate, site files held by RCAHMW
5. Assessment of the environmental potential of the archaeological deposits through existing data or by inference
6. Assessment of the faunal potential of the archaeological deposits through existing data or by inference
7. Assessment of the artefactual potential of the archaeological deposits through existing data or by inference
8. Assessment of available geotechnical information for the area including the results of test pits and boreholes
9. Assessment of the present topography and land use of the area through maps and site inspection
10. The history of the site will also be studied. This will involve the following:

1. A review of the published resources.
2. An analysis of relevant maps and plans. Cartographic evidence is held at the County Record Offices, including tithe maps, enclosure act plans, estate maps and all editions of the Ordnance Survey. Place and fieldname evidence from these sources must be considered.
3. An analysis of the historical documents (e.g. county histories, local and national journals and antiquarian sources) held in museums, libraries or other archives, in particular local history and archives library.

5. Archaeological Evaluation Objectives (Stage 2)

The primary objectives will be to locate and describe, by means of strategic trial trenching, archaeological features which may be present within the development area.

The evaluation will aim to clarify the nature, date, chronology, quality, quantity, significance and state of preservation of any archaeological remains identified by the evaluation trenches.

Preservation in situ will be advocated where at all possible, but where engineering or other factors may result in loss of archaeological deposits, preservation by record will be recommended.

6. Method statement for strategic trial trenching

Preliminary work

The archaeological project manager in charge of the work will satisfy him/herself that all constraints to ground works have been identified, including the siting of live services, Tree Preservation Orders and public footpaths. As an area of previous

mining activity, particular attention will be paid to the health and safety aspect of the work. Any areas deemed unsafe to enter, either by mechanical excavator or on foot, will be avoided and a minimum 5m exclusion zone observed around the location. A separate risk assessment will be drawn up by AW and made available to all site staff.

Evaluation

One L-shaped trench, totaling 10-12 meters in length and 1.5m in width, will be excavated at the rear of the plot. The proposed locations are indicated on the attached plan (fig. 2). These locations are not fixed and may be adjusted with CPAT approval to avoid previously unrecognised obstacles eg. underground services.

The trenches are positioned to achieve as wider coverage as possible across the site, avoiding known areas of modern truncation and services. The trench is located to give coverage of the area of medieval occupation, and will also pick up later occupation evidence.

The trenches will be excavated initially using a machine fitted with a wide toothless ditching blade. Thereafter all identified archaeological contexts will be excavated manually unless otherwise agreed with the curator in advance. All modern overburden and non-archaeological subsoils will be removed down to the level of the first recognisable archaeological horizon. All archaeological contexts subsequently located must be adequately sampled in order to define their function, date, and relationship to adjacent features. If this means completely excavating some features in order to understand them, that is accepted and should be carried out. All trench sides and bases will be cleaned manually by trowelling to reveal contexts in plan and profile. This will be completed even if the trench apparently reveals only natural deposits. The level of natural soils below the archaeology will be tested for in at least one trench section location in each trench by means of machine/manual excavation or auguring.

As a minimum:

- i) small discrete features will be fully excavated;
 - ii) larger discrete features will be half-sectioned (50% excavated); and
 - iii) long linear features will be sample excavated along their length - with investigative excavations distributed along the exposed length of any such feature and to investigate terminals, junctions and relationships with other features.
- Should the above percentage excavation not yield sufficient information to allow the form and function of archaeological features/deposits to be determined full excavation of such features/deposits will be required. Additional excavation may also be required for the taking of palaeoenvironmental samples and recovery of artefacts.

Any variation of the above will be undertaken in agreement with CPAT.

All spoil heaps will be examined for the recovery of artefacts.

Human remains will be left in situ, covered and protected when discovered. No further investigation will normally be permitted and CPAT and the local Coroner must be informed immediately. After discussion, it may be appropriate to take bone samples for C14 dating. If removal is essential it will take place under the appropriate Ministry of Justice and Environmental Health regulations.

If excavation is undertaken through loose/friable material, such as rubble, consideration will be given to shoring, stepping or battering of trench edges to avoid slumping/collapse. The depth of the excavation will conform to current safety requirements. Any excavation into capped mine workings will be immediately halted on health and safety grounds. The client and CPAT will be informed immediately.

Recording will be carried out using AW recording systems (pro-forma context sheets

etc), using a continuous number sequence for all contexts.

Written, drawn and photographic records of an appropriate level of detail will be maintained throughout the course of the project. Digital photographs will be taken using cameras with resolutions of 14 mega pixels or above.

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

The locations of each trench will be recorded using a Topcon GTS725 Total Station.

Artefacts

Archaeological artefacts recovered during the course of the watching brief and field evaluation will be cleaned and labelled using an accession number, which will be obtained from the Flintshire County Museums Service . A single number sequence will be allocated to all finds. The artefacts will be stored appropriately until they are deposited with the Flintshire County Museums Service.

All finds of gold and silver will be removed to a safe place and 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).

Radiocarbon, Environmental and Technological Samples

Archaeological contexts will be sampled as required for environmental remains, industrial waste, small-sized artefacts and/or radiocarbon as appropriate, when significant deposits are located. Technological samples will be taken where necessary when significant deposits are located. Samples will be retained as part of the project archive should post excavation analysis be deemed necessary at a later date. Reports on sampling will be added to the finished report as an addendum.

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 should any such analysis be deemed necessary. A list of specialists is given in the table below. Specialist reports will be added to the finished report as an addendum.

Type	Name	Tel No.
Flint	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
Palaeoenvironmental sampling and analysis	Dr Martin Bates	University of Wales (Lampeter)

7. Post-Fieldwork Programme (Stage 3)

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 Management of Research Projects in the Historic Environment (English Heritage 2006). 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 to the Flintshire County Museums Service.

Reporting

The results of the archaeological work 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 reports, 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.

8. Monitoring

CPAT will be contacted at least one week prior to the commencement of site works, and subsequently once the work is underway.

Any changes to this specification that AW may wish to make after approval will be communicated to CPAT for approval.

Representatives of CPAT will be given access to the site so that they may monitor the

progress of the work. CPAT will be kept regularly informed about developments, both during the site works and subsequently during the post-fieldwork programme.

If significant detail is discovered, all works will cease and a meeting will be convened with the contractor and CPAT to discuss the most appropriate way forward.

9. Method statement for the production of an illustrated report and the deposition of the site archive (Stage 4)

The results will be presented in a report and will be detailed and laid out in such a way that data and supporting text are readily cross-referenced. The HER Officer will be contacted to ensure that any sites or monuments not previously recorded in the HER are given a Primary Record Number (PRN) and that data structure is compatible with the HER. The historical development of the site will be presented in phased maps and plans comprising clearly, the outline of the site.

Within the report an attempt will be made to indicate areas of greater or lesser archaeological significance and the sites will be ranked in level of overall archaeological importance (locally, regionally and nationally).

All relevant aerial photographs, re-plots and historic maps will be included and be fully referenced. Any site photographs included in the report will be appropriately captioned and clearly located on a suitably scaled site plan.

The report will specifically include the following:

1. A copy of the approved specification
2. A location plan
3. All identified sites plotted on an appropriately scaled plan of the proposal site
4. A gazetteer of all located sites with full dimensional and descriptive detail including grid reference and period

A draft of the report will be sent to CPAT for approval prior to submission of the final version to the client. Copies of the report will be sent to Flint County Council and CPAT for inclusion in the regional HER. Digital copies will be provided in pdf format if required.

A summary report of the work will be submitted for publication to a relevant local or national journal (eg Archaeology in Wales) no later than one year after the completion of the work.

The site archive

A project archive will be prepared in accordance with the National Monuments Record (Wales) guidelines/ the guidelines of the Institute for Archaeologists agreed structure and be deposited with Flintshire County Museums Service on completion of site analysis and report production. It will also conform to the guidelines set out in Management of Research Projects in the Historic Environment (English Heritage 2006).

Although there may be a period during which client confidentiality will need to be maintained, the report will be deposited with the HER and NMR not later than six months after completion of the work.

Any significant digital data generated by the survey (ie AP plots, EDM surveys, CAD drawings, GIS maps, etc) will be presented as part of the report on a CD/DVD. The format of this presented data will be agreed with the CPAT Historic Environment Record Officer in advance of its preparation.

10. Resources and timetable

Standards

AW works to the standards and guidance provided by the Chartered Institute for Archaeologists. AW fully recognise and endorse the Chartered Institute for Archaeologists' Code of Conduct, Code of Approved Practice for the Regulation of Contractual Arrangements in Field Archaeology and the Standard and Guidance for archaeological evaluations 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.

Staff

The project will be undertaken by suitably qualified AW staff and Mr Chris Smith (MCIfA) will supervise the excavation. Additional excavation staff will be employed if needed. Overall management of the work will be undertaken by Kate Pitt (ACIfA), Project Manager, Archaeology Wales.

Equipment

The project will use existing AW equipment.

Timetable of archaeological works

A preliminary date of July 2016 has been arranged for the commencement of work. It is anticipated that the evaluation trenching will last approximately 3 days.

Insurance

Archaeology Wales Limited holds Insurance through the Towergate insurance service.

Arbitration

In the event of any dispute arising out of this Agreement (including those considered as such by only one of the parties) either party may forthwith give to the other notice in writing of such a dispute or difference and the same shall be and is hereby referred for decision in accordance with the Rules of the Chartered Institute of Arbitrators' Arbitration scheme for the Institute for Archaeologists applying at the date of this Agreement.

Health and safety

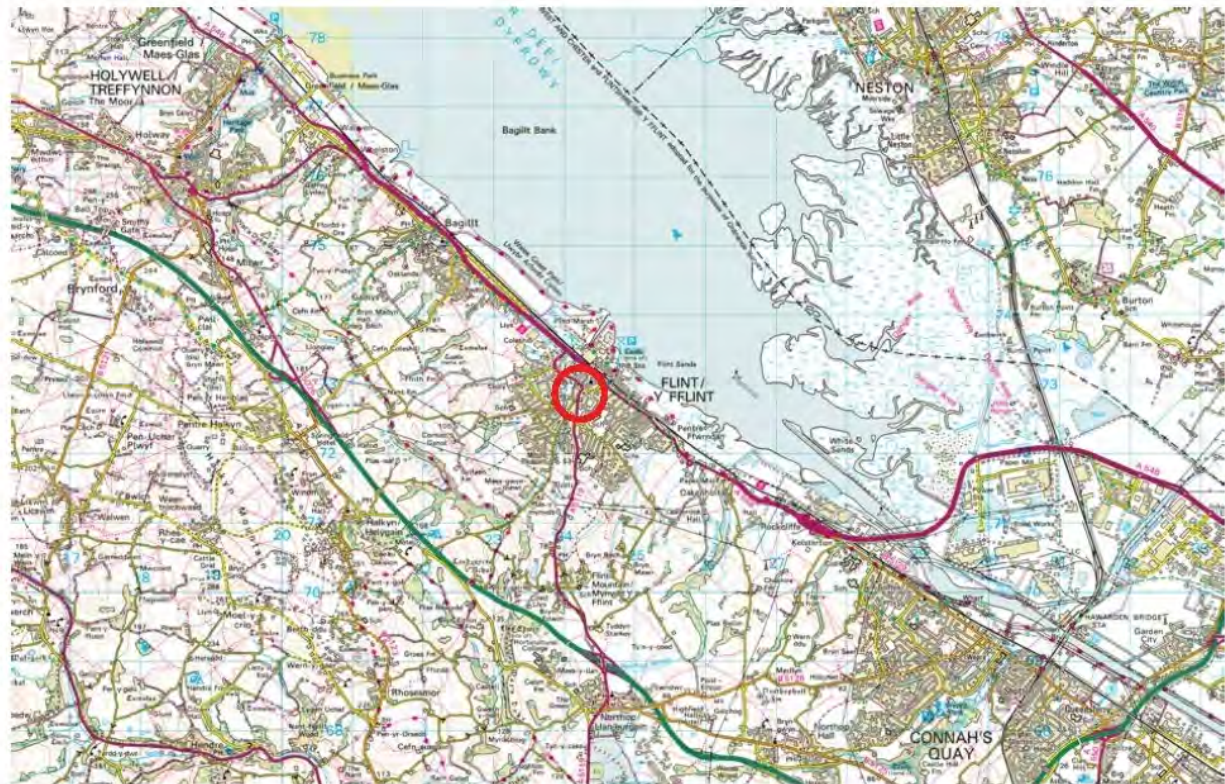
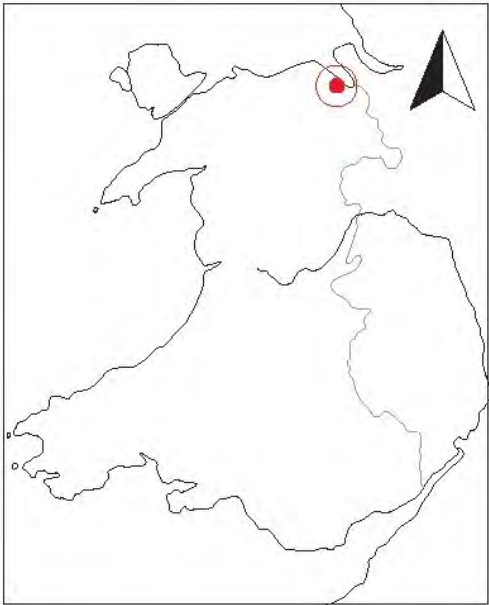
All members of staff will adhere to the requirements of the Health & Safety at Work Act, 1974, and the Health and Safety Policy Statement of AW.

AW will produce a detailed Risk Assessment for approval by the client before any work is undertaken

References

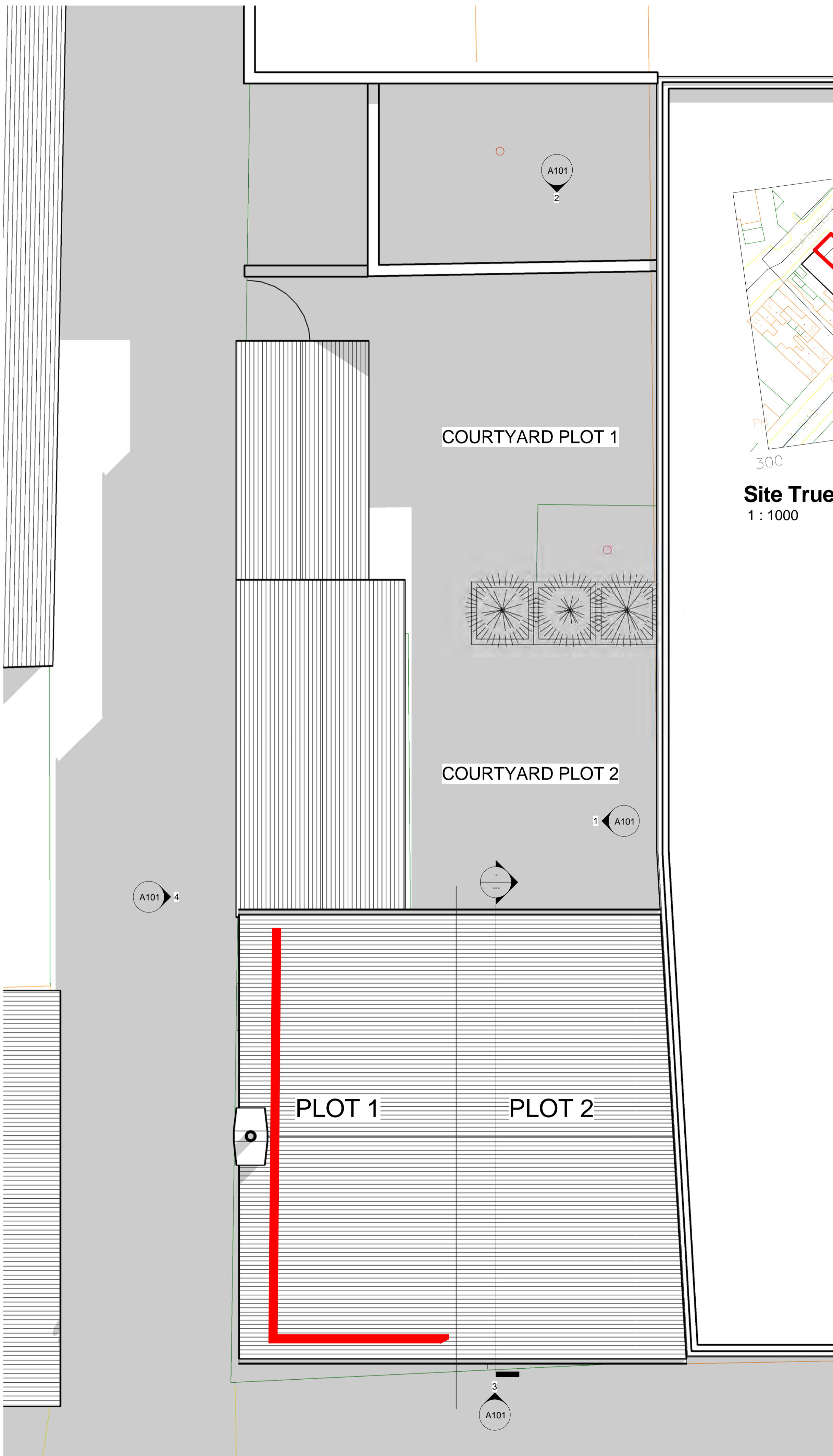
Morgan, R. and Owen, H.W. 2007. Dictionary of Place-Names of Wales. Gomer: Llandysul

Walters, M.J. 2016. Design Brief for Archaeological Evaluation (CPAT EVB 868). CPAT Brief Prepared for Flintshire County Council



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Fig. 1
Location of
site



Site True North
1 : 1000

The Contractor is responsible for checking all dimensions, tolerances and references. Any discrepancy is to be notified to jig before proceeding with the work.

Where an item is covered by drawings to different scales, the larger scale drawing is to take precedence. Do not scale drawings, figured dimensions are to be worked to in all cases

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Client James Jones

Project Proposed Development at Feather St, Flint

Drawing Title Site and Location Plan

Scale	Drawing No.	Revision
As indicated	A104	
Drawn jjj		
Checked cgr	Job No.	
Date 05/11/16	1360	

Figure 2 - Trench Location (shown in red)

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APPENDIX IV: Archive Cover Sheet

ARCHIVE COVER SHEET

Land at the rear of 36/38 Church Street, Flint, Clwyd

Site Name:	Church Street Flint
Site Code:	CSF/16/EV
PRN:	-
NPRN:	-
SAM:	-
Other Ref No:	-
NGR:	NGR SJ 2435 7305
Site Type:	Brown Field
Project Type:	Desk Top Study and Evaluation
Project Manager:	Kate Pitt
Project Dates:	October 2016
Categories Present:	Post- Medieval to Modern
Location of Original Archive:	AW
Location of duplicate Archives:	Flintshire Museums Service
Number of Finds Boxes:	NA
Location of Finds:	NA
Museum Reference:	NA
Copyright:	AW
Restrictions to access:	None

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