

Archaeology Wales

Land Adjacent to Poplar Cottage Marford Hill, Wrexham

Level 1: Archaeological Building Recording



By
Kate Pitt ACIfA

Report No. 1558

Archaeology Wales Limited
The Reading Room, Town Hall, Llanidloes, SY18 6BN
Tel: +44 (0) 1686 440371
Email: admin@arch-wales.co.uk
Web: arch-wales.co.uk



Archaeology Wales

Land adjacent to Poplar Cottage, Marford Hill, Wrexham

Level 1: Archaeological Building Recording

Prepared For:

**Blueprint Architectural Services Ltd, on
behalf of Mr Derek Roberts**

Edited by: Aurea I. Zamora

Signed:

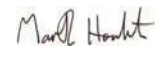


Position: Project Manager

Date: 21/03/17

Authorised by: Mark Houliston

Signed:



Position: Managing Director

Date: 21/03/17

By

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March 2017

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Non-Technical Summary

Archaeology Wales (AW) were commissioned by Blueprint Architectural Services Ltd, on behalf of Mr Derek Roberts to undertake a Level 1 Building Survey at Land adjacent to Poplar Cottage, Marford Hill, Marford, Wrexham, LL12 8SZ centred on NGR SJ 335984 356209. This report details the results of the building survey. The work was undertaken as a condition of planning consent (Wrexham County Borough Council Application Number: GRE P/2016/0756) prior to repair works and wider redevelopment of the site.

The programme of Archaeological Level 1 Building Recording has been undertaken prior to the commencement of ground works associated with the proposed development of 'Erection of detached dwelling and associated double garage and construction of new access off village walks'.

The site lies within Marford Conservation Area, first designated in 1971 and centred on the unique historic core of the village, which specially developed throughout 16th-18th century and also includes Iron Age and Medieval archaeological settlements. The importance of the Marford Conservation Area also relies on the attractive picturesque of many of the buildings that gives the village a distinct identity and creates a strong sense of place. The development site is located neighbouring with Grade II Listed Building 'Marford Hill Pair of Circular Privies' (PRN 36725).

The building recording was conducted to a Level 1 standard as set by the Historic England/English Heritage Understanding Historic Buildings. A guide to good recording practice (2016). The work also conformed to the Chartered Institute for Archaeologists Standard and guidance for the archaeological investigation and recording of standing buildings or structures (2014).

1 Introduction

Location and scope of work

In March 2017 Archaeology Wales Ltd (AW) carried out a building recording survey to Level 1 English Heritage/Historic England guidelines, of the stable and coach house structure at Poplar Cottage, Marford Hill, Marford, Wrexham, LL12 8SZ centred on NGR SJ 335984 356209 (Fig 1). The work was carried out as part of mitigation prior to the redevelopment of the site.

The requirements of the survey were set out by the Clwyd-Powys Archaeological Trust (CPAT) as advisors to the local planning authority of Wrexham County Borough Council:

'Development shall not begin until an appropriate photographic survey, equivalent to an English Heritage Level 1 study of the existing building/s has been carried out in accordance with details submitted to, and approved by, the local Planning Authority.'

A Written Scheme of Investigations (Appendix 3) was prepared by Aurea Izquierdo Zamora (AW) prior to the work taking place. This was subsequently approved by the CPAT Planning Division.

Geology and topography

The underlying geology on site comprises Kinnerton Sandstone Formation, sedimentary bedrock formed approximately 246 to 251 million years ago (Triassic) within a local environment previously dominated by hot deserts where potential evaporation was greater than precipitation. The superficial soils comprise Devensian Glaciofluvial Sheet of sand and gravel deposits formed up to 2 million years ago (Quaternary) within a local environment previously dominated by ice age conditions (British Geological Survey 2017).

The development site is located at the northern outskirts of Marford village, north of Wrexham, at the junction of the Marford Hill Road (B5445) and the local road Village Walks. It is set in an urban parcel, with irregular shape and approximately 1,500 sq. m (1.5ha), roughly orientated in a western-eastern axis (Figure 3).

To the northern and western sides of site it is bounded by concrete wall and limited by the Marford Hill (west) and Village Walks (north) roads. To the eastern side the site is bounded by large mature trees and limited by adjacent private parcel. To the south, the site is opposite to Poplar Cottage.

The surrounding areas are, to the north the historic core of Marford (Marford Conservation Area), to the west and east pasture lands, and to the south the suburban outskirts of Wrexham.

2 Aims and Objectives

Building Recording

A programme of Archaeological Level 1 Building Recording has been recommended by CPAT in order to mitigate the impact that the proposed development could have within the heritage assets and their settings immediately adjacent to the development area.

3 Historical and Archaeological Background

Historical background

The development site lies within Marford Conservation Area, at the southwest limit of it. Marford Conservation Area was first designated in 1971 and subsequently amended in 1999 and 2012. Situated approximately 4 miles to the north east of Wrexham, adjacent to the former Wrexham to Chester Road, the village developed around the medieval Marford Hill, a motte and bailey settlement described in Domesday Book from 1086. Marford Hill marks the junction between the low-lying Cheshire Plain and the Welsh hills. The Cheshire Plain provides an important backdrop to the village extending for many miles to the east and providing views of distant landmarks including Eaton Hall, the River Dee and Bickerton Hills.

In the late 12th century Henry II paid for the custody of the castle which fell within the province of the Earls of Chester, later intermittently under the control of the Earls of Chester and the Princes of Powys. Its imposing promontory headland position on the border of the two nations offered strategic advantage to the occupiers. The castle is lastly recorded in the late 14th century when it fell out of use (WCBC 2012).

The Marford Conservation Area centres on the unique historic core of the village, which specially developed throughout 16th - 18th centuries. Most of the present Grade II Listed Buildings preserve early and mid-19th century remodellations, although their origins are proven earlier in some of the buildings. The importance of the Marford Conservation Area relies on the attractive picturesque of many of the buildings that gives the village a distinct identity and creates a strong sense of place.

The development site is located just to the immediate east of the Grade II Listed Building 'Marford Hill Pair of Circular Privies' (PRN 36725). The Privies are situated on the east side of Marford Hill on the south side of a driveway between Beechmount and Poplar Cottage. In their listing description it is stated that the privies are probably early 19th century and formerly associated with Beechmount, but now separated from its grounds by a lane (Village Walks). They are built in the picturesque style of the Marford Trevalyn Estate buildings while it was under the stewardship of John Boydell. They are constructed from painted brick, pair of circular former privies with entrances with cambered heads and replaced conical roofs. They were listed as a pair of early 19th century privies, being examples of a relatively rare building type (Hutchinson 1992).

Beechmount is situated in its own grounds on the east side of Marford Hill opposite the Trevor Arms Hotel. It is one of a group of cottages and houses in Cottage Orne style for the Trevalyn Estate while it was under the stewardship of John Boydell. The buildings along Marford Hill were completed by 1820, building phases of 1814 and 1816 are suggested by Trevalyn accounts. Beechmount was listed as a particularly well preserved and elegant former Trevalyn Estate house in distinctive picturesque style with good interior features.

The 1873 First Edition OS map 6 Inch shows the layout of Beechmount clearly, with a division in the grounds leading to a small building where the Privies are located. The adjacent barn and Poplar cottage are recorded at this time (Figure 4). The 1911 and 1964 OS maps also record the Beechmount property. In 1911 the layout is the same as in 1873. By 1964 there have been some exterior changes to Beechmount, although the Privies' area appears the same, the detail of the Privies themselves is not marked. This appears due to the style of mapping. The adjacent barn and Poplar cottage remain the same.

The OS plan of 1988-1992 1:10,000 shows that the lane of Village Walks has not been built by this time.

4 Building Recording Methodology

Scope of Fieldwork

The recording was carried out to level 1 standards according to Historic England guidelines (HE, 2006, rev. 2016).

The following will be considered:

- Site layout and organisation
- Function
- Materials, method of construction
- Fenestration
- Internal arrangements
- Original fixtures and fittings
- Subsequent fixtures and fittings
- Evidence of use and status

- Date/period of initial build and subsequent alterations

Project Officer Kate Pitt ACIfA undertook the building recording. All photographs were taken in high resolution (14MP) digital format. These were converted to TIFF format for storage.

The building recording was conducted to a Level 1 standard as set by the *Historic England/English Heritage Understanding Historic Buildings. A guide to good recording practice* (2016). The work also conformed to the Chartered Institute for Archaeologists *Standard and guidance for the archaeological investigation and recording of standing buildings or structures* (2014).

5 The Building Recording Results

The site visit was undertaken by Kate Pitt on Tuesday 7th March 2017, under dry and sunny weather conditions.

The Privies

Figures 1-3 show the existing plans of the Privies. Figure 5 shows the location and direction from which the photographic plates were taken. The number after each red arrow corresponds to the plate on which the photograph appears. Not all photographs taken on site are presented in this report, however they will be included in the archive.

Plates 1-22 show views of the buildings. The privies were constructed from red bricks, mortar and cement.

North Elevation. Plates 1-13

The white-painted red-brick privy structures were seen to have arched entrances, constructed from brick headers on edge. The doors were made from wooden planks, painted black, supported by iron strap-hinges incorporated into the brickwork for strength.

The Privies are seen to be in poor repair. The eastern privy is leaning and hence the door cannot be opened. The western privy has its door opened ajar but is jammed. The brickwork is cracking due to this subsidence. Internally, the remains of a cement and mortar finish is evident, but mainly dilapidated. No internal features were visible, partially due to limited access.

The Privies are located on a raised stone terraced wall, adjoining a barn to the east, which is comprised of a brick built stable and hayloft above (Plates 8-13). The stable door, loft door, windows and air vents to the loft are visible within the exterior brickwork and are all surviving original features. An X shape wall brace is visible on the northern elevation. This building was also originally in the curtilage of Beechmount, as seen on the 1873 OS map (Figure 4). The interior of the barn could not be accessed as was in use and full of items. The wooden first floor ceiling and hatch to the loft was visible, as well as a wooden interior door with strap hinges.

West Elevation. Plates 14-17

The Privies are seen to be located on a level terrace. The adjacent historic barn to the east is incorporated into the hillside, where the land drops away.

East Elevation. Plates 18-20

The east elevation of the Privies is obscured by the barn and small adjoining wooden boundary fence. The garden of Poplar Cottage to the east of the Privies gently slopes downwards to the east. The barn has been rendered which obscures any earlier features, although it is seen that exterior walls to the west survive in the area of smaller buildings marked on the 1873 OS Map, that no longer survive.

South Elevation. Plates 21-22

The land to the south of the Privies is again terraced, as the garden of Poplar cottage.

6 Discussion and Interpretation

Reliability of field investigation

The majority of the original structures of the Privies are still present although suffering from dilapidation to the structure and interior (where accessible) and subsidence causing the structures to lean northwards. The western-most privy was not accessible.

All photographs taken on site are included within the archive.

Overall interpretation

The cartographic and historical evidence alongside the picturesque style of the Beechmount house dates the privies to the early 19th century. The adjacent barn is more utilitarian than the Beechmount house and its Privies.

In conclusion, the Privies are a rare example of such early 19th century architecture. Although their original curtilage has been intersected by the construction of Village Walks lane in modern times, the Privies stand in their own right as a local historic reference to an earlier land layout, built in the picturesque style of the Marford Trevalyn Estate buildings while it was under the stewardship of John Boydell. The privies are in a poor state of repair and in need of maintenance.

7 Acknowledgements

Archaeology Wales would like to thank Blueprint Architectural Services Ltd, on behalf of Mr Derek Roberts, for their help throughout the project.

8 Bibliography and references

British Geological Survey: <http://mapapps.bgs.ac.uk/geologyofbritain/home.html>
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Chartered Institute for Archaeologists, 2014: *Standard and Guidance for the archaeological investigation and recording of standing buildings or structures.*

Chartered Institute for Archaeologists 2014: *Standard and Guidance for the collection, documentation, conservation and research of archaeological materials.*

Historic England, 2006 (rev. 2016): *Understanding Historic Buildings: A guide to good recording practice*.

Hutchison, R.D., 1992. *Marford: A Present from the Past*.

Wrexham County Borough Council, 2012. *Marford Conservation Area Assessment and Management Plan*.

<http://www.coflein.gov.uk/> Accessed 09/03/2017

Ordnance Survey Map of Denbyshire 1873 1:2500

Ordnance Survey Map of Denbyshire 1911 1:2500

Ordnance Survey Map of Denbyshire 1964 1:2500

Ordnance Survey Plan 1988-92 1:10,000

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APPENDIX I: Figures

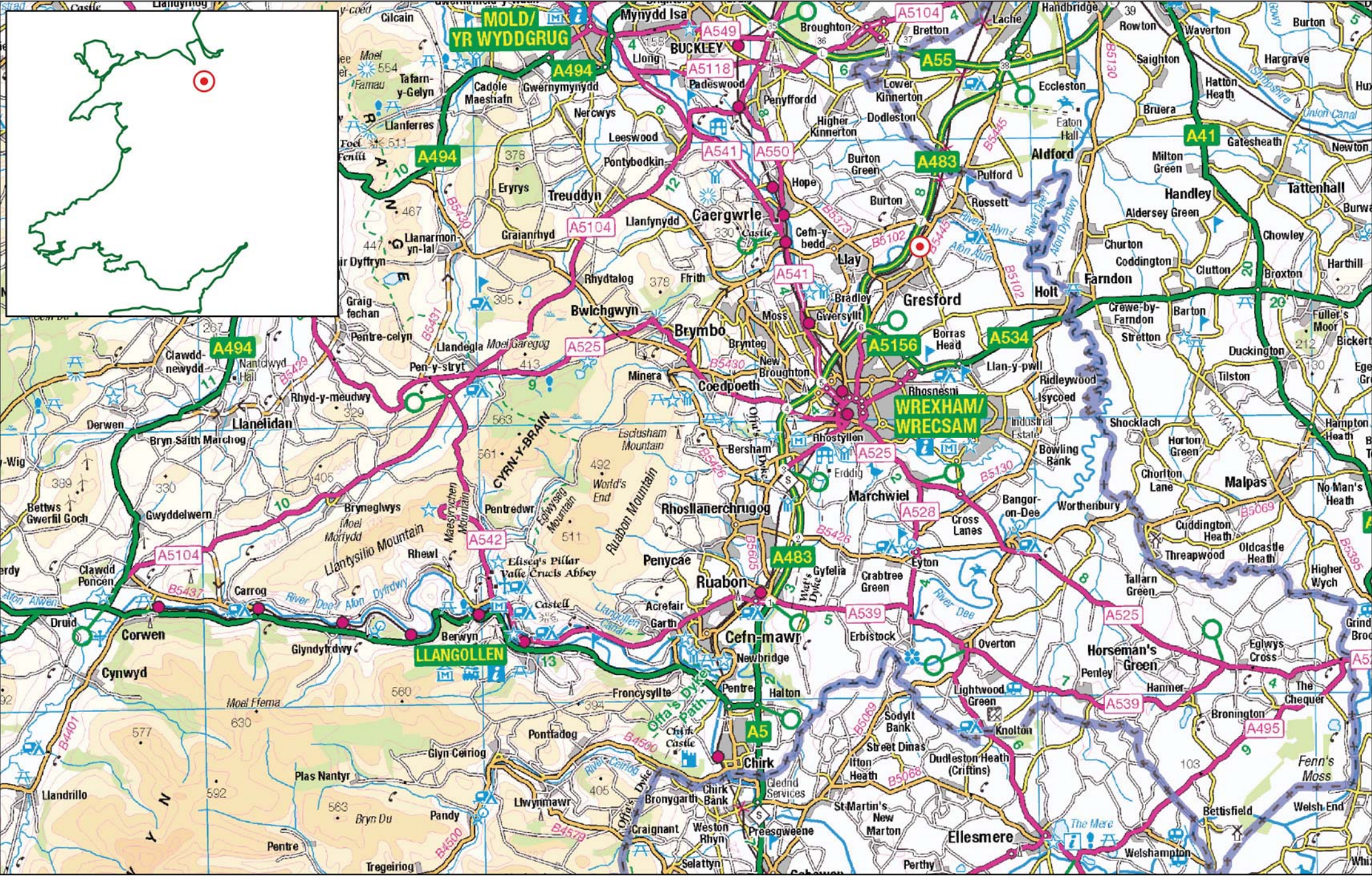


Figure 1: Location Map of development site (target) within Clwyd region; scale 1:200,000.



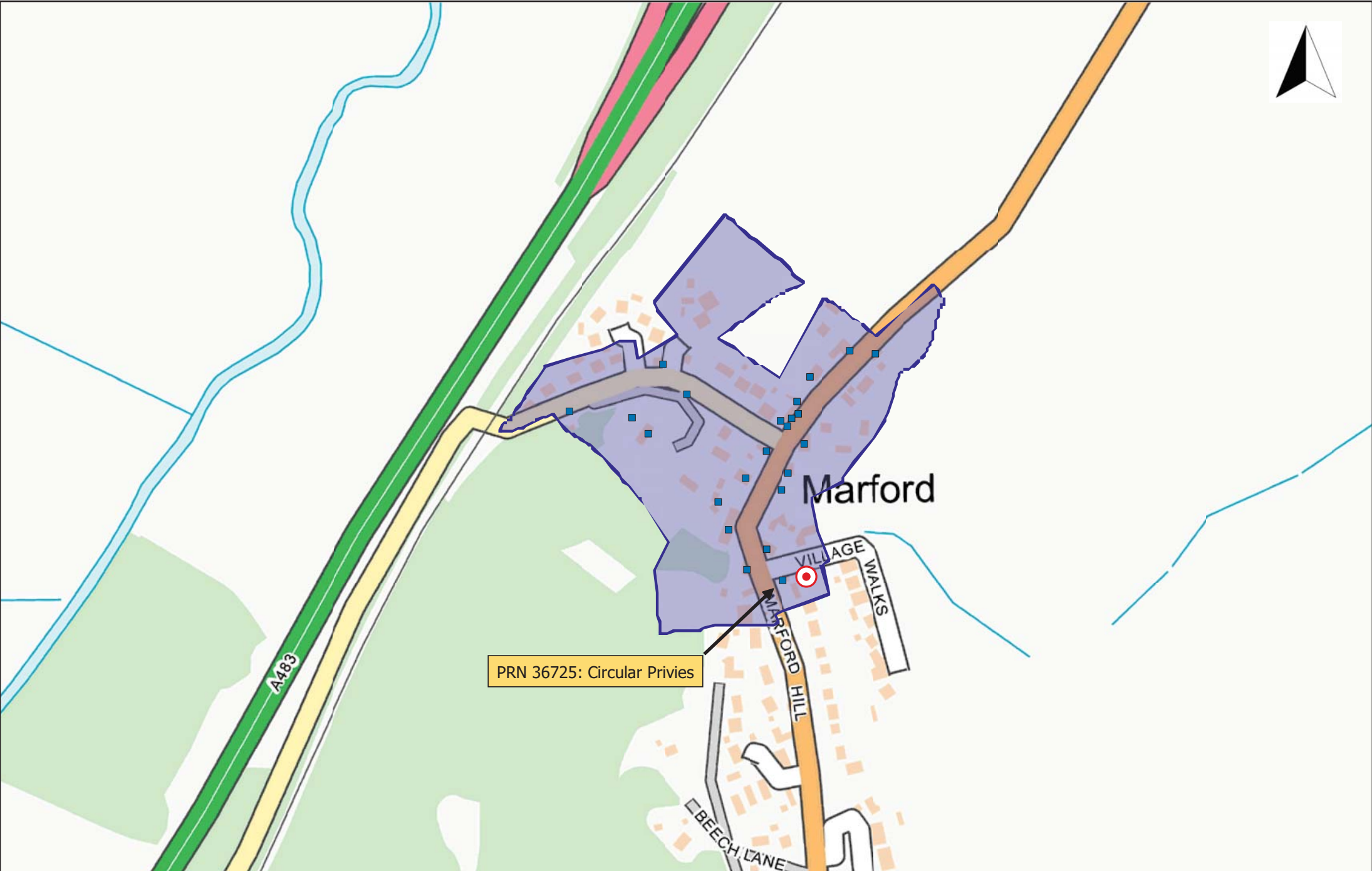
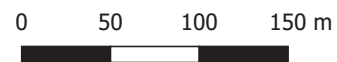
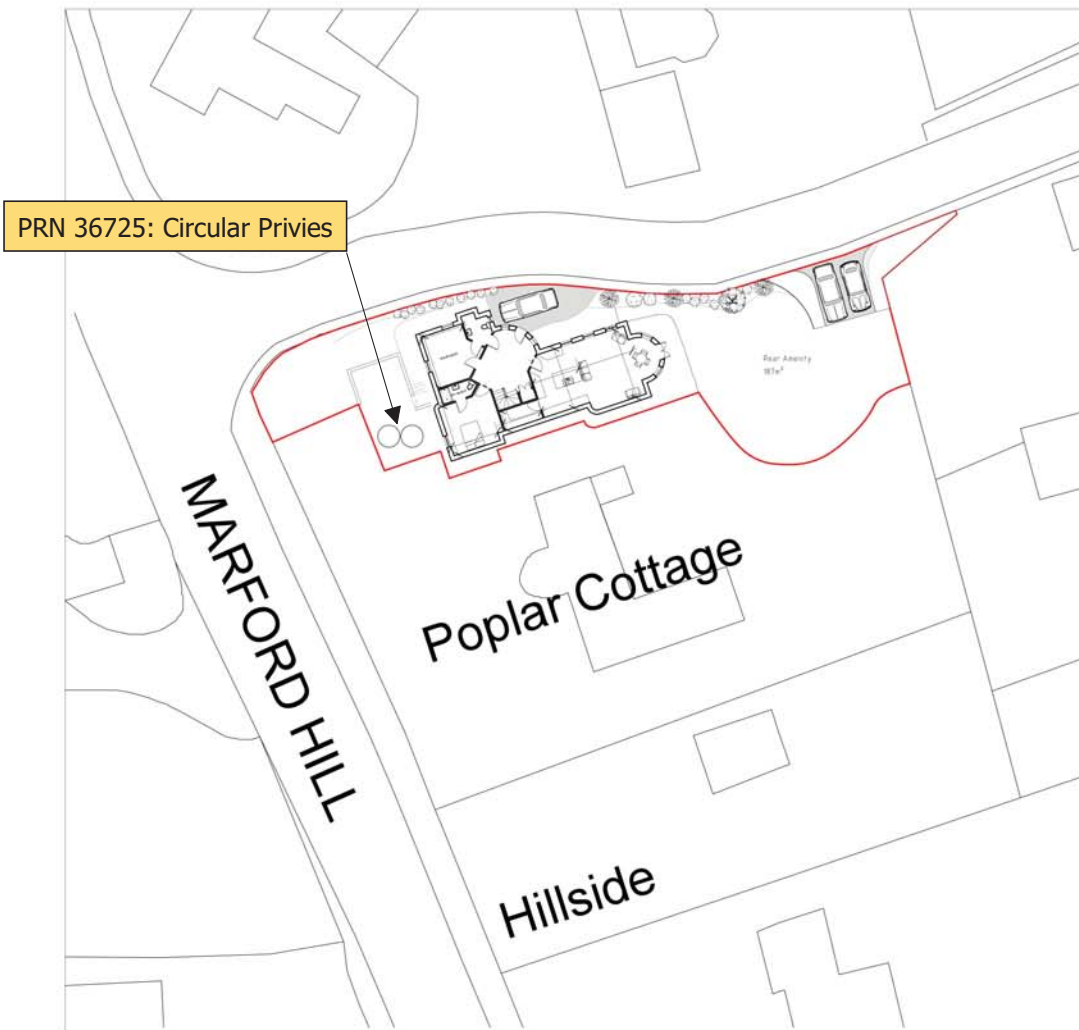
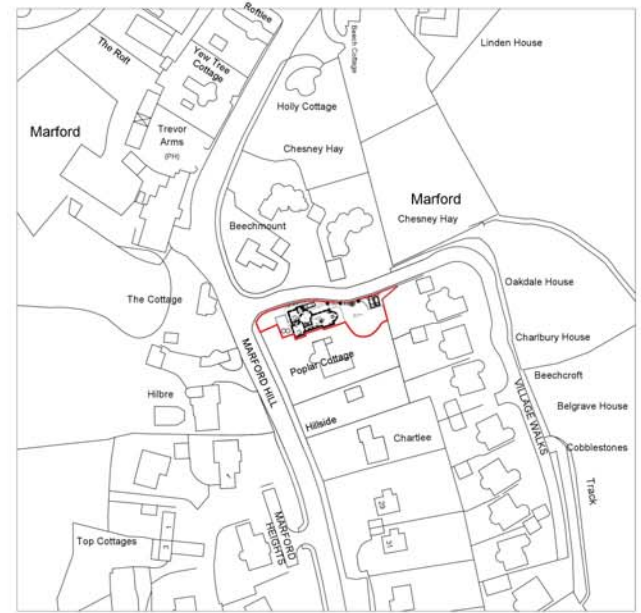


Figure 2: Location Map of development site (target) within Marford Conservation Area and listed buildings (blue); scale 1:5,000.





Site Plan 1:250



Site Plan 1:1250

Landscaping
Soft
 All garden areas to be laid to seed prior to completion, to provide a good quality grassed lawn. Low level shrub planting to be used to complement lawn at the discretion of the owner.
Hard
 Driveway to be formed with tarmacadam finish to provide good quality surface for occupants to satisfaction of the Local Authority and client.
 Pathways formed with concrete paving slabs. Paved areas to be laid with slight fall away from dwelling to discharge surface water.

Boundary Treatments
 Existing boundary's to remain as existing. Where areas of existing boundary's have deteriorated and new boundary between plot and the existing property, contractor to install timber post and vertical timber board fencing to local authority approval.

Rev	Date	Detail	Initial
C	16/16	Garage omitted	DJE
B	07/16	Driveway and position amends	SH
A	05/16	Design Amends	DJE

Project:
 Proposed new dwelling on land adjacent Poplar Cottage, Village Walks, Marford, Wrexham

Title:
 Planning: Site & Location Plan
Scale: (A2)
 1:250 & 1:1250

Drawn By: D.J. Edwards
Date: Feb 2016

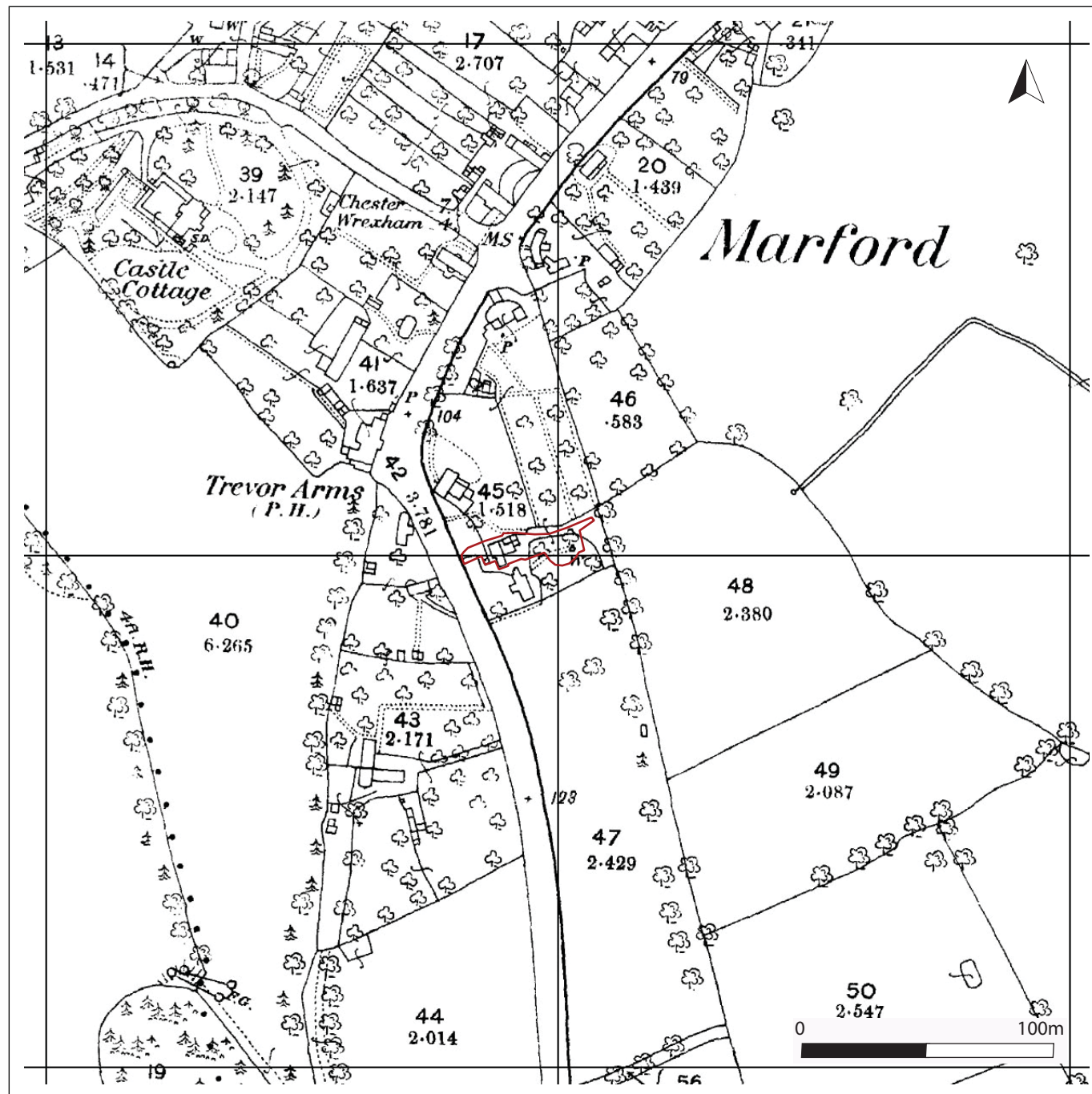
Drawing No: R065/004
Sheet: 1 of 1

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LABC partner

Office 3K4,
 Redwither Business Tower,
 Wrexham. LL13 9XT
 Tel: 01978 356500
 www.blueprintarchitectural.com

Figure 3: Location Map of development site (red) within Marford, from Blueprint Architectural Services Ltd; scales 1:1,250 (top right) and 1:250 (left).



— Location of development site

Figure 4
 Extract of the First Edition Ordnance Survey map of 1873.
 Originally plotted at 1:2,500



Chesney

Beechmount

44 / The Trevor Arms Hotel

32.6m

10 / Beechmount

The Cottage

17683 / The Cottage also known as Walr8 Cottage

17686 / Pair of Circular Privies

Poplar Cottage

WARFORD

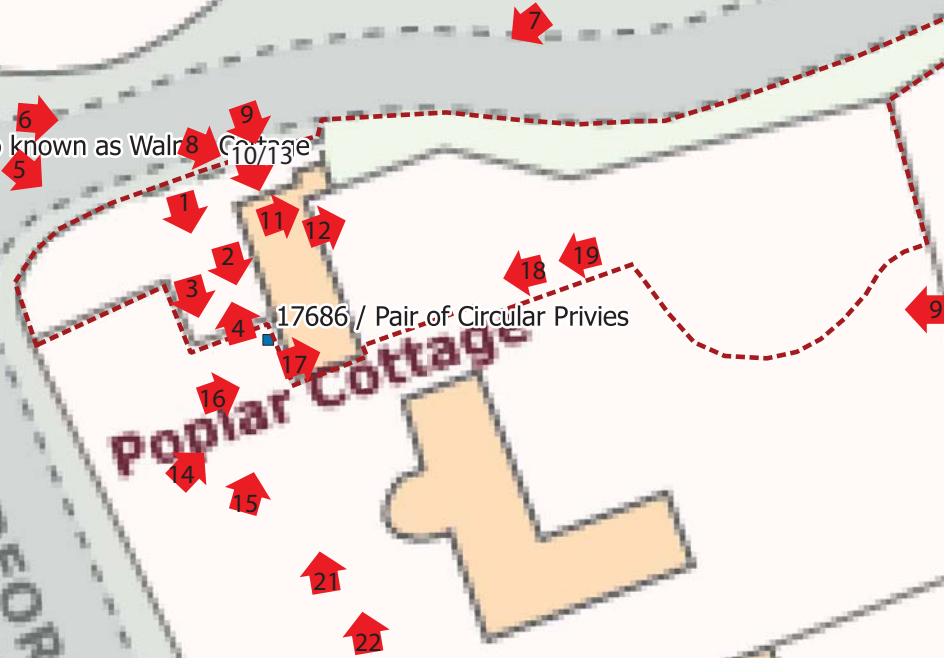
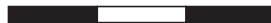


Figure 7. Direction of photographs. Development site in red. Scale 1:1,500 @ A3

0 5 10 15 m



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APPENDIX II: Plates



Plate 1. The Privies, view south. 1m scale.



Plate 2. The Privies, view south. 1m scale.



Plate 3. Interior view of the western most Privie, access limited.



Plate 4. Beechmount viewed from The Privies, view north.



Plate 5. The Privies viewed from the north-west, 1m scale.



Plate 6. The Privies' setting viewed from the north-west.



Plate 7. The Privies' setting viewed from the north-east.



Plate 8. Detail of adjacent barn, view south-east.



Plate 9. Stable door of adjacent barn, view south.



Plate 10. Interior of adjacent barn, view south.



Plate 11. Interior of adjacent barn.



Plate 12. Hatch to barn loft.



Plate 13. Interior door of barn.



Plate 14. The Privies, view east, 1m scale.



Plate 15. The Privies, view north-east, 1m scale.



Plate 16. The Privies' setting, view east, 1m scale.



Plate 17. The Privies' setting, view east.



Plate 18. The Privies' setting, view west.



Plate 19. The Privies' setting, view west.



Plate 20. The Privies' setting, view west.



Plate 21. The Privies, view north, 1m scale.



Plate 22. The Privies, view north, 1m scale.

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APPENDIX III: Written Scheme of Investigation

WRITTEN SCHEME OF INVESTIGATION

FOR AN ARCHAEOLOGICAL

LEVEL 1 BUILDING RECORDING

AT POPLAR COTTAGE, MARFORD HILL,

WREXHAM, CLWYD

Prepared for:

Blueprint Architectural Services Ltd,
on behalf of Mr Derek Roberts

Planning Application Number: P/2016/0756
Project No: 2511

03/03/2017



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Figure 1. Location map of development site

Figure 2. Detailed location map with Marford Conservation Area

Figure 2. Detailed plan of the site, showing areas of proposed investigation

Summary

This Written Scheme of Investigation (WSI) details a programme of Archaeological Level 1 Building Recording to be undertaken by Archaeology Wales at the request of Blueprint Architectural Services Ltd, on behalf of Mr Derek Roberts.

The programme of Archaeological Level 1 Building Recording will be undertaken prior to the commencement of ground works associated with the proposed development of 'Erection of detached dwelling and associated double garage and construction of new access off village walks' at Land adjacent to Poplar Cottage, Marford Hill, Marford, Wrexham, LL12 8SZ centred on SJ 335984 356209. The associated Planning Application No. is P/2016/0756.

The site lies within Marford Conservation Area, first designated in 1971 and centred on the unique historic core of the village, which specially developed throughout 16th-18th century and also includes Iron Age and Medieval archaeological settlements. The importance of the Marford Conservation Area also relies on the attractive picturesque of many of the buildings that gives the village a distinct identity and creates a strong sense of place. The development site is located neighbouring with Grade II Listed Building 'Marford Hill Pair of Circular Privies' (PRN 36725).

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

1. Introduction and planning background

This WSI details the methodology for a programme of Archaeological Level 1 Building Recording to be undertaken in association with the proposed development of 'Erection of detached dwelling and associated double garage and construction of new access off village walks' at Land adjacent to Poplar Cottage, Marford Hill, Marford, Wrexham, LL12 8SZ centred on SJ 335984 356209 (Figure 1 and 2). The associated Planning Application No. is P/2016/0756.

This WSI has been prepared by Aurea Izquierdo Zamora, Project Manager, Archaeology Wales Ltd (henceforth - AW) at the request of Blueprint Architectural Services Ltd, on behalf of Mr Derek Roberts.

The methodology set out in this WSI has been agreed with Clwyd Powys Archaeological Trust (henceforth – CPAT) in its capacity as archaeological advisors to Wrexham County Borough Council (henceforth – WCBC). CPAT has recommended that an Archaeological Level 1 Building Recording of the development area is undertaken prior to the commencement of ground works to mitigate the impact of the proposed development on the archaeological resource.

A Planning Application P/2016/0756 was submitted to WCBC dated 3/8/2016 by Blueprint Architectural Services Ltd on behalf of Mr Derek Roberts. The development site is located within the Marford Conservation Area, and neighbouring with Grade II Listed Building 'Marford Hill Pair of Circular Privies' (PRN 36725). The permission for the planning application was granted, subject to conditions. The recommendations made by CPAT are set out as a condition in a Decision Notice document on the Planning Application P/2016/0756, dated 7/11/2016.

'14. No development shall commence, to include any demolition, until a detailed ground investigation survey has been carried out in relation to the 2 no. Grade II listed privies and submitted to and approved in writing by the local planning authority. The investigation shall propose mitigation measures to ensure the long-term stability of the privies during the construction and occupation phase of the development hereby approved.

Reason: To ensure the works are carried out in a manner that the setting of the neighbouring listed structures is protected.'

The purpose of the archaeological mitigation (Level 1 Building Recording) is to provide the local planning authority with sufficient information regarding the nature of archaeological remains on the site of the development, the requirements for which are set out in Planning Policy (revised edition 9, Nov 2016), Sections 6.4 and 6.5, and Welsh Office Circular 60/96: Planning and the Historic Environment: Archaeology. The work is to ensure the archaeological recording, analysis and publication of features that would be destroyed, obscured or temporarily revealed by the works and all activities associated with the development.

All work will be undertaken to the standards and guidance set by the Chartered Institute for Archaeologists (2014). AW is a Registered Organisation with the CIfA.

2. Site Description

The development site is located at the northern outskirts of Marford village, north of Wrexham, at the junction of the Marford Hill Road (B5445) and the local road Village Walks. It is set in an urban parcel, with irregular shape and approximately 1,500 sq. m (1.5ha), roughly orientated in a western-eastern axis (Figure 3).

To the northern and western sides of sites it is bounded by concrete wall and limited by the Marford Hill (west) and Village Walks (north) roads. To the eastern side the site is bounded by large mature trees and limited by adjacent private parcel. To the south, the site is opposite to Poplar Cottage.

The surrounding areas are, to the north the historic core of Marford (Marford Conservation Area), to the west and east pasture lands, and to the south the suburban outskirts of Wrexham.

The underlying geology on site comprises Kinnerton Sandstone Formation, sedimentary bedrock formed approximately 246 to 251 million years ago (Triassic) within a local environment previously dominated by hot deserts where potential evaporation was greater than precipitation. The superficial soils comprise Glaciofluvial Sheet – Devensian: sand and gravel deposits formed up to 2 million years ago (Quaternary) within a local environment previously dominated by ice age conditions (British Geological Survey 2017).

3. Archaeological background

The development site lies within Marford Conservation Area, at the southwest limit of it. Marford Conservation Area was first designated in 1971 and subsequently amended in 1999 and 2012. Situated approximately 4 miles to the north east of Wrexham, adjacent to the former Wrexham to Chester Road, the village developed around the medieval Marford Hill, a motte and baily settlement described in 1086 Domesday Book. Marford Hill marks the junction between the low-lying Cheshire Plain and the Welsh hills. The Cheshire Plain provides an important backdrop to the village extending for many miles to the east and providing views of distant landmarks including Eaton Hall, the River Dee and Bickerton Hills.

In the late 12th century Henry II paid for the custody of the castle which fell within the province of the Earls of Chester, later intermittently under the control of the Earls of Chester and the Princes of Powys. Its imposing promontory headland position on the border of the two nations offered strategic advantage to the occupiers. The castle is recorded lastly recorded in the late 14th century when it fell out of use (WCBC 2012).

The Marford Conservation Area centres on the unique historic core of the village, which specially developed throughout 16th - 18th centuries. Most of the present Grade II Listed Buildings appear with the early and mid-19th century remodellements, although its origins are earlier. The importance of the Marford Conservation Area relies on the attractive picturesque of many of the buildings that gives the village a distinct identity and creates a strong sense of place.

The development site is located just to the immediate east of the Grade II Listed Building 'Marford Hill Pair of Circular Privies' (PRN 36725). Situated off the E side of Marford Hill on the S side of a driveway between Beechmount and Poplar Cottage, they have been recorded as singular example of 19th century privies with rare architecture. They comprise circular structure of painted brick with chambered heads and conical roofs (Hutchinson 1992).

A programme of Archaeological Level 1 Building Recording has been recommended by CPAT in order to mitigate the impact that the proposed development could have within the heritage assets and their settings immediately adjacent to the development area.

4. Objectives

This WSI sets out a program of works to ensure that the programme of Archaeological Level 1 Building Recording will meet the standard required by The Chartered Institute for Archaeologist's *Standard and Guidance for the archaeological investigation and recording of standing buildings or structures (2014)*.

The purpose of an Archaeological Building Investigation and Recording is to examine a specified building, structure or complex, and its setting, in order to inform:

- the formulation of a strategy for the conservation, alteration, demolition, repair or management of a building, or structure, or complex and its setting,

and/or

- to seek a better understanding, compile a lasting record, analyse the findings/record, and then disseminate the results.

A written report will be compiled following the fieldwork. Sufficient desk-top research will be undertaken to ensure that the results of this work are properly understood, interpreted and reported.

The report will include a comprehensive assessment of the historic context within which the archaeological evidence rests and will aim to highlight any relevant research issues within regional, national and, if relevant, international research frameworks.

5. Timetable of works

5.1. Fieldwork

The programme of Archaeological Level 1 Building Recording will be undertaken prior to the commencement of ground works associated with the proposed development. The work is proposed to start in March 2017. Archaeology Wales will update CPAT with the exact date.

5.2. Report delivery

The report will be submitted to Blueprint Architectural Services Ltd and to CPAT within three months of the completion of the fieldwork. A copy of the report will also be sent to the regional HER.

6. Fieldwork

6.1. Detail

The work will be undertaken to meet the standard required by Chartered Institute for Archaeologist's *Standard and Guidance for the archaeological investigation and recording of standing buildings or structures (2014)*.

The following represents the work to be undertaken as part of the Level 1 Historic Buildings Survey to be prepared for the building in question:

1. A record will be made of the building and its historic fabric that is affected by the conversion or demolition works.
2. The works will conform to a Level 1 Building Recording as set out in Historic England's *Understanding Historic Buildings: A guide to good recording practice* (2016).
3. This is a basic visual record, supplemented by information needed to identify the buildings location, age and type. The exterior and interior of the building will be viewed, described and photographed, with significant features noted and recorded. This will primarily be a photographic record, but if circumstances require, can be supplemented by a drawn record.

A Level 1 record will consist of:

Photographic record.

- a. All photographs will be given a unique number to be used for identification. This unique number should be used in the labelling of digital images.
- b. A general view or views of the building (in its wider setting or landscape).
- c. The building's external appearance. Typically, a series of oblique views will show all external elevations of the building, and give an overall impression of its size and shape. Where individual elevations include complex historical information, it may also be appropriate to take views at right-angles to the plane of the elevation.
- d. The overall appearance of the principal rooms and circulation areas.
- e. Any external or internal detail, structural or decorative, which is relevant to the buildings design, development and use, with scale where appropriate.
- f. A photographic register detailing the photo number, the location and direction of each view, and the composition of the shot.
- g. Photograph locations and directions of view should be marked on plans of each building separate photographed
- h. Photographs should be of archive quality using a digital SLR (minimum 12 megapixel).
- i. Photographs, where appropriate (i.e. not general shots) should include a clearly visible, graduated metric scale.
- j. Photographs should be adequately lit and not blurry.

Drawn record.

- a. A plan of showing locations and direction of photographs. It can also include section, elevation or detail drawings (when required). A separate plan should be provided of all floors affected by the proposed development.
- b. Standard drawing conventions must be used, as depicted in Historic England's *Understanding Historic Buildings: A guide to good recording practice* (2016).

Written record.

- a. The precise location of the building as an address and in the form of a National Grid reference.
- b. A note of any statutory designation (that is, listing, scheduling, Register of Historic Parks and Gardens, conservation area). Information on statutory designations can be found on the Historic England website. Non-statutory designations (local lists) may be added.
- c. The date when the record was made, the name(s) of the recorder(s) and the location of any archive material.
- d. A summary statement (when no more detailed account is intended) describing the building's type or purpose, historically and at present, its materials and possible date(s) so far as these are apparent from a superficial inspection.

To comply with professional guidelines, a contingency for further archaeological works might need to be provided. Contingency costs will be agreed in advance before any extension to the programme commences and will follow a site meeting between Archaeology Wales, Blueprint Architectural Services Ltd and CPAT.

6.2. Recording

The record will:

- a. Provide an understanding of the form, function and any phasing of the standing building,
- b. Provide a photographic record of the historic elements of the building, prior to any construction work taking place.

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.

Photographs will be taken in digital format with an appropriate scale, using a 12MP camera with photographs stored in Tiff format.

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

6.3. Finds

The professional standards set in the Chartered Institute for Archaeologists' *Standard and guidance for the collection, documentation, conservation and research of archaeological (2014)* will form the basis of finds collection, processing and recording.

All manner of finds regardless of category and date will be retained.

Finds recovered that are regarded as Treasure under *The Treasure Act 1996* will be reported to HM Coroner for the local area.

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

6.4. Environmental sampling strategy

Deposits with a significant potential for the preservation of palaeoenvironmental material will be sampled, by means of the most appropriate method (bulk, column etc). Where sampling will provide a significant contribution to the understanding of the site AW will draw up a site-specific sampling strategy alongside a specialist environmental archaeologist. All environmental sampling and recording will follow English Heritage's *Guidelines for Environmental Archaeology* (2002).

6.5. Human remains

In the event that human remains are encountered, their nature and extent will be established and the coroner informed. All human remains will be left *in situ* and protected during backfilling. Where preservation *in situ* is not possible the human remains will be fully recorded and removed under conditions that comply with all current legislation and include acquisition of licenses and provision for reburial following all analytical work. Human remains will be excavated in accordance with the Chartered Institute for Archaeologist's *Excavation and Post-Excavation Treatment of Cremated and Inhumed Human Remains: Technical Paper Number 13* (1993).

A meeting with CPAT, Blueprint Architectural Services Ltd and AW will be called if the human remains uncovered are of such complexity or significance that the contingency arrangement (6.1 above) would not be of sufficient scope.

6.6. Specialist advisers

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

Artefact type	Specialist
Flint	Kate Pitt (Archaeology Wales)

Animal bone	Richard Madgwick (Cardiff University)
CBM, heat affected clay, Daub etc.	Rachael Hall (APS)
Clay pipe	Hilary Major (Freelance)
Glass	Rowena Hart (Archaeology Wales)
Cremated and non-cremated human bone	Malin Holst (University of York)/Richard Madgwick (Cardiff University)
Metalwork	Kevin Leahy (University of Leicester)/ Quita Mold (Freelance)
Metal work and metallurgical residues	Dr Tim Young (GeoArch)
Neo/BA pottery	Dr Alex Gibson (Bradford University)
IA/Roman pottery	Jane Timby (Freelance)
Roman Pottery	Rowena Hart (Archaeology Wales)/ Peter Webster (Freelance)
Post Roman pottery	Stephen Clarke (Monmouthshire Archaeology)
Charcoal (wood ID)	John Carrot (Freelance)
Waterlogged wood	Nigel Nayling (University of Wales – Lampeter)
Molluscs and pollen	Dr James Rackham
Charred and waterlogged plant remains	Wendy Carruthers (Freelance)

6.6.1. Specialist reports

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

7. Monitoring

CPAT will be contacted approximately five days prior to the commencement of archaeological site works, and subsequently once the work is underway.

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

Representatives of CPAT will be given access to the site so that they may monitor the progress of the field evaluation. No area will be back-filled, until CPAT has had the opportunity to inspect it, unless permission has been given in advance. CPAT will be kept regularly informed about developments, both during the site works and subsequently during post-excavation.

8. Post-fieldwork programme

8.1. Archive assessment

8.1.1. Site archive

An ordered and integrated site archive will be prepared in accordance with: Management of Research Projects in the Historic Environment (MoRPHE) (Historic England 2006) upon completion of the project.

Once the photographic survey has been approved by the Local Planning Authority, the applicant will send a copy of the photographs and all additional plans and information on a CD or DVD to Mark Walters, Development Control Archaeologist, Clwyd-Powys Archaeological Trust, 41 Broad Street, Welshpool, Powys, SY21 7RR. A copy will also be sent to the Historic Environment Record Officer at the same address. This is in order for the photographs to be entered into the Regional Historic Environment Record and so that the Development Control Archaeologist can confirm that the photo survey has been completed in accordance with the condition.

The site archive (including artefacts and samples) will be prepared in accordance with the National Monuments Record (Wales) agreed structure and deposited with an appropriate receiving organisation, in compliance with CIfA Guidelines (*Standard and guidance for the creation, compilation, transfer and deposition of archaeological archives*, 2014). The legal landowners consent will be gained for deposition of finds.

8.1.2. Analysis

Following a rapid review of the potential of the site archive, a programme of analysis and reporting will be undertaken. This will result in the following inclusions in the final report:

- Non-technical summary
- Location plan showing the area/s covered by the watching brief, all artefacts, structures and features found
- Plan and section drawings (if features are encountered) 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
- A discussion of the local, regional and national context of the remains by means of reviewing published reports, unpublished reports, historical maps, documents from local archives and the regional HER as appropriate.
- 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.

8.2. Reports and archive deposition

8.2.1. Report to client

Copies of all reports associated with the Archaeological Level 1 Building Recording, together with inclusion of supporting evidence in appendices as appropriate, including photographs and illustrations, will be submitted to Blueprint Architectural Services Ltd and CPAT upon completion.

8.2.2. Additional reports

After an appropriate period has elapsed, copies of all reports will be deposited with the relevant county Historical Environment Record, the National Monuments Record and, if appropriate, Cadw.

8.2.3. Summary reports for publication

Short archaeological reports will be submitted for publication in relevant journals; as a minimum, a report will be submitted to the annual publication of the regional CBA group or equivalent journal.

8.2.4. Notification of important remains

Where it is considered that remains have been revealed that may satisfy the criteria for statutory protection, AW will submit preliminary notification of the remains to Cadw.

8.2.5. Archive deposition

The final archive (site and research) will, whenever appropriate, be deposited with a suitable receiving institution, usually the relevant Local Authority museums service. Arrangements will be made with the receiving institution before work starts.

The Local Planning Authority will be informed when the photographic survey has been sent to the Regional Archaeological Trust. The submission of the photographic survey to the Regional Archaeological Trust for inclusion in the Regional Historic Environment Record is one of the requirements of the planning condition and the condition cannot be discharged until this step is complete.

Although there may be a period during which client confidentiality will need to be maintained, copies of all reports and the final archive will be deposited no later than six months after completion of the work.

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

8.2.6. Finds deposition

The finds, including artefacts and ecofacts, excepting those which may be subject to the Treasure Act, will be deposited with the same institution, subject to the agreement of the legal land owners.

9. Staff

The project will be managed by Aurea Izquierdo Zamora (AW Project Manager) and the fieldwork undertaken by Kate Pitt ACIfA (AW Project Officer). Any alteration to staffing before or during the work will be brought to the attention of CPAT and Blueprint Architectural Services Ltd.

Additional Considerations

10. Health and Safety

10.1. Risk assessment

Prior to the commencement of work AW will carry out and produce a formal Health and Safety Risk Assessment in accordance with *The Management of Health and Safety Regulations* 1992. A copy of the risk assessment will be kept on site and be available for inspection on request. A copy will be sent to the client (or their agent as necessary) for their information. All members of AW staff will adhere to the content of this document.

10.2. Other guidelines

AW will adhere to best practice with regard to Health and Safety in Archaeology as set out in the FAME (Federation of Archaeological Managers and Employers) health and safety manual *Health and Safety in Field Archaeology (2002)*.

11. Insurance

AW is fully insured for this type of work, and holds Insurance with Aviva Insurance Ltd and Hiscox Insurance Company Limited through Towergate Insurance. Full details of these and other relevant policies can be supplied on request.

12. Quality Control

12.1. Professional 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 watching briefs* 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.

12.2. Project tracking

The designated AW manager will monitor all projects in order to ensure that agreed targets are met without reduction in quality of service.

13. Arbitration

Disputes or differences arising in relation to this work shall be referred for a decision in accordance with the Rules of the Chartered Institute of Arbitrators' *Arbitration Scheme for the Institute for Archaeologists* applying at the date of the agreement.

14. References

British Geological Survey: <http://mapapps.bgs.ac.uk/geologyofbritain/home.html>. Retrieved 28/02/2017.

Chartered Institute for Archaeologists, 1993: *Excavation and Post-Excavation Treatment of Cremated and Inhumed Human Remains: Technical Paper Number 13*

- 2014: *Standard and Guidance for the archaeological investigation and recording of standing buildings or structures.*
- 2014: *Standard and Guidance for the collection, documentation, conservation and research of archaeological materials.*

English Heritage, 2002: *Guidelines for Environmental Archaeology.*

Historic England, 2006 (rev. 2015): *Management of Research Projects in the Historic Environment (MoRPHE).*

- 2016: *Understanding Historic Buildings: A guide to good recording practice.*

Hutchison, R.D., 1992. *Marford: A Present from the Past.*

Wrexham County Borough Council, 2012. *Marford Conservation Area Assessment and Management Plan.*

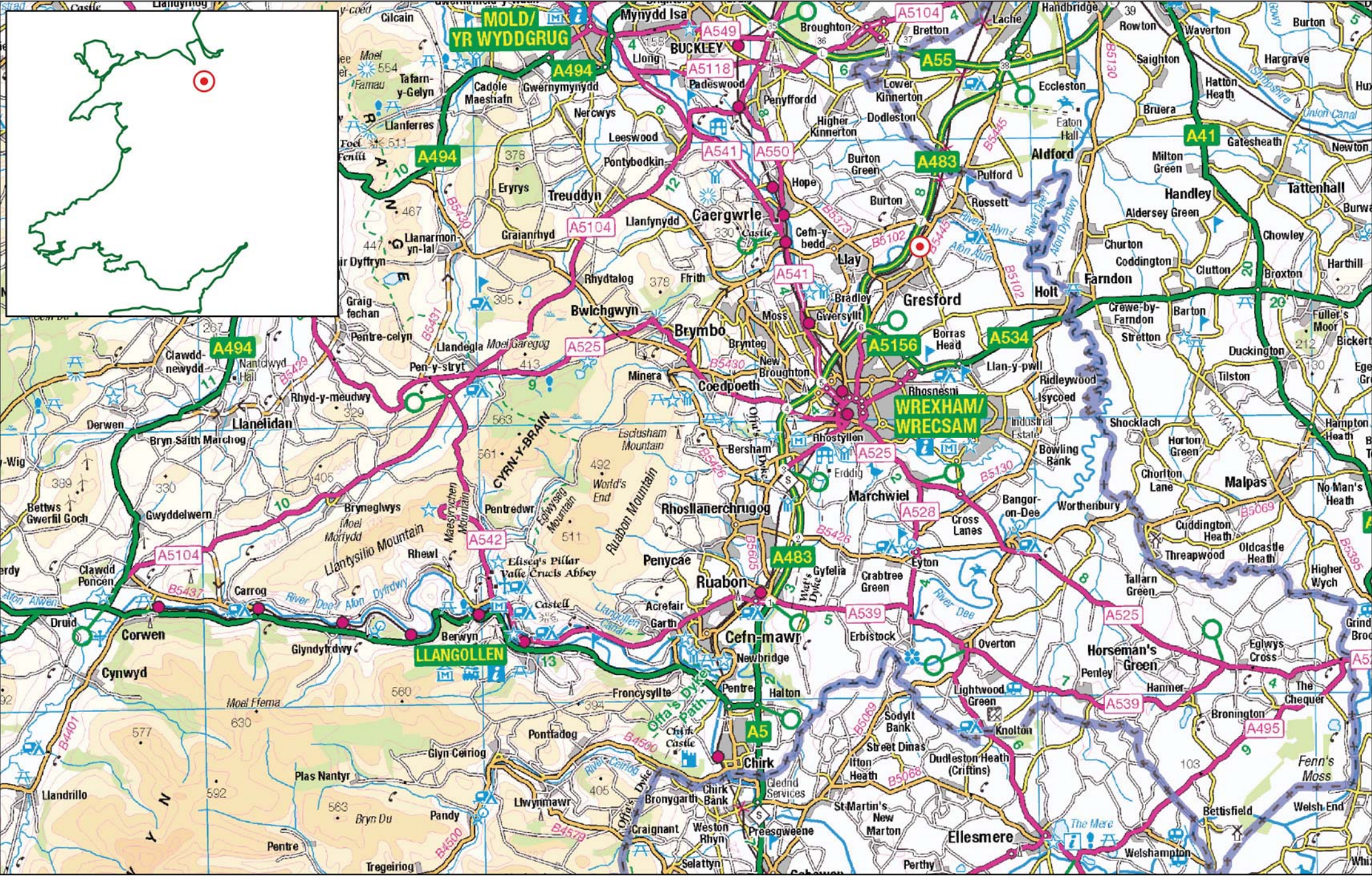


Figure 1: Location Map of development site (target) within Clwyd region; scale 1:200,000.



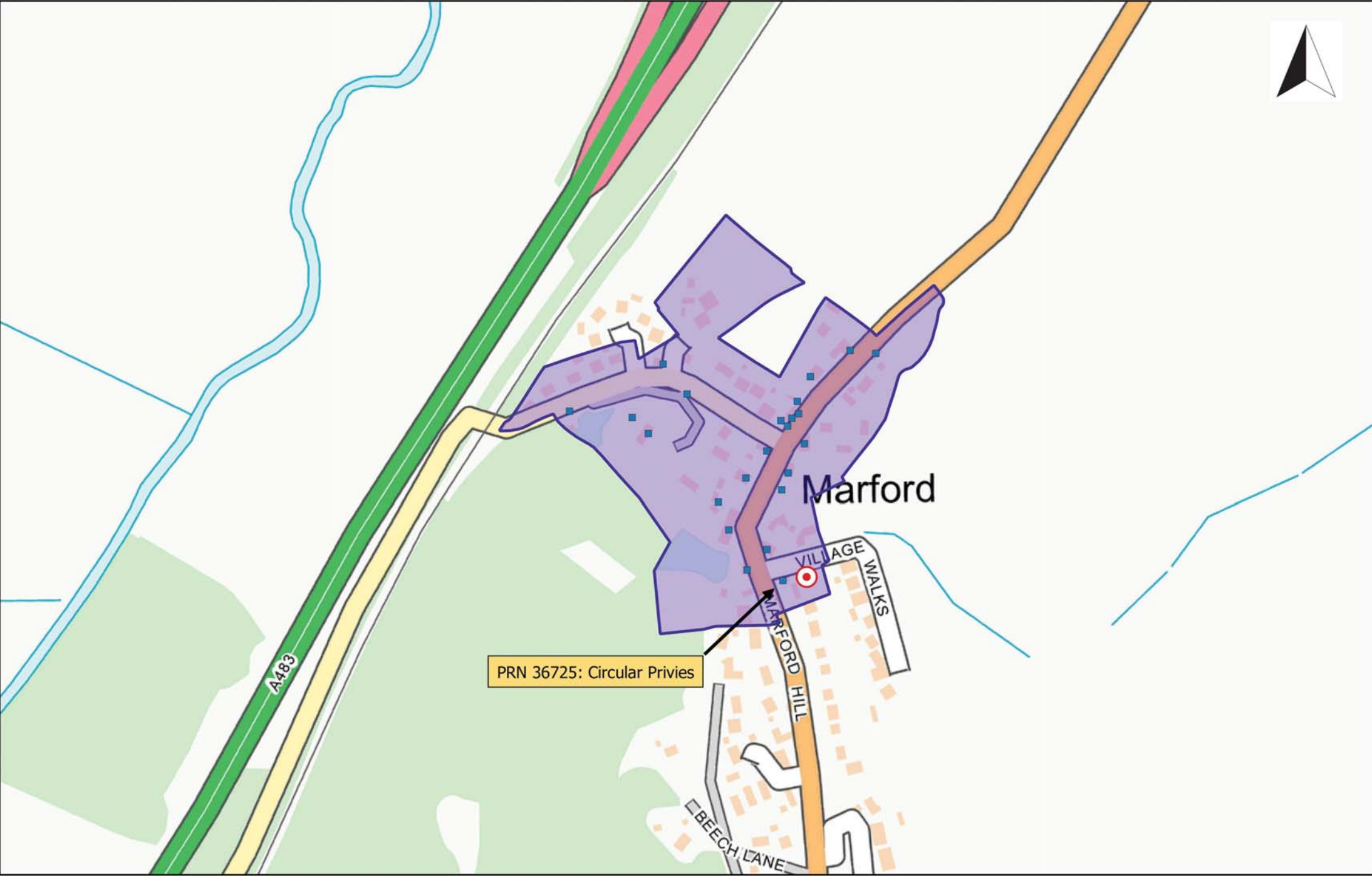
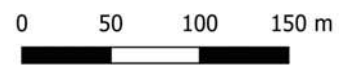
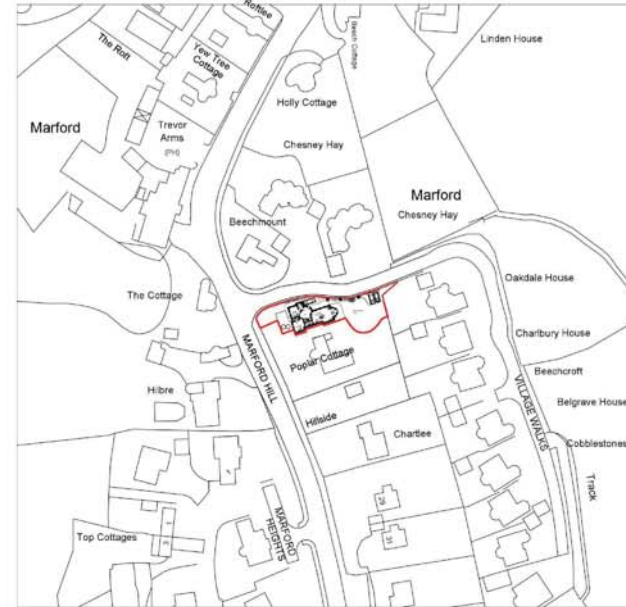


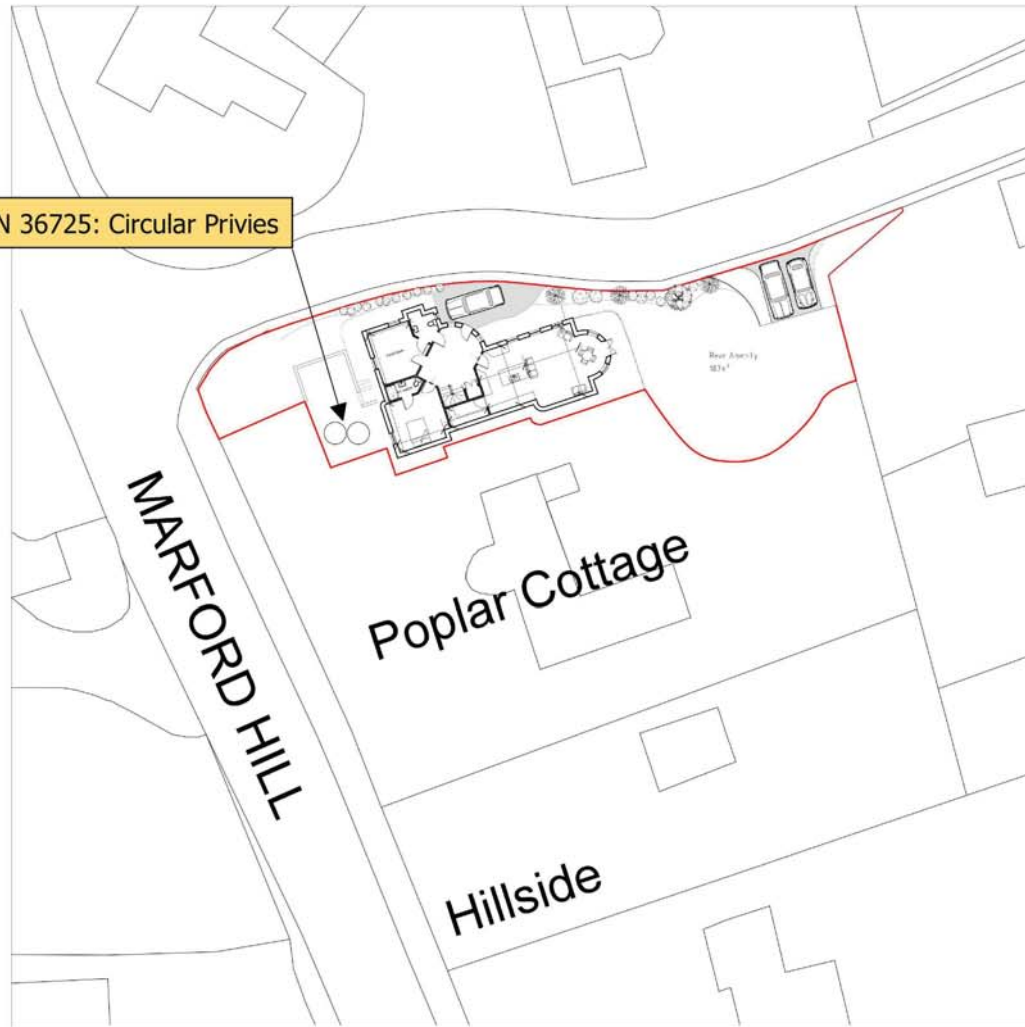
Figure 2: Location Map of development site (target) within Marford Conservation Area and listed buildings (blue); scale 1:5,000.





Site Plan 1:1,250

PRN 36725: Circular Privies



Site Plan 1:250

Landscaping
Soft
 All garden areas to be laid to seed prior to completion, to provide a good quality grassed lawn. Low level shrub planting to be used to complement lawn at the discretion of the owner.
Hard
 Driveway to be formed with tarmacadam finish to provide good quality surface for occupants to satisfaction of the Local Authority and client.
 Pathways formed with concrete paving slabs. Paved areas to be laid with slight fall away from dwelling to discharge surface water.

Boundary Treatments
 Existing boundary's to remain as existing. Where areas of existing boundary's have deteriorated and new boundary between plot and the existing property, contractor to install timber post and vertical timber board fencing to local authority approval.

Rev	Date	Detail	Initial
C	10/16	Garage omitted	D J E
B	07/16	Driveway and position amended	SM
A	05/16	Design Amends	D J E

Project:
 Proposed new dwelling on land adjacent Poplar Cottage, Village Walks, Marford, Wrexham

Title:
 Planning: Site & Location Plan

Scale: (A2)
 1:250 & 1:1250

Drawn By:
 D.J. Edwards

Date:
 Feb 2016

Drawing No:
 R065/004

Sheet:
 1 of 1

blueprint
 architectural services



Office 3K4,
 Redwither Business Tower,
 Wrexham, LL13 9XT
 Tel: 01978 356500
 www.blueprintarchitectural.com

Figure 3: Location Map of development site (red) within Marford, from Blueprint Architectural Services Ltd; scales 1:1,250 (top right) and 1:250 (left).



ARCHIVE COVER SHEET

Land adjacent to Poplar Cottage, Marford Hill, Marford, Wrexham.

Site Name:	Marford Hill, Wrexham
Site Code:	MHW/17/BR
PRN:	-
NPRN:	-
SAM:	-
Other Ref No:	-
NGR:	SJ 335984 356209
Site Type:	Private residential
Project Type:	Level 1 Building recording
Project Manager:	Aurea Izquierdo Zamora (AW)
Project Dates:	March 2017
Categories Present:	Report, photographs, maps, plans
Location of Original Archive:	AW
Location of duplicate Archives:	RCHAMW
Number of Finds Boxes:	-
Location of Finds:	-
Museum Reference:	-
Copyright:	AW
Restrictions to access:	None

Archaeology Wales

Archaeology Wales Limited

The Reading Room, Town Hall, Llanidloes, SY18 6BN

Tel: +44 (0) 1686 440371

Email: admin@arch-wales.co.uk

Company Directors: Mark Houston MCIFA & Jill Houston

Company Registered No. 7440770 (England & Wales)

Registered Office: Morgan Griffiths LLP, Cross Chambers

9 High Street, Newtown, Powys, SY16 2NY

