

Archaeology Wales

Sketty Isaf Meeting Room, Bible College Site, Derwen Fawr, Swansea

Standing Building Recording



By
Louis Stafford BA (Hons)
Report No: 1334




Archaeology Wales Limited,
Rhos Helyg, Cwm Belan,
Llanidloes, Powys SY18 6QF
Tel: +44 (0) 1686 440371
E-mail: admin@arch-wales.co.uk


Archaeology Wales

Sketty Isaf Meeting Room, Bible College Site, Derwen Fawr, Swansea

Standing Building Recording

Prepared For: Asbri Planning Ltd

Edited by: Philip Poucher
Signed: 
Position: Project Manager
Date: 17/4/15

Authorised by: Philip Poucher
Signed: 
Position: Project Manager
Date: 20/4/15

By
Louis Stafford BA (Hons)

Report No: **1334**

Date: **April 2015**



Archaeology Wales Limited,
Rhos Helyg, Cwm Belan,
Llanidloes, Powys SY18 6QF
Tel: +44 (0) 1686 440371
E-mail: admin@arch-wales.co.uk

Contents

1	Introduction	1
2	Site Description	2
3	Historical Background	2
4	Building Recording Methodology	4
5	Building Recording Results	5
6	Discussion and Interpretation	8
8	Bibliography and references	9

List of Figures

Figure 1	Site Location Map
Figure 2-7	Historic Maps
Figure 8	Existing Plan of Sketty Isaf Meeting Room
Figure 9-102	Existing Elevations of Sketty Isaf Meeting Room
Figure 11	Phasing Plan of Sketty Isaf Meeting Room
Figure 12	Photographic Plan of Sketty Isaf Meeting Room

Plates

Plates 1-12	External Photographs of Sketty Isaf Meeting Room
Plates 13-17	Internal Photographs of the Western Extension
Plates 18-29	Internal Photographs of Sketty Isaf Meeting Room
Plates 30-32	Internal Photographs of the Northern Extension
Plates 33-34	General Shots of Sketty Isaf Meeting Room

Appendices

Appendix I	AW Specification
Appendix II	Archive Cover Sheet

Copyright Notice:

Archaeology Wales Ltd. retain copyright of this report under the Copyright, Designs and Patents Act, 1988, and have granted a licence to Asbri Planning Ltd to use and reproduce the material contained within.

The Ordnance Survey has granted Archaeology Wales Ltd a Copyright Licence (No. AL 100055111) to reproduce map information; Copyright remains otherwise with the Ordnance Survey.

Non-Technical Summary

This report results from a Level 3 Building Survey by Archaeology Wales Ltd (AW) of the building known as Sketty Isaf Meeting Room, located at the Bible College Site, Derwen Fawr, Swansea, for Asbri Planning Ltd. The work was undertaken as a condition of planning consent (City and County of Swansea Council: 2013/0467) prior to the demolition of the building and wider redevelopment of the area.

The survey noted that the structure comprised of a single-storey, concrete rendered, slate roofed building, in a good state of preservation. The building was constructed at some point between 1843 and 1878 as an agricultural building, probably for housing animal stock. The barn has then been altered in several places, with a few noted extensions during the mid and late 20th century as the use of the building changed from its original agricultural function to use as a meeting room and teaching space associated with its acquisition by the Bible College of Wales in 1932. The building had been altered internally in the very recent past with modern fixtures and render apparent throughout.

1 Introduction

In March 2015 Archaeology Wales Ltd (AW) carried out a building recording survey to level 3 English Heritage guidelines, of the structure known as Sketty Isaf Meeting Room, Derwen Fawr, Bible College of Wales, Swansea, located at NGR: SS 61733 91377 (Fig 1). The work was carried out as a condition of planning approval prior to the demolition of and the redevelopment of part of the Bible College Site (City and County of Swansea Council: planning application number 2013/0467).

The requirements of the survey were set out by the Glamorgan-Gwent Archaeological Trust Curatorial Division (GGAT-C), in its capacity as archaeological advisors to the local planning authority.

The development site contains two historic buildings, Sketty Isaf House and Sketty Isaf Meeting Room. A previous building recording survey had been carried out on the entire Bible College of Wales site (Scott Jones 2011), which incorporates both historic buildings and a further complex of buildings to the east on the opposite side of Derwen Fawr Road, beyond the limits of the current development site. As part of this survey building recording was carried out at Sketty Isaf House to Level 3 English Heritage Standards, but only an external survey was carried out on the Sketty Isaf Meeting Room.

A Written Scheme of Investigation (Appendix I) was prepared by Archaeology Wales Ltd for a building recording survey to Level 3 English Heritage guidelines on Sketty Isaf Meeting Room prior to development work taking place. This was subsequently approved by GGAT-C.

All works were carried out in accordance with the Chartered Institute for Archaeologists Standards and Guidance for the archaeological investigation and recording of standing buildings or structures (2014).

The AW Project Number is 2299 and the Site Code DFS/15/BR. The survey was carried out in March 2015.

2 Site Description

The site lies at approximately 30m above sea level situated to the west of Swansea City on the Derwen Fawr Road, on the Sketty Isaf estate. The land is relatively flat, gently sloping away to the south of the site and east, rising more steeply toward the west onto a small hillock. The area is surrounded by housing developments apart from due west where heavily wooded fields forming the Clyne Valley Country Park are located.

The solid geological formations beneath the assessment area are mainly composed of South Wales Lower Coal Measures Formation (British Geological Survey 2001).

3 Historical background

Detailed historical research into the development of the whole Bible College Site has already been undertaken in the previous building survey carried out in 2011 (Scott Jones 2011). No additional information relating specifically to the Meeting Room came to light during the course of the current survey.

There is some confusion on the early development of the site due to the use of both ‘Sketty Isaf’ and ‘Lower Sketty’ in historical documents relating at times to the same single dwelling, and at other times to two separate dwellings on either side of the road. The farm and lands of Sketty Isaf, also known as Lower Sketty, are mentioned in the Derwen Fawr estate papers from 1729 onwards. It is likely that the farm was located at the site of the current Sketty Isaf house, although there is no indication of a building on the Meeting Room site until later in its history.

The farm was leased to Sir Francis Holbourne through the later 18th century until 1803. Following his marriage to Alice in 1786 Holbourne lived at ‘Lower Sketty’ until moving to Bath at the start of the 19th century, although they continued to lease the property. The estate appears to change hands several times during the 19th century, although as different people appear to be leasing the property at the same time it is possible the site had been divided into two farms, one on either side of the road, by the early 19th century. This is confirmed in 1837 when a mortgage is drawn up renaming the mansion house and lands of Lower Sketty as ‘Hen Dderwen’, leased to Charles Henry Smith. This name was later changed to ‘Derwen Fawr’ by 1878 and refers to the site on the east side of the road. The site to the west (the current development site) continues to be referred to as ‘Lower Sketty’ or ‘Lower Sketty Farm’. At the time of the tithe map in 1838-43 Lower Sketty is owned and occupied by William Hughes. He did however have to pay a rent to Sir John Morris, as did Charles Henry Smith, which suggests Morris was in fact the main landowner.

Mapping evidence (see below) suggests the original large farmhouse at Lower Sketty was rebuilt at some point in the 1890s as a mansion, with grounds laid out around it including a building on the site of the current Meeting Room. Previous mapping evidence would suggest this area was undeveloped land associated with the farmhouse. In 1932 Sketty Isaf House, along with 5 acres of land including the site of the current Meeting Room, was sold to Rees Howells, for the relatively low sum of £3000. Howells had previously bought the Derwen Fawr site to the east in 1929 and established the Bible College of Wales there. Lower Sketty was then incorporated into the expanding Bible College site, and became the Bible College School. The Bible College remained in the Howells family until the death of Samuel Howells in 2004, at which point the Bible College was relocated to Rugby in Warwickshire and the site put up for sale.

Map Regression

The Ordnance Survey original surveyors drawing of 1813 (illustrated in Scott Jones 2011) shows the site, labelled as 'Lower Sketty', consisting of several buildings straddling both sides of the road, although as stated above the site may already have been divided into two separate properties by this time. Two structures are shown on the current development area on the west side of the road, although comparisons with later maps would indicate these buildings are located on roughly the site of the current Sketty Isaf house and a building to the south, rather than on the site of the current Meeting Room.

The Lower Sketty Estate Map of 1818 (illustrated in Scott Jones 2011) only depicts the buildings on the west side of the road, although this covers the site of the current Meeting House. This map more clearly illustrates a building roughly in the location of the current Sketty Isaf house, with a second building to the south. No structures are shown in the location of the current Meeting Room.

The Tithe map, surveyed in 1843 (illustrated in Scott Jones 2011) records a very similar layout to that depicted on the earlier estate map. The only difference is the addition of a small structure immediately the north of the main farmhouse at Lower Sketty. No structures are shown in the location of the current Meeting Room.

The 1878 Edition OS 1:2500 map (Figure 2) is the first to show the Sketty Isaf Meeting Room in its original state. A rectangular building, orientated north to south, is located just north and within the garden grounds of Sketty Isaf House. A smaller square structure is located between the main house and the Meeting Room, which appears to be the structure depicted on the Tithe Map. The building to the south of the main farmhouse is no longer shown.

The 1897 Edition OS 1:2500 map (Figure 3) shows the Meeting Room unchanged, but the main farmhouse appears to have been rebuilt and the structure located between this and the main house has been demolished by the time the OS map was compiled. One other feature is now present at southern end of the Meeting Room, that of a water pump, although it does not appear to be attached to the building itself. The previous hedgerows which surrounded the building on the previous map are also absent at this point.

The 1914 Edition OS 1:2500 map (Figure 4) shows the Meeting Room unchanged from the previous, but the water pump now appears to be absent. This appears to be a mapping idiosyncrasy from the previous series of OS map as the 1878 field boundaries are now present again. An additional rectangular partition, orientated east to west, is now located along the northern end of the building, flush with its' western side and extending out to the east. A north south boundary appears at the top of this addition. As the feature is not infilled on the map it may represent a walled or fenced enclosure and not that of a building.

The 1919 Edition OS map 1:2500 shows the Meeting Room unchanged, but with a small addition of a glass structure abutting its southern end. No other changes are noted from the previous map.

The 1938 (Figure 5) OS 1:2500 map appears to show no further changes to the building or the rectangular structure/enclosure abutting the north end of the structure. The resolution of these OS series do not appear to differentiate between the main building and glass roofed buildings, therefore it is unclear whether or not the glass roofed structure at the southern end of the building was absent by this point.

The 1948-57 Edition OS 1:2500 map (Figure 6) however shows a square extension to the north-west corner of the building, wrapping around the north end of the western wall, and the west end of the north wall. A smaller rectangular structure abuts the north wall at the eastern

end. The rectangular enclosure which was previously recorded on the 1938 Edition OS map appears to have been removed as is the wall which ran north from it to the boundary wall of the gardens of Sketty Isaf.

The 1971 Edition OS map 1:2500 (Figure 7) shows the building to have been extended westward along its length with a glass roofed structure. The small rectangular structure present on the previous map abutting the north wall toward the east corner is now absent. This would appear to represent the structure as it currently stands.

The 1:10560 OS Edition 1884, 1900, 1921, 1938, 1964 and 1968 were also consulted, as were the 1972, 1977 and 1989 1:10000 OS Edition maps, but the resolution was too low to determine any changes.

4 Building Recording Methodology

Aims and Objectives

The aims of the building recording were:

- . To provide a permanent paper and digital record of the structure prior to demolition through redevelopment.
- . To assess evidence of phasing within the structure.
- . To assess evidence of construction techniques and original features within the Structure

Scope of Fieldwork

The recording was carried out to level 3 standards according to English Heritage guidelines (EH, 2006).

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 Louis Stafford BA (Hons) undertook the building recording. All photographs were taken in high resolution (18MP) digital format. These were converted to TIFF format for storage.

All works were undertaken in accordance with both the CIfA's *Standards and Guidance for the archaeological investigation and recording of standing buildings or structures* (2014) and current Health and Safety legislation.

5 The Building Recording

Sketty Isaf Meeting Room

Figure 8 shows the existing ground floor plan of Sketty Isaf Meeting Room. Figures 9 and 10 show the existing elevations of the building. Figure 11 shows a phased overlay of the building. Figure 12 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. All photographs taken on site are presented in this report.

Plates 1-12 and 33-34 show views externally of the building. Plates 18-29 shows views internally of the building. Plates 13-17 and 30-32 shows views internally of the later extensions. The survey found the building to have had alterations in several places. Original features also appeared to be present.

Noted additions to the structure include:

- . The insertion of four windows in the eastern elevation. Plate 1-4, 16.
- . The later insertion of casement windows. Plate 1-4, 16.
- . The decoration of the hay loft windows in the southern and northern elevation. Plate 6-7, 11-12.
- . The extension of the north-west corner. Plate 5-6, 8.
- . The insertion of a later window in the northern extension, eastern elevation. Plate 5.
- . The demolition of an abutting structure on the northern elevation. Plate 6.
- . The blocking of the northern extension, western elevation windows. Plate 8-9.
- . The extension to the west. Plate 10-11.
- . The later blocking of the western extension glass/perspex walls. Plate 10-11.
- . The blocking of the southern elevation hay loft window and repair. Plate 11-12.
- . The decoration of the main building western elevation doorways. Plate 17.
- . The insertion of a doorway in the northern wall of the main building. Plate 18.
- . The partial blocking of the central wall in the main building. Plate 19.
- . The insertion of supports in the northern half main building eastern windows. Plate 21-23.
- . The partial blocking of the main building southern doorway. Plate 27.
- . The insertion of a suspended ceiling. Plate 29
- . The insertion of modern amenities in the northern extension. Plate 30.
- . The insertion of a later boiler in the northern extension. Plate 32.

External

The building is rectangular in plan, approximately 14m long by 5m wide, with the northern extension measuring 6m long by 4.1m wide, extending north from the main building 3.8m. The western extension is 12m long by 2.1m wide. The building is orientated north to south and consists of a single floor. The walls of the north extension are of red brick and mortar with the western extension having been constructed of concrete blocks. The building has been rendered recently with rough concrete render painted white, with a painted black band at the base. The render made it difficult to ascertain if the main building was constructed of stone and mortar or brick (Plate 1-11).

The main building is gable ended (Plate 6 and 11), the north extension is dual pitch, with the western end forming the slightly shallower angle, with an outshot where it joins the main building (Plate 6 and 8). The western extension is a pent roofed construction. The later extensions both have overhanging wooden eaves painted black, the main buildings eaves

appear to be covered with modern cement render which extends up to the roof. Purple slate roof tiles with angled ceramic ridge plates cover the main building and the north extension with corrugated perspex on the western extension (Plate 10).

The eastern elevation has four windows evenly spaced along its length with two smaller windows toward the centre and two wider windows toward the outer edges (Plate 1). The window surrounds have a flat cement render border painted white, forming a post and lintel effect with the lintel extended slightly out with a semi circular detail on the outer edges and the top of the lintel angled slightly up toward the centre where a keystone protrudes out from the face of the lintel (Plate 2-4). The sill is a flat piece of what appears to be stone covered in cement render, painted black. The windows look to be fairly recent casement type, with the smaller inner windows formed from three over three lights and the outer larger windows six over six light type. The inner windows are mirrored on the western side, visible within the western extension (Plate 16).

The northern elevation has a single hay loft window in between the roof eaves with the same design around the windows on the eastern and western elevation (Plate 6-7). An imprint of where a previous building abutted the north elevation is visible toward the eastern end of the wall and its removal must post date the rough cement render present on the building as it is indented slightly and has a smooth finish (Plate 6). The northern extension covers the western end of the main buildings elevation. The southern elevation has the same hay loft window present in between the roof eaves with the same lintel and post with small semi-circular detail on outer edge of posts where it joins the lintel, but no detail on the upper part of the lintel or keystone suggesting a repair or alteration when the window was blocked (Plate 11-12).

The western elevation of the main building is obscured by the later extensions, however inside the western extension there are two doorways at either end of the building visible with the same post and lintel decoration with protruding keystone. Between these doors are the previously mentioned windows mirrored from the eastern elevation. The doorway toward the north end has a three light transom window above a modern fire door (Plate 17). The southern doorway is a mirror image except the transom window has been blocked.

The northern extension, eastern elevation has a doorway centrally, offset toward the south and sunken below ground level with a small flight of steps leading down to it. The casing is plain, flat and squared concrete render. A small window is located to its south with the same casing of concrete render with a stone sill painted black, a second window is toward the north end and abuts the roof, which has a wooden casing and sill painted white. The windows are two over two light with the northern window featuring an awning type (Plate 5). The doorway on the eastern elevation leads to a small room where a boiler of more recent date has been installed and presumably vents through the chimney which is located in the roof above this side of the ridge plates (Plate 32).

The northern extension, northern elevation has two doorways with the same plain, flat and squared concrete render casings, which are located approximately centrally in the wall off set toward the east (Plate 6). Access to the eastern door was not possible, but the western doorway revealed a modern toilet block installed (Plate 31). The western elevation of the building had four windows with the two central windows having been blocked and of a slightly smaller size than the flanking (Plate 8-9). The casings were of concrete render with a flat, plain and squared finish. The sills were of red quarry tile painted black.

The northern extensions, southern elevation was obscured by the later western extension, but visible from inside, showing the same decorated casing as before. The wall although internal at this point had also been rough rendered with concrete and painted white (Plate 14).

The western pent extension has modern casement window located toward the north end abutting the north extension with a double doorway located approximately central. Below the window the wall is constructed of stone effect concrete breeze blocks, with plain breezeblocks used either side of the doorway. The southern end is constructed again of stone effect breeze blocks on the lower courses and continued round into the southern elevation (Plate 10). The upper course are of a differing concrete block and appear to be a later blocking of a glass or perspex wall which was located at the southern end of the western extension (Plate 11).

Internal

Access to the building is gained through the western extensions double doors. The western extension is fairly bland with modern concrete floors and partition wall at the southern end (Plate 13 and 15). A door at the north end leads into the toilet block of the north extension, which was inaccessible. Two doorways in the western wall, at either end lead into the main range.

The main range is split into two halves with a supporting wall positioned mid way along the building east to west. The interior of the building has been rendered throughout. A later inserted doorway is apparent in the north wall, west corner which leads to a small cupboard room for storage formed by the north extension (Plate 18). The ceiling is a timber grid suspended ceiling type which is present in both halves of the building (Plate 29).

In the northern half of the main range eastern windows, slumping appears to have been apparent and upright supports were installed within the window bays to add support (Plate 21-23). The main cross supporting wall appears to have either always had an opening, evident by the blocking toward the eastern end or was knocked through and later reduced in size due to the walls slumping (Plate 19 and 24). As openings within a building of this size (and history) would suggest this building required only access for animals and not cart storage, that the opening was not an original aspect of the building and that it was reduced to stem further slumping of the roof which is evident between the supporting wall and the gable end (Plate 1 and 33).

There are no other notable features within the main range as it has been rendered in more recent times with the probable loss of original fixtures.

6 Discussion and Interpretation

Reliability of field investigation

The majority of the original structure was not visible, with modern fixtures and render evident internally and out. The range of buildings did reveal enough information to ascertain original structure and function, of which the notable changes would be the extensions which correlate with the move away from agricultural practices to one of modern teaching with amenities attached.

All photographs taken on site are included within the report. A photographic appendix containing all of the photographs taken is contained on a separate disc, which is stored with the site archive.

Overall interpretation

The Sketty Isaf Meeting Room appears to be a very typical 19th century agricultural building. Modifications in more recent years have changed the appearance drastically. The assumption would be that the original barn had two hay loft windows at either end and two doorways, with a central supporting wall with a large opening inserted and later reduced in size, or it may have been a throughway from the north half to the southern. The space is likely to have been used to house livestock and the upper rafters most probably used to store fodder. This part of the building can be attributed to the first phase (Fig 11), with mapping evidence placing its construction at some point between 1843 and 1878.

The insertion of the window bays appear to be a later addition to the main range and in doing so collapsed the roof slightly forming a double bow either side of the central supporting wall, this appears to have led to uprights being placed within the window bays on the eastern side to combat the slumping and also the reduction in the size of the opening between the northern and southern half of the main range probably occurred at this point. The fenestration casings and the architectural details are likely to be attributed to the 1930's rebuild of the estate once it was acquired by the Bible College, as the post and lintel design with protruding keystone detail appear on other buildings within the estate during this period. It cannot be clarified that the windows were inserted at this point as the fabric was not exposed, the only apparent feature which indicates a slightly earlier date is the use of red quarry tiles on the sills of the windows which are typical in agricultural contexts of a mid to late Victorian date.

The addition of the northern extension during the 1950's can be seen as the second phase of the building and appears to be a move toward modern facilities for the building in the form of a toilet block with attached boiler for heating and water, and additional space with the small annexe room in the north corner of the main range. The later 1970's addition of the western extension can be attributed to the final phase of building. The pent roofed structure is again adding more space and further modern amenities, during this period the installation of a kitchen area appears to have been inserted in the southern half of the main range. These modern builds are consistent with a developing place of learning conforming to modern needs of welfare and additional space with increasing numbers.

7 Bibliography and references

- British Geological Survey 2001 *4th Edition, Solid Geology Map, UK South Sheet*
- English Heritage 2006 *Understanding Historic Buildings*, English Heritage
- Chartered Institute for Archaeologists 2014 *Standards and Guidance for the archaeological investigation and recording of standing buildings or structures*
- Scott Jones, R 2011 *The Bible College of Wales, Lower Sketty, Swansea: Archaeological Desk Based Assessment & Standing Building Recording* Heritage Recording Services Wales Report No.130
- West Glamorgan Archives *Derwen Fawr Estate Papers 1729 – 1960 (Reference D/D SB 24)*

Cartographic Sources

- | | | |
|-----------------|---------|--|
| Anon | 1818 | Sketty Hall Estate map |
| Anon | 1839-43 | Parish tithe map and apportionments |
| Budgen, T | 1813 | Ordnance Survey original surveyors drawing 'Swansea' |
| Ordnance Survey | 1878-9 | 1 st Edition map Glamorganshire (1:2500) |
| Ordnance Survey | 1884 | 1 st Edition map Glamorganshire (1:10560) |
| Ordnance Survey | 1897 | 2 nd Edition map Glamorganshire (1:2500) |
| Ordnance Survey | 1900 | 2 nd Edition map Glamorganshire (1:10560) |
| Ordnance Survey | 1914 | Glamorganshire (1:2500) |
| Ordnance Survey | 1919 | Glamorganshire (1:2500) |
| Ordnance Survey | 1921 | Glamorganshire (1:10560) |
| Ordnance Survey | 1938 | Glamorganshire (1:2500) |
| Ordnance Survey | 1948-57 | Glamorganshire (1:2500) |
| Ordnance Survey | 1964 | Glamorganshire (1:10560) |
| Ordnance Survey | 1968 | Glamorganshire (1:10560) |
| Ordnance Survey | 1971 | Glamorganshire (1:2500) |
| Ordnance Survey | 1977 | Glamorganshire (1:10000) |
| Ordnance Survey | 1989 | Glamorganshire (1:10000) |

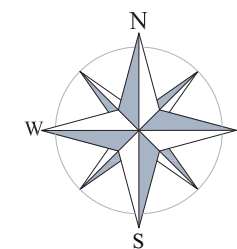
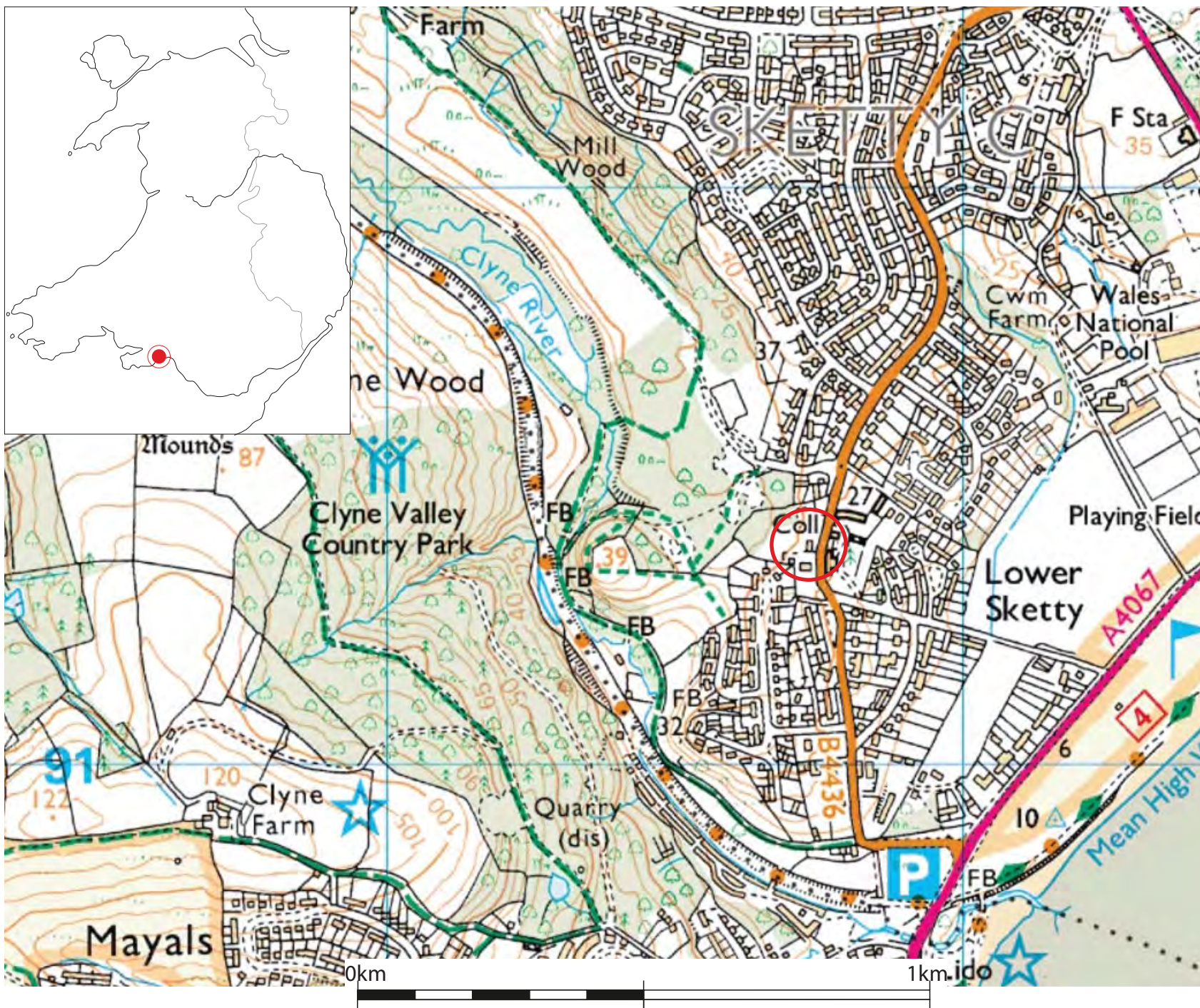


Fig 1: Site Location

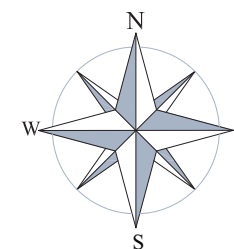


Fig 2: 1878 OS Edition
1:2500

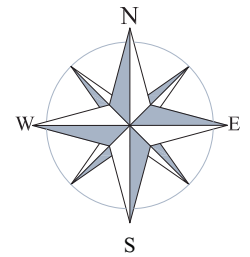


Fig 3: 1897 OS Edition
1:2500

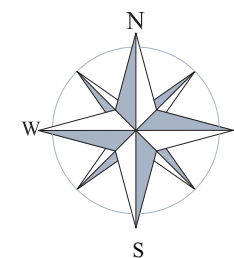


Fig 4: 1914 OS Edition
1:2500

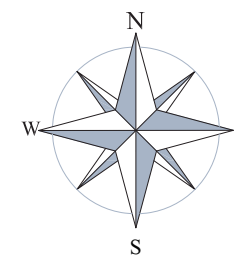


Fig 5: 1938 OS Edition
1:2500

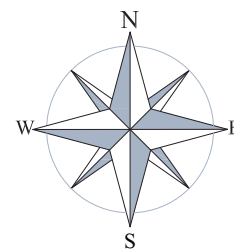
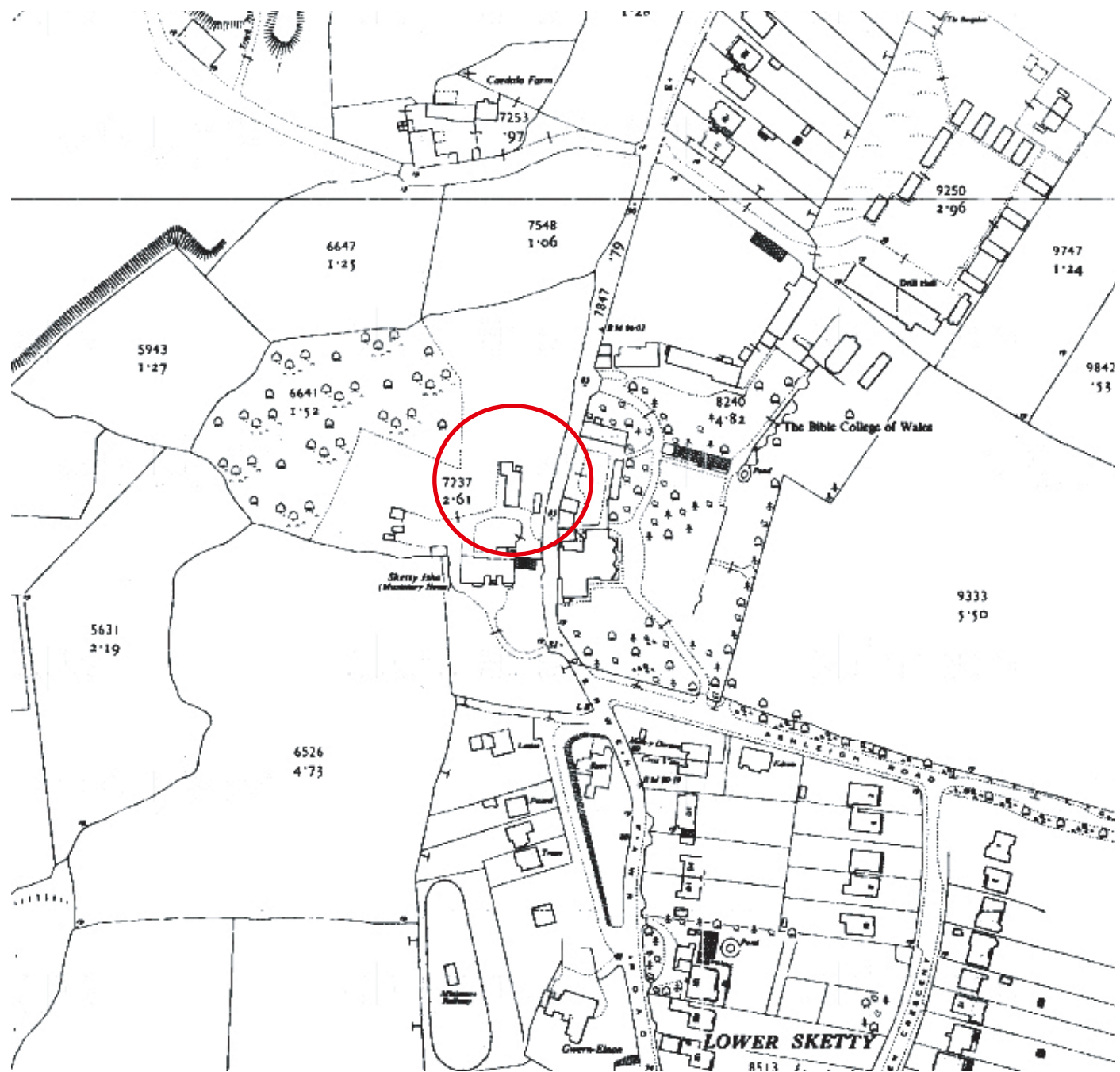


Fig 6: 1948-57 OS
Edition 1:2500

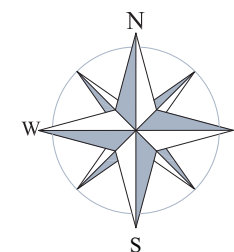
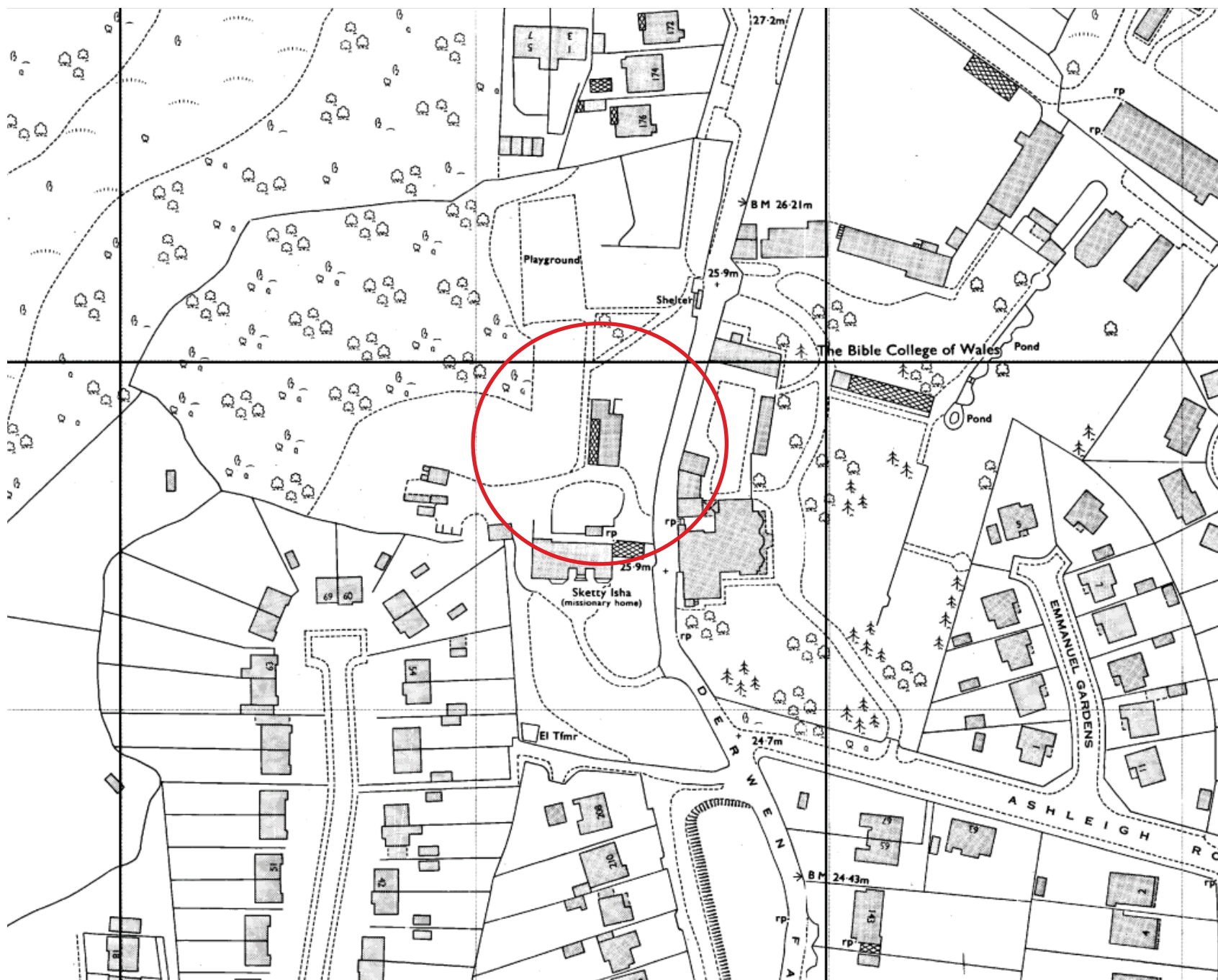


Fig 7: 1971 OS Edition
1:2500

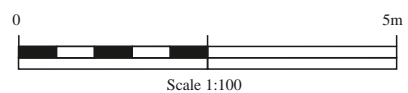
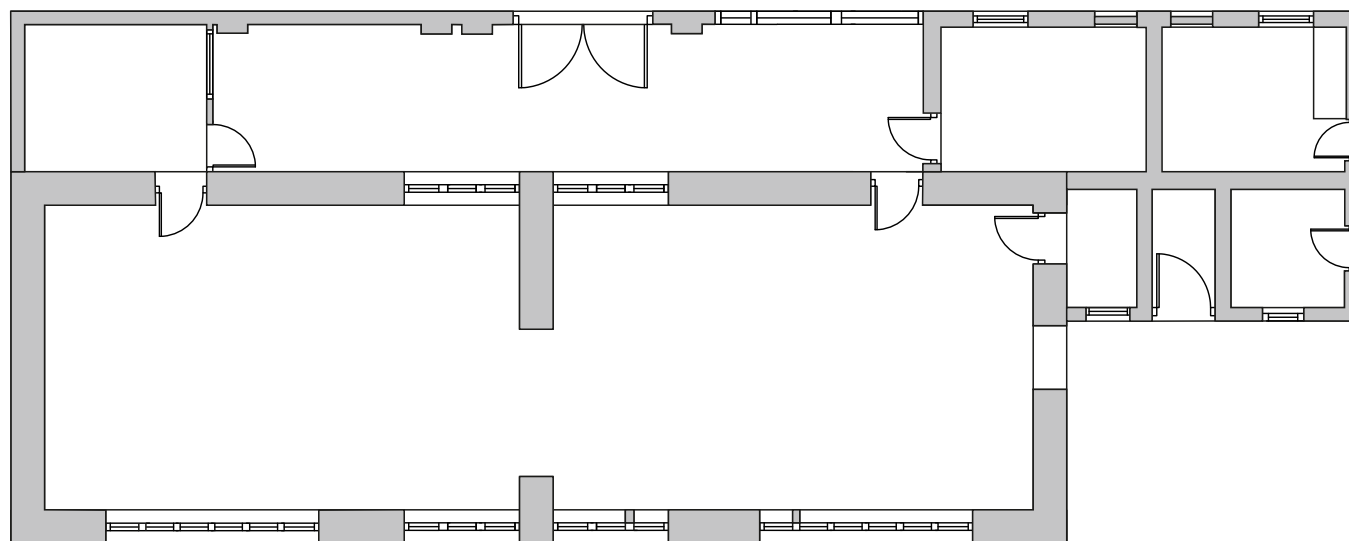
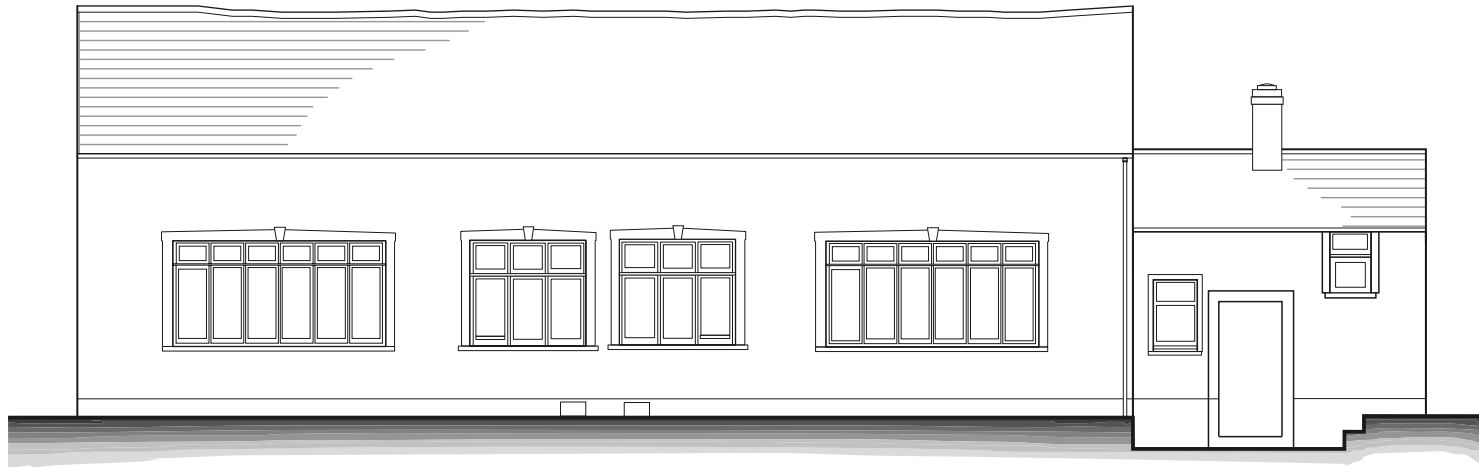
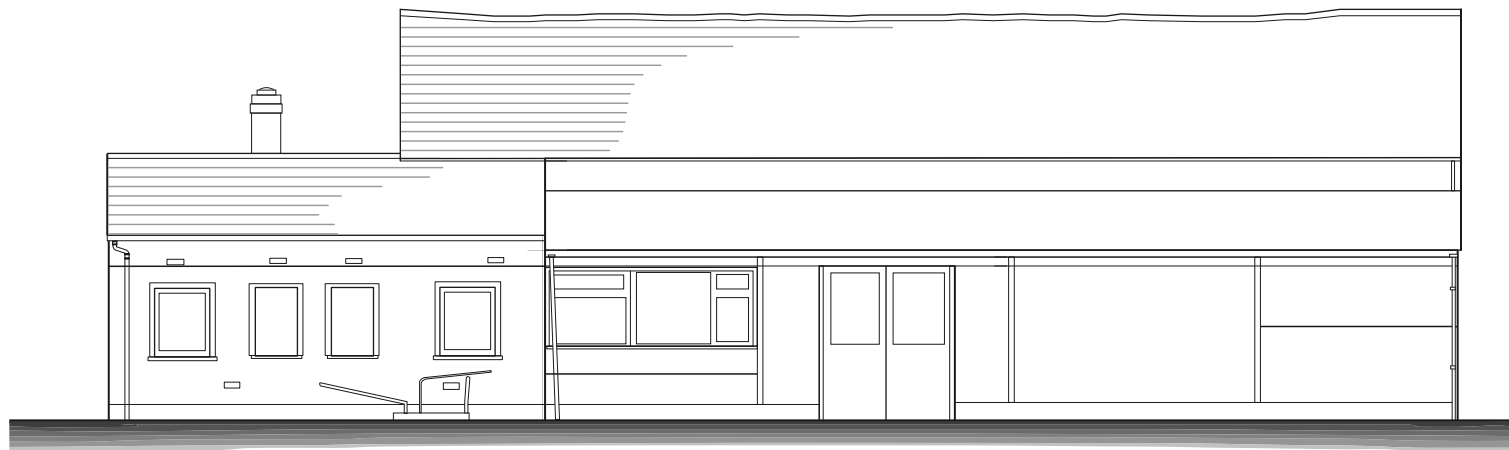


Fig 8: Existing
Ground Floor Plan



East Facing Elevation



West Facing Elevation

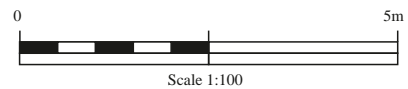
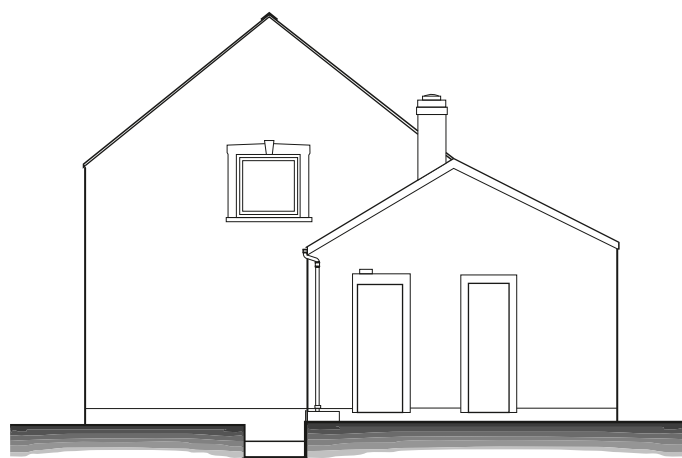
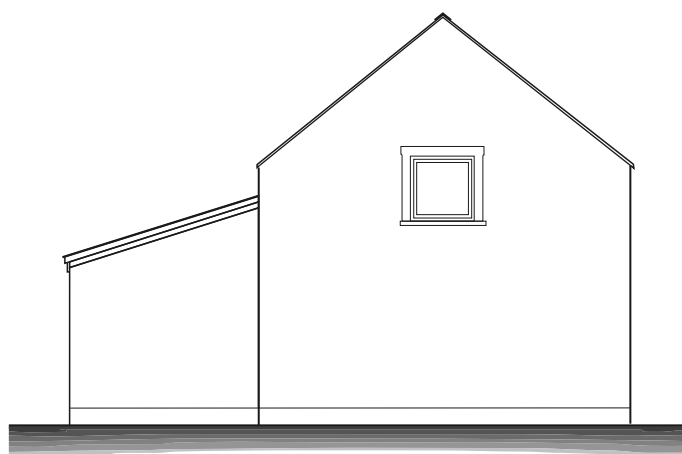


Fig 9: Existing Elevations



North Facing Elevation



South Facing Elevation

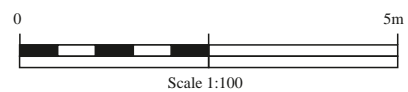


Fig 10: Existing Elevations

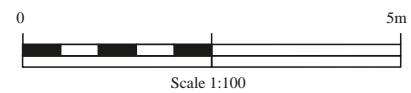
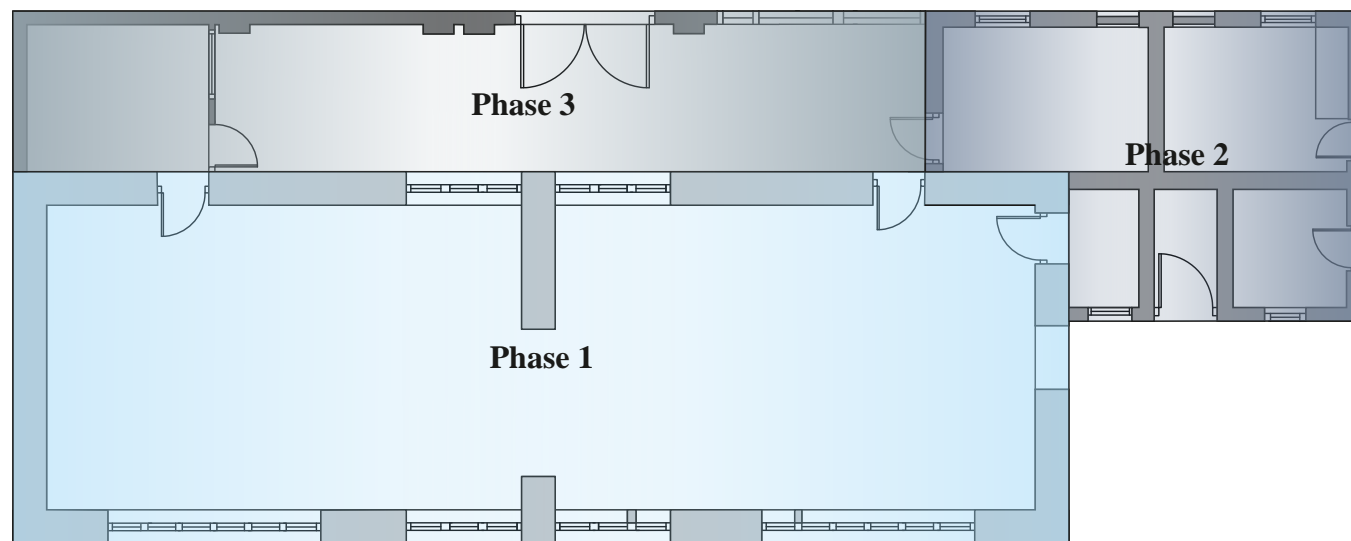


Fig 11: Phasing Plan



Fig 12: Photographic Plan, Arrows Correspond to Photograph Number and Direction



Plate 1: East elevation main building



Plate 2: Eastern elevation window detail



Plate 3: Eastern elevation window detail



Plate 4: Eastern elevation window detail



Plate 5: Northern extension, eastern elevation



Plate 6: Northern elevation



Plate 7: Northern elevation main building window detail



Plate 8: Northern extension western elevation



Plate 9: Northern extension western elevation window detail



Plate 10: Western elevation



Plate 11: Southern elevation



Plate 12: Southern elevation main building window detail



Plate 13: View south in western extension. showing modern partition walls



Plate 14: View north in western extension, showing north extension doorway



Plate 15: View north-west in western extension, showing breeze block construction



Plate 16: View north-east in western extension, showing main building outer windows



Plate 17: View east of main building doorway

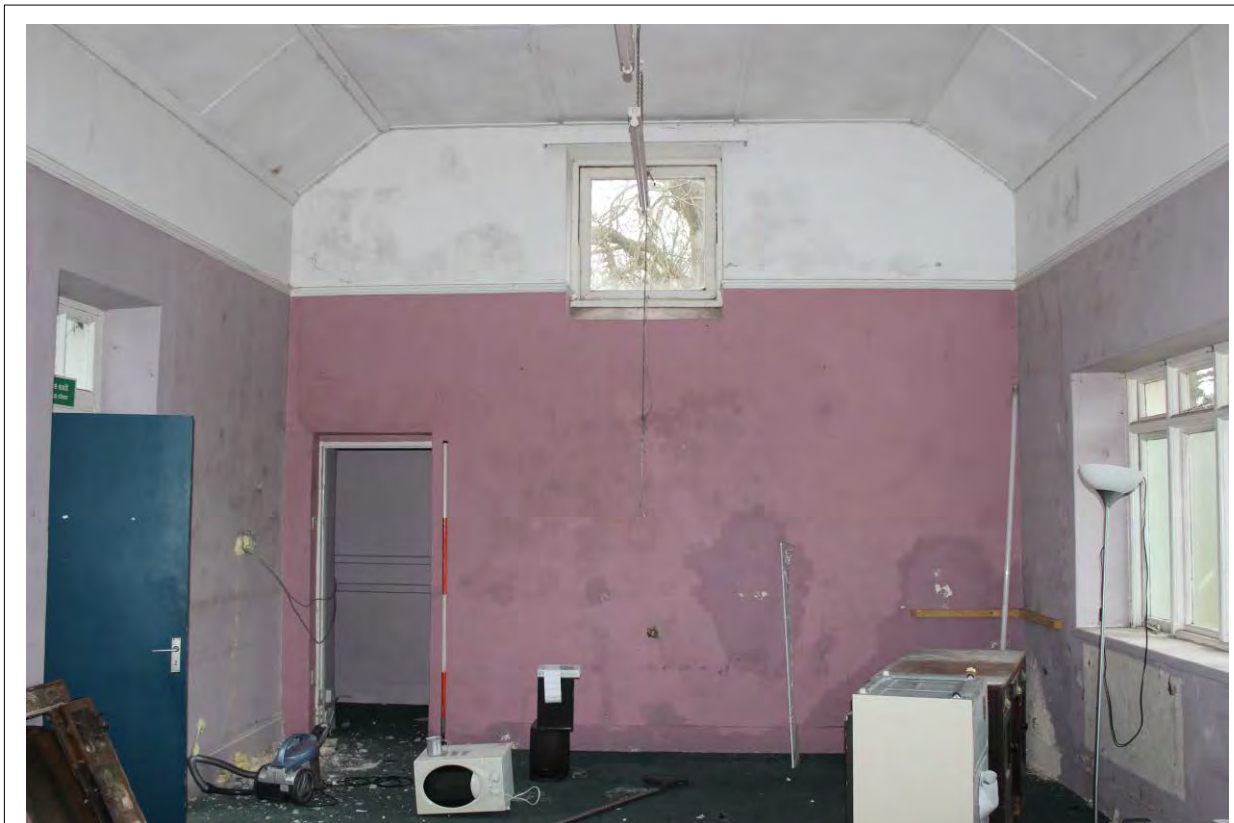


Plate 18: View north in northern half of main building, showing inserted doorway



Plate 19: View south in northern half of main building



Plate 20: View west in northern half of main building



Plate 21: View east in northern half of main building



Plate 22: View east showing window detail in northern half of main building



Plate 23: View east showing window detail in northern half of main building



Plate 24: View north in southern half of main building



Plate 25: View south in southern half of main building



Plate 26: View east in southern half of main building



Plate 27: View west in southern half of main building showing doorway



Plate 28: View east in southern half of main building showing window detail



Plate 29: View north showing suspended roof



Plate 30: View south in northern extension, showing modern inserted toilet block



Plate 31: View north-west, showing northern extension modern cupboard and wiring



Plate 32: View west in northern extension, showing boiler plant



Plate 33: View east



Plate 34: View south east, showing bible college In background

Archaeology Wales

APPENDIX I: Specification

ARCHAEOLOGY WALES LIMITED:

Specification

**For Archaeological Building Recording
Level 3
and a watching brief**

Bible College Site, Derwen Fawr, Swansea

**Prepared for:
Asbri Planning Ltd**

Project No: 2299

23rd December 2014

Archaeology Wales Limited
Rhos Helyg, CwmBelan, Llanidloes, Powys, SY18 6QF
Tel: +44 (0) 1686 440371
Email: admin@arch-wales.co.uk

NON TECHNICAL SUMMARY

This Written Scheme of Investigations details a proposal for archaeological building recording in advance of, and a watching brief during, demolition at the Bible College, Derwen Fawr, Swansea. It has been prepared by Archaeology Wales Ltd for Asbri Planning Ltd.

1. Introduction

The proposed demolition and redevelopment is at the Bible College, Derwen Fawr, Swansea (Henceforth – the site), NGR: SS 61777 91289. The building recording work will be carried out to English Heritage Level 3 standards prior to the commencement of on-site works. The watching brief will be undertaken during the demolition works and during all intrusive works associated with the redevelopment of the site.

This Specification has been prepared by Chris E Smith (MCIfA), Project Manager, Archaeology Wales Ltd (Henceforth - AW) at the request of Asbri Planning Ltd (Henceforth – the Client). The specification has been submitted to Judith Doyle (GGAT) for approval. The specification provides information on the methodology which will be employed by AW during the archaeological building recording and watching brief.

The planning application reference for the site is 2013/0467.

The purpose of the proposed building recording is to produce a permanent and lasting digital and physical record of the structure to be demolished.

The watching brief during demolition will ensure that any previously unrecorded features of archaeological significance are recorded and that no further damage to the archaeological resource is made. The watching brief will also be carried out after the demolition on all intrusive procedures associated with the sites redevelopment (foundation/service trenches, landscaping etc).

The details set out in this document outline procedures to be undertaken during the building recording work and watching brief at Derwen Fawr, which will result in an archive standard photographic record and a fully illustrated report.

All work will be undertaken by suitably qualified staff and in accordance with the standards and guidelines of the Chartered Institute for Archaeologists.

2 Site specific objectives

The primary objective of the work will be to record, by means of high resolution digital photography, all areas of the structure which will be subject to demolition. This will be completed by means of an English Heritage Level 3 Building survey.

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

- To allow a rapid investigation and recording of any archaeological/architectural features that are uncovered during the proposed demolition and associated groundworks within the application area.

- To provide the opportunity, if needed, for the watching archaeologist to signal to all interested parties, before the destruction of the material in question, that an archaeological find has been made for which the resources allocated to the watching brief are not sufficient to support the treatment to a satisfactory or proper standard

The work will result in a fully illustrated report, which will provide a comprehensive record of all the work undertaken. It will include interpretive statements and provide an assessment of the regional context within which the structural fabric rests.

3 Building Survey

After consultation on recording requirements with Judith Doyle of the Glamorgan Gwent Archaeological Trust (Henceforth – GGAT), it was agreed that recording in accordance with EH level 3 requirements (English Heritage, 2006) would be undertaken.

Level 3 is an analytical record and will comprise an introductory description followed by a systematic account of the building's origins, development and use. The record will include an account of the evidence on which the analysis has been based, allowing the validity of the record to be re-examined in detail. It will also include all drawn and photographic records that may be required to illustrate the building's appearance and structure and to support an historical analysis.

Recording

The recording will be undertaken by a suitably experienced Building Recording Archaeologist who will be able to 'read' the structure and record the important details. The photographic record will be a comprehensive record to archive standard of the existing buildings and structures, both externally and internally.

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

The recording will be completed in accordance with ClfA Standards and Guidance relating to the Investigation and Recording of Standing Buildings (Oct 2008) and to a standard equivalent to English Heritage Level 3 (English Heritage 'Understanding Historic Buildings: A Guide to Good Recording Practice' 2006).

All photographs will be taken in a high resolution (14+ Mega Pixel) digital format. For both general and specific photographs, a photographic scale shall be included. The photographic record shall be accompanied by a photographic register detailing as a minimum, feature number, location and direction of shot.

Existing architects plans and, wherever possible, elevations, will be used to

supplement the report. Plans will be used to highlight photographic locations within the final report.

4 Watching Brief

General

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

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

Detailed

The Watching Brief will be carried out by a suitably qualified archaeologist during the demolition and all other associated work (levelling, foundation excavation) where the sub ground level deposits are likely to be exposed or cut into. Any mechanical excavation will be undertaken by a machine using a toothless ditching bucket wherever possible.

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

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

Contingency Arrangements

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

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

Recording

Recording will be carried out using AW recording systems (pro-forma context sheets etc), using a continuous number sequence for all contexts. All excavation and recording will be carried out in accordance with the AW guidelines (2011).

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.

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

Artefacts

Archaeological artefacts recovered during the course of the excavation will be cleaned

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

All finds of gold and silver will be removed to a safe place and the Environment Agency, GGAT 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).

Monitoring

GGAT 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 GGAT for approval on behalf of the Planning Authority.

Representatives of GGAT will be given access to the site so that they may monitor the progress of the building recording and/or watching brief. GGAT 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 GGAT to discuss the most appropriate way forward.

5 Post Field-work programme

Site archive

An ordered and integrated site archive will be prepared in accordance with: Management of Research Projects in the Historic Environment (MoRPHE) English Heritage 2006 upon completion of the project. The requirements for archive storage will be agreed with the RCAHMW, Plas Crug, Aberystwyth.

The archive including a copy of the written report shall be deposited with the RCAHMW within two months of the completion of the full report and confirmed in writing with GGAT.

A summary of the contents of the archive will be supplied to GGAT.

Final reporting

A draft report will be submitted to GGAT for comments within 4 weeks of the watching brief being completed.

A full client report of the results of the archaeological work will be prepared within 6 months of the end of the on-site works. Copies of the report will be sent to Judith Doyle (GGAT) and to Asbri Planning Ltd (Client). Digital copies will also be provided in pdf format.

Terminology will be consistent with the English Heritage Thesaurus.

The client report will contain, as a minimum, the following elements:

- A concise non-technical summary of the results
- The aims and methods adopted in the course of the investigation with details of how all the buildings and structures were surveyed and recorded
- A history of the site (Brief desk based assessment including readily available historic maps)
- A written record of the building
- Location plans tied into the national grid showing the positions of all drawn and photographic records relating to the survey
- Conclusions as appropriate
- A statement of the local and regional context of the remains
- Bibliography
- A copy of the AW Specification

6 Resources and timetable

Standards

The field work will be undertaken by AW staff using current best practice.

Staff

The project will be managed by Chris E Smith (MCIfA) and fieldwork will be undertaken by Louis Stafford.

Equipment

The project will use existing AW equipment.

Expected timetable of archaeological works

The on-site work will be undertaken at the convenience of the client. No start date or works programme has yet been put forward.

Insurance

Archaeology Wales Limited (AW) is an affiliated member of the CBA, and holds Insurance through the CBA insurance service.

Health and safety

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

If AW has sole possession of the site, then AW will produce a detailed Risk Assessment for approval by the client before any work is undertaken. If another organisation has responsibility for site safety, then AW employees will be briefed on the contents of all existing Risk Assessments, and all other health and safety requirements that may be in place.

Bibliography:

English Heritage. 2006. Understanding Historic Buildings. A guide to good recording practice.

Chartered Institute for Archaeologists. 2008. Standard and guidance for the archaeological investigation and recording of standing buildings or structures

Chartered Institute for Archaeologists. 2008, Rev 2014. Standard and guidance for an archaeological watching brief

Archaeology *Wales*

APPENDIX II: Archive Cover Sheet

ARCHIVE COVER SHEET

Derwen Fawr, Swansea

Site Name:	Sketty Isaf Meeting Room, Bible College Site, Derwen Fawr, Swansea
Site Code:	DFS/15/BR
PRN:	-
NPRN:	-
SAM:	-
Other Ref No:	-
NGR:	NGR SS 61733 91377
Site Type:	Meeting Room (converted barn)
Project Type:	Building Recording – Level 3
Project Manager:	Philip Poucher
Project Dates:	April 2015
Categories Present:	Dates – Modern Report, CD of photographs, notes
Location of Original Archive:	AW
Location of duplicate Archives:	NMR
Number of Finds Boxes:	NA
Location of Finds:	NA
Museum Reference:	NMR
Copyright:	AW
Restrictions to access:	None

Archaeology Wales



Archaeology Wales Limited

Rhos Helyg, Cwm Belan, Llanidloes, Powys SY18 6QF

Tel: +44 (0) 1686 440371

Email: admin@arch-wales.co.uk

Company Directors: Mark Houlston MIFA & Jill Houlston

Company Registered No. 7440770 (England & Wales).

Registered office: Morgan Griffiths LLP, Cross Chambers,
9 High Street, Newtown, Powys, SY16 2NY