



**A.P.A.C. Ltd.**

Archaeological Perspectives Analysis Consultancy  
**WRITTEN SCHEME OF INVESTIGATION  
FOR A  
PROGRAMME OF ARCHAEOLOGICAL WORK**



**The Anchor Inn Tintern**

**Monmouthshire County Council**

**Planning Application No: DC/2016/01428**

PREPARED BY: MR A.O. PHILLIPS  
CHECKED: DR N PHILLIPS

## Summary

*This document comprises a written scheme of investigation for an archaeological building survey and watching brief prior to alterations and during groundworks; at a site identified as having potential archaeological resources that may be impacted by any development.*

*The development of concern is the demolition of structures that were mainly constructed in the 20<sup>th</sup> century, however further evidence indicates that part of the structures were built upon those of an earlier origin.*

*This project of archaeological works has been initiated due to an application for planning permission.*

*The initial stage of an archaeological building survey and watching brief is the requirement for a design brief to be submitted prior to any work commencing on the site.*

*Future development at the site will be guided by the results of the work undertaken.*

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Cover Photograph. IMG0114. Overall view of building to be redeveloped, photographed in 2012.

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## Introduction

This Written Scheme of Investigation has been prepared by Adam Phillips, A.P.A.C. Ltd, in response to a planning application submitted to Monmouthshire County Council (MCC): Re: Demolition Of Dilapidated Timber Framed Pavilion And Block Work Stores. Replacement Extensions To Form Kitchen Storage And Cellar. External Re-Modelling Of Existing 1960s Era Function/Dining Block. Internal Alterations Including Forming New Openings The Anchor Inn, Ferry Road, Tintern Pl.App.NO.: DC/2016/01428

Glamorgan Gwent Archaeological Trust (GGAT) Archaeological Planning Services (APS) have advised (MCC) that the proposed work would require archaeological mitigation.

GGAT suggested the following conditions should be attached to the planning approval.

*No works to which this consent relates shall commence until an appropriate programme of historic building recording and analysis has been secured and implemented in accordance with a written scheme of investigation which has been submitted to and approved in writing by the local planning authority.*

*Reason: As the building is of architectural and cultural significance the specified records are required to mitigate impact.*

*No development shall take place until the applicant, or their agents or successors in title, has secured agreement for a written scheme of historic environment mitigation which has been submitted by the applicant and approved by the local planning authority. Thereafter, the programme of work will be fully carried out in accordance with the requirements and standards of the written scheme.*

*Reason: to identify and record any features of archaeological interest discovered during the works, in order to mitigate the impact the works on the archaeological resource.*

MON2040/JB

The site in question sits between three scheduled ancient monuments, Tintern Abbey, Inner precinct (MM102), Tintern Abbey, precinct wall (MM157) and Tintern Abbey, Watergate; the latter being attached to the Anchor Inn.

CADW was informed of the planning proposal and Listed Building Consent was given:

*In conclusion, the proposed development will not have any direct impact on the designated monuments and the impact on the setting of the monuments will be at worst neutral and may be slightly beneficial. "DH"*

A.P.A.C Ltd., conducted an evaluation for proposed groundworks, prior to planning consent EV/ANC/13.

The evaluation work comprised of two trenches being excavated directly to the west of The Anchor Inn., fig 02.

The unearthened trenches yielded finds of mostly a 19<sup>th</sup>/ 20<sup>th</sup> century date, however, other finds of 1 sherd of a medieval jug handle and a collection of earthenware floor tiles; also possibly medieval were recovered.

The conclusion of the evaluation was:

*Information derived from this evaluation would tend to suggest that disturbance of archaeological resources in the immediate area of the evaluation trenches would be unlikely in the event that the proposed development were to take place.*

*However, this does may not hold true towards the east where archaeological resources may present under the footprint of the building to be demolished, EV/ANC/12.*

This Written Scheme of Investigation has been compiled, based on information provided by (the client) and MCC Planning Portal, and previous archaeological works undertaken in the direct area by A.P.A.C. Ltd.

## Location of the Site

The location of the site, fig 01 is on the north of the A466 at Tintern, Monmouthshire, adjacent to the Abbey, NGR 353190 200156

## Brief archaeological and historical background

The Tintern area has long been associated with the beginnings of modern tourism, supplying curious 18<sup>th</sup> century travellers with glimpses of a romanticised past; however, the real fabric of the past can easily be traced from prehistoric times, right through each era to the present.

The most noticeable is without doubt the medieval presence of the abbey A.D. 1131, but within plain view are even more relics of the burgeoning industrial period, iron works, the railways and shipping.

More specific to the site of evaluation, 'The Anchor Inn' is located inside the Outer Precinct of the Cistercian monastery at Tintern; the current building includes medieval and later fabric, (MON1878/CNM) and is believed to have served as the abbey's mill and cider store.

*The building is in two distinct sections forming an 'L' shape with the longer wing to the left. The shorter range is also 'L' shaped with a wing projecting to the rear. The longer range seems to have had an industrial origin and to have been a cider-mill with a granary over, while the shorter and older range was the house of the miller and ferryman of the Abbey ferry. The ferryman's house appears medieval in origin as early masonry is discernable, outside, and it seems likely from the shape that the existing structure, which otherwise reflects a probably early C18 refurbishment, is wholly medieval, although the rear wing is partly later. The cider-house wing seems to be C17, and then considerably reconstructed in the mid C19, and the whole building has been refurbished as a hotel in the mid C20....The ferry operated from the C14...*

Cadw 24032

## Rational of the Project

The proposed development is for the demolition of a dilapidated timber framed pavilion and block work stores, for the purpose of adding extensions to the current kitchen storage and cellar of The Anchor Inn.

Further external and internal alterations will also be undertaken to the fabric of the existing listed building, therefore, there is a distinct possibility that the work may impact upon archaeological resources within the development area.

In accordance with this design brief, the aim of the proposed work will be to:

Elucidate the character, distribution, extent and importance of any potential archaeological remains, extant in the development area.

Provide an information base from which to formulate mitigation strategies, in the event of significant archaeological resources being impacted upon within the development area.

Provide a detailed record of the work to allow for a report to be produced.

Provide a detail record of the work; in the event of significant archaeological resources being discovered, to allow for publication in a suitable academic journal.

Allow for the development to be monitored.

The above will be realized through a sequence of the following objective strategies;

- Brief Documentary Research
- Clearance of site
- A building survey
- A watching brief during ground disturbance activities.

The sequence will allow for contingencies to be implemented should the need arise.

Documentary research:

Research will be undertaken to compile the historical background to the site from easily available sources.

The following may be contacted towards this end:

The Glamorgan Gwent (Historic Environment Record)  
Cadw (Cardiff)  
Public Record Office, Ebbw Vale  
Information from landowner  
Various online sources

A Level 2 building survey:

A full definition of building survey 'levels' can be found in the English Heritage Publication Understanding Historic Buildings A guide to good Recording Practice. But the relevant sections are provided below:

5.2 Level 2

*This is a descriptive record, made in circumstances similar to those of Level 1 but when more information is needed. It may be made of a building which is judged not to require any fuller record, or it may serve to gather data for a wider project. Both the exterior and the interior will be viewed, described and photographed. The record will present conclusions regarding the building's development and use, but will not discuss in detail the evidence on which these conclusions are based. A plan and sometimes other drawings may be made but the drawn record will normally not be comprehensive and may be tailored to the scope of a wider project.*

An archaeological watching brief:

The definition of an archaeological watching brief is a formal programme of observation and investigation conducted during any operation carried out for non-archaeological reasons. This will be within a specified area or site on land, inter-tidal zone or underwater, where there is a possibility that archaeological deposits may be disturbed or destroyed. The programme will result in the preparation of a report and ordered archive.

This definition and Standard do not cover chance observations, which should lead to an appropriate archaeological project being designed and implemented, nor do they apply to monitoring for preservation of remains in situ. A watching brief will preserve by record, within the resources available, any archaeological deposits uncovered during groundwork (CIFA. 2014).

The watching brief will ensure that: in the event of archaeological resources of significance, being discovered and requiring treatment beyond the remit of the watching brief; then steps would be implemented to ensure that their treatment would be undertaken within the standards recommended by the CIFA.

Resulting from the watching brief, a report on the results will be produced, which will include a detailed summary of the methodology, site history, deposits/features/ structures/artefacts uncovered and interpretation of the results.

CIFA.2014.

## Scope of the Work

The archaeology of the application site as a whole, in its wider local or regional context, will be considered, although the survey and watching brief will be confined to those areas which will be directly affected by the development or some aspect of it.

Any remains of potential interest will be considered, whatever their date.

## **Procedures**

### The building survey

The survey procedure will be undertaken to record aspects of both the interior and exterior of the building as a whole.

Any structural features of interest will be recorded with descriptions.

Should such structures be of sufficient importance they will be drawn at a scale of 1:10 or 1:20: where appropriate and additional 3D recording undertaken, if applicable.

Photographic recording will be undertaken using a digital camera with 14 mp capability with images archived as RAW & Jpeg files.

Measurements will be taken, where appropriate, with a Leica, Disto and related to the floor plan supplied by the by the client's architect.

A report will be produced, fully representative of information gathered from implementation of the building survey.

Once completed, a copy of the report will be submitted to the MCC Planning for their approval and a further copy will be sent to GGAT. *Notes of any confidentiality imposed by the client will be included.*

The report may be consulted to mitigate the next procedure; the watching brief.

### The watching brief

At an agreed date, development work will begin, from which point an archaeologist will be on site to watch all ground disturbing work and to record anything of archaeological significance.

As the site includes a standing building with known internal obscured features, the watching brief will also cover any demolition in order to record any instances of early construction phases or period features.

The archaeology of the development site as a whole will be considered when any archaeology exposed is examined.

All remains of potential interest will be recorded and finds retained, regardless of date.

If archaeological features are discovered, work will cease in the immediate area until the archaeologist has been able to fully inspect the feature and determine its importance.

If in the opinion of the archaeologist, the archaeological feature can be rapidly recorded to the required standard in accordance with the watching brief guidelines this will be done.

If the archaeologist determines that the archaeological feature requires more investigation, and recording than can be undertaken as part of the watching brief, both the client and Glamorgan Gwent Archaeological Trust, (GGAT), will be informed and an 'on-site' meeting arranged as soon as possible.

Until the meeting has taken place, no work will be undertaken in the vicinity of the archaeological feature.

Such a meeting will determine what works are required to be undertaken to ensure that the archaeological feature is fully dealt with.

This may result in a decision to:

"preserve in situ" which will involve adequate cleaning of the feature to allow for suitable recording

or to undertake archaeological excavation to provide more information to allow for a decision to be

made concerning further work.

An archaeological excavation:

The definition of archaeological excavation is a programme of controlled, intrusive fieldwork with defined research objectives which examines, records and interprets archaeological deposits, features and structures and, as appropriate, retrieves artefacts, ecofacts and other remains within a specified area or site on land, inter-tidal zone or underwater. The records made and objects gathered during fieldwork are studied and the results of that study published in detail appropriate to the project design, (CIFA 2014).

In most cases, a detailed project design for this work will be prepared and submitted to the client prior to the commencement of the agreed work.

In the event of artefactual remains of archaeological importance being recovered, resulting from ground works at the site, (GGAT) (APS) will be informed.

Although the requirements for conservation of artefacts are unpredictable, A.P.A.C. Ltd, will undertake to ensure that the minimum standards are achieved as in the UK Institute of Conservation's "Guidelines for the treatment of Finds from Archaeological Sites".

In the event of need for specialist procedures or services; arising from ground works, relevant parties will be contacted by the contractor, A.P.A.C. Ltd, and arrangements made for necessary post ex-work.

In consultation with specialist archaeological advisors, a decision will be made, as to steps necessary for conservation or investigation of such artefacts.

Such specialist procedures or services may incur charges that will be borne by the developer.

Although it is not expected that human remains will be found on the site, any occurrence will be dealt with by initially leaving in-situ and if removal is necessary, the appropriate Ministry of Justice permission obtained.

## **Analysis and Reports**

Within three months of the completion of the fieldwork, a fully illustrated reports will be submitted to the client, MCC (planning), GGAT and Cadw.

The report will contain the following elements: -

- A non-technical summary.
- A table of contents.
- An introduction with acknowledgements, including a list of all those involved in the project and the location and description of the study area.
- A statement of the project aims.
- The archaeological/historical background of the evaluation area, indicating past and present land use, accompanied by relevant maps, plans and photographs.
- A location plan and gazetteer of areas/sites of known or potential archaeological significance within the project area.
- A summary description of the evaluation results including any archaeologically significant features/deposits or potential features/deposits identified within each trench.
- A discussion of the location, nature, extent, date, quality, condition and significance of any archaeological deposits/features uncovered, together with a discussion of their relationship with known archaeology in the vicinity.
- Survey and excavation plans at appropriate scales. Each trench will be presented in the report with at least one plan (plan 1:20) and section (scale 1:10) as well as a photograph.
- Other maps, plans, drawings and photographs as appropriate.
- A description of the finds and environmental samples collected including an exposition of the methodologies employed, a statement on the presence or absence of material and an assessment of preservation.
- A summary interpretation of the finds including reference to any unusual or important features of the



assemblage will also be included. Specialist reports will be included of important groups of finds, materials and samples.

- An interpretation of the results with a statement of the significance of any identified archaeological features/sites on a local, regional and national scale.
- An identification of any research implications arising from the work.
- A bibliography of sources consulted and a supplementary bibliography of any sources identified but not available for consultation.
- An index to the project archive and a statement of its location/proposed repository. A summary report on the evaluation will be published in a suitable local journal, with a record note presented to the appropriate national period journal(s)

### **Archive**

In the event of artefacts being collected, the archaeological contractor will endeavour to persuade the legal owner of any artefacts, to transfer them a suitable local museum. In such a case, a suitable local museum will be notified of

the intention to deposit the project archives with them. The project will be designated a project code with all significant documents and packaging carrying this code number.

If the archive has no artefacts, then copies will be deposited in the Gwent Records Office with the original copy retained by A.P.A.C. Ltd.

The project archives will consist of all original records, artefacts, ecofacts/samples and all documentation that relates to the watching brief. Copies of the written scheme of investigation and any relevant correspondence will be included.

The archives will be prepared according to the Management of Archaeological Projects, English Heritage, Second Edition, (1991) so the records will be fully ordered and indexed.

The archive will comply with the United Kingdom Institute for Conservation (Archaeology Section) Guidelines for the Preparation of Excavation Archives for Long-Term Storage (1990) the Society of Museum Archaeologists Towards An Accessible Archive (1995) and to the reasonable requirements of the designated Museum.

The archives will be deposited within twelve months of the completion of the watching brief and with the agreement of the landowner.

A synopsis of the project will be submitted to CBA Wales.

### **Health & Safety:**

The Project Team will operate in accordance with the health and safety procedures as set out in:-

- The Health and Safety Work Act (1974) and related legislation.
- The Standing Conference of Archaeology Unit Managers Health and Safety Manual (2002).
- The Council for British Archaeology Handbook no. 6, Safety in Archaeological Fieldwork (1989).
- In accordance with the CDM Regulation, The Project Team will prepare a Risk Assessment in relation to the archaeological works prior to the commencement of the evaluation.

All necessary protective clothing and equipment will be used.

A First-Aid kit and Accident Book will be kept on site at all times, with a Health and Safety file.

Project monitoring:

A.P.A.C. Ltd., understands that the project may require monitoring involvement. As a matter of courtesy, a copy of this written scheme of investigation will be sent to the monitoring authority (GGAT).

### **Project Management**

Dr Neil Phillips, A.P.A.C. Ltd, will manage the project.

Dr N. Phillips MCIfA, has been active in archaeology since 1997, completing his 1<sup>st</sup> degree in 1999 followed by a research Phd in 2004. Dr Phillips started and has been director of A.P.A.C. Ltd since 2004. A.P.A.C. Ltd is an archaeological consultancy specialising in landscape archaeology and survey work. Dr Phillips interests lie locally with the medieval period and industrial period although he has been involved in international Palaeolithic projects both in the UK as well as Europe and Africa. Scibd currently carries a range of archaeological projects completed by APAC Ltd (search APAC. Ltd or Dr N Phillips).

APAC. Ltd has current Public Liability (924765101 CHC) and Professional Indemnity (RKK865819/1126) Insurance with Towergate

### **Resources:**

- Project Director: Dr Neil Phillips. (Director; preparation of report text,
- Specialist Consultant Archaeologist: Steve Clarke
- Archaeologist (Finds Specialist): Steve Clarke, A. O. Phillips.
- Industrial (Dr T. Young)
- Fauna (F. Taylor)
- Sub-Contractor: (TBA)  
(Excavation)

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A.P.A.C. Ltd hereby gives permission for the monitoring authority to use any documentation directly relating to the project as described in this Project Design.

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Re: Demolition Of Dilapidated Timber Framed Pavilion And BlockWork Stores.  
Replacement Extensions To Form Kitchen Storage And Cellar. External Re-Modelling  
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- Monmouthshire County  
Council      Pl.App.N0.: DC/2016/01428  
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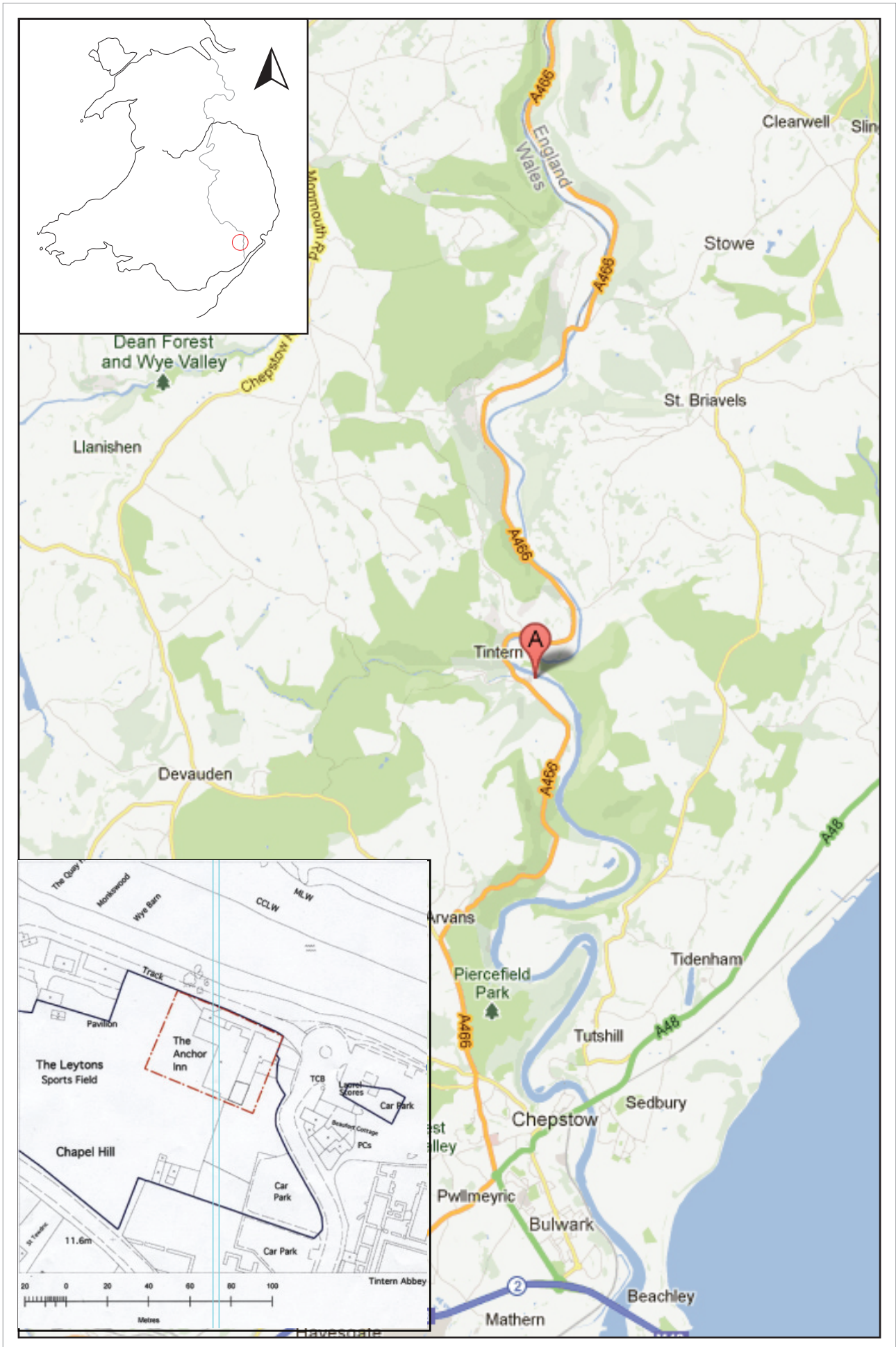


Fig 01: Location

