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# **Bodidris Hall, New Garage Development, Llandegla, Denbighshire, LL11 3AL.**

**January 2020  
V 1.0**



**aeon archaeology**



Archaeological Watching Brief  
Project Code: A0221.1  
Report no. 0230

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# **Bodidris Hall, New Garage Development, Llandegla, Denbighshire, LL11 3AL.**

## **January 2020**

Report no. 0230 v1.0

Archaeological Watching Brief

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Project Code: A0221.1

Date: 15/01/2020

Client: Charcott Developments

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# **Bodidris Hall, New Garage Development, Llandegla, Denbighshire, LL11 3AL.**

## **January 2020**

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## 1.0 NON-TECHNICAL SUMMARY

*Comisiynwyd Aeon Archaeology gan Charcott Developments, i gynnal brîff gwylio archaeolegol yn ystod gwaith sylfeini sy'n gysylltiedig â datblygu garej ar wahân newydd a leolir i'r Gogledd-ddwyrain o Neuadd Bodidris, Llandegla, Sir Ddinbych, LL11 3AL.*

*Roedd y brîff gwylio ar ffurf cloddio 7 o ffosydd o fewn y maes parcio mawr i'r gorllewin o Neuadd Bodidris i ddarparu ar gyfer adeilad newydd y garej. Yn ystod y gwaith cloddio hwn, ni chanfuwyd unrhyw arteffactau archaeolegol na strwythurau iswyneb, er bod rhywfaint o dystiolaeth i osod wyneb newydd ar ardal maes parcio yn rhan ddeheuol y ffosydd. Yn ogystal, symudwyd wal fechan o fewn ardal Gogledd orllewinol adeilad y garej yn rhannol – arolygwyd hyn fel rhan o'r brîff gwylio ac unwaith eto, canfuwyd nad oedd arteffactau archaeolegol na strwythurau iswyneb yn bodoli yn yr ardal honno.*

Aeon Archaeology was commissioned by Charcott Developments, to carry out an archaeological watching brief during groundworks associated with the development of a new detached garage building located to the northeast of Bodidris Hall, Llandegla,,Denbighshire, LL11 3AL.

The watching brief concerned the excavation of 7 trenches within the large car parking area to the immediate east of Bodidris Hall in order to accommodate the foundations of a new detached garage. During these excavations no archaeological finds or below surface remains were encountered, although some evidence for the resurfacing of the car park area was apparent in section visible in the southern portion of the trenches. Furthermore, a small revetment wall within the north western footprint of the garage building was partially removed – this exercise was inspected under watching brief conditions and once more no archaeological finds or sub-surface remains were found to exist in that area.

## 2.0 INTRODUCTION

Aeon Archaeology was commissioned by Charcott Developments, hereafter the Client, to carry out an archaeological watching brief during the groundworks associated with the development of a new detached garage building located to the northeast of Bodidris Hall, Llandegla, Denbighshire LL11 3AL (centred on **NGR SJ 20483 53701**) (figures 01-03).

Full planning permission for the project was granted by Denbighshire Council in February 2015 (**ref:17/2014/1114/PF**) for the change of use of Bodidris Hall Hotel to private dwelling incorporating alterations and partial demolition, together with associated works. Aeon Archaeology was commissioned in April 2016 to undertake an archaeological watching brief during the excavation of drainage trenches on the western side of the Hall, as well as during the reduction of the floor level within the lobby, which revealed two red-brick hearths and a cobbled surface. These were reported on in Aeon Archaeology report **A0057.1** report **0081**.

An amendment to the planning permission was granted by Denbighshire Council in July 2019 (**ref: 17/2019/0438/PF**) with the following condition concerning archaeology being applied to consent:

### Condition 3.

*No development shall take place within the application area until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation, which has been submitted by the applicant and approved in writing by the archaeological curator for the Local Planning Authority. The archaeological programme of work will be undertaken and completed in accordance with the standards and guidance laid down by the Institute for Archaeologists and English Heritage MoRPHE (2006). On completion appropriate reports and an archive assessment will be submitted for approval to the Local Planning Authority and the Development Control Archaeologist, Clwyd-Powys Archaeological Trust, 41 Broad Street, Welshpool, Powys, SY21 7RR. tel: 01938 553670.*

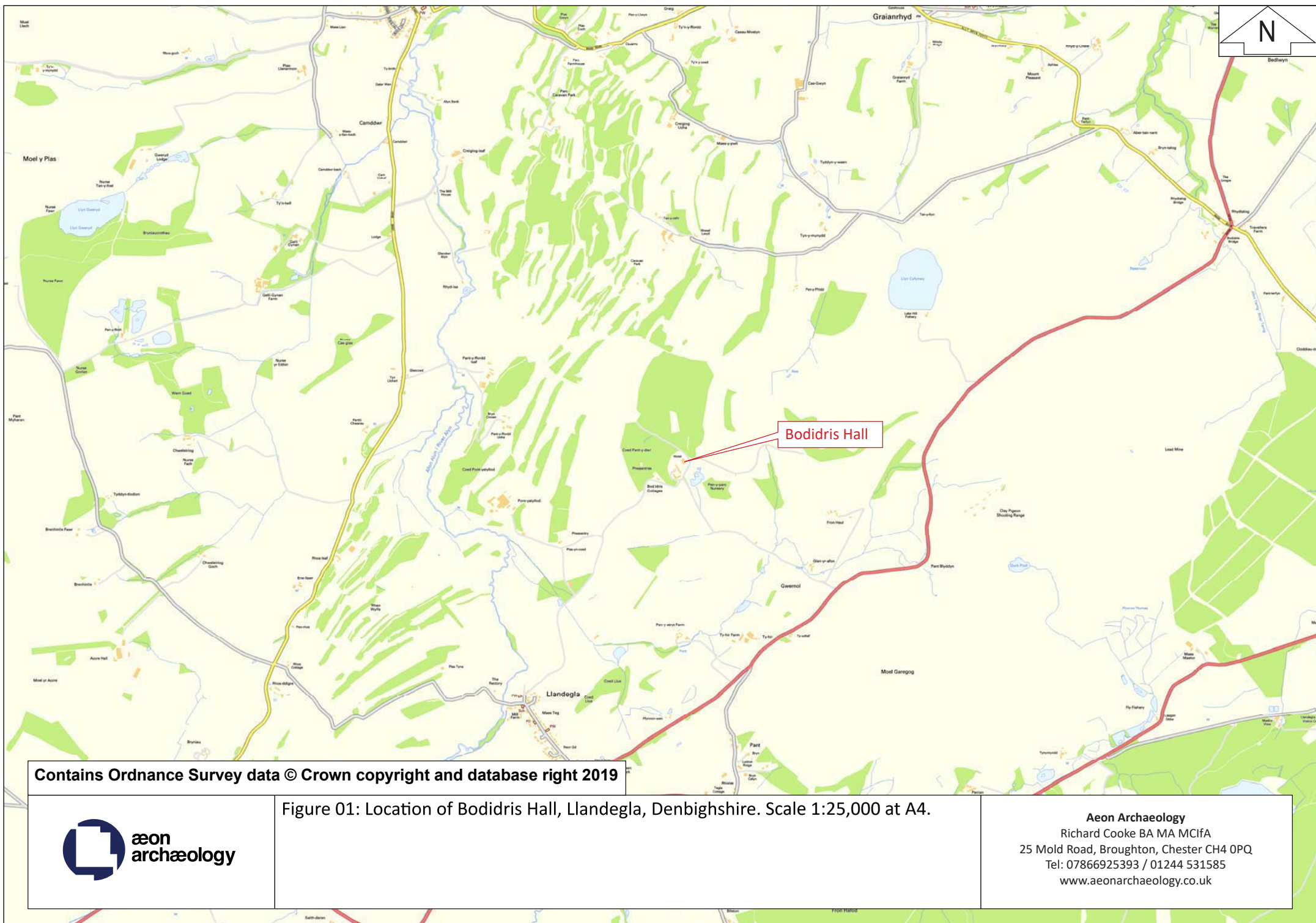
### *Reason:*

*In the interests of archaeological investigation and recording.*

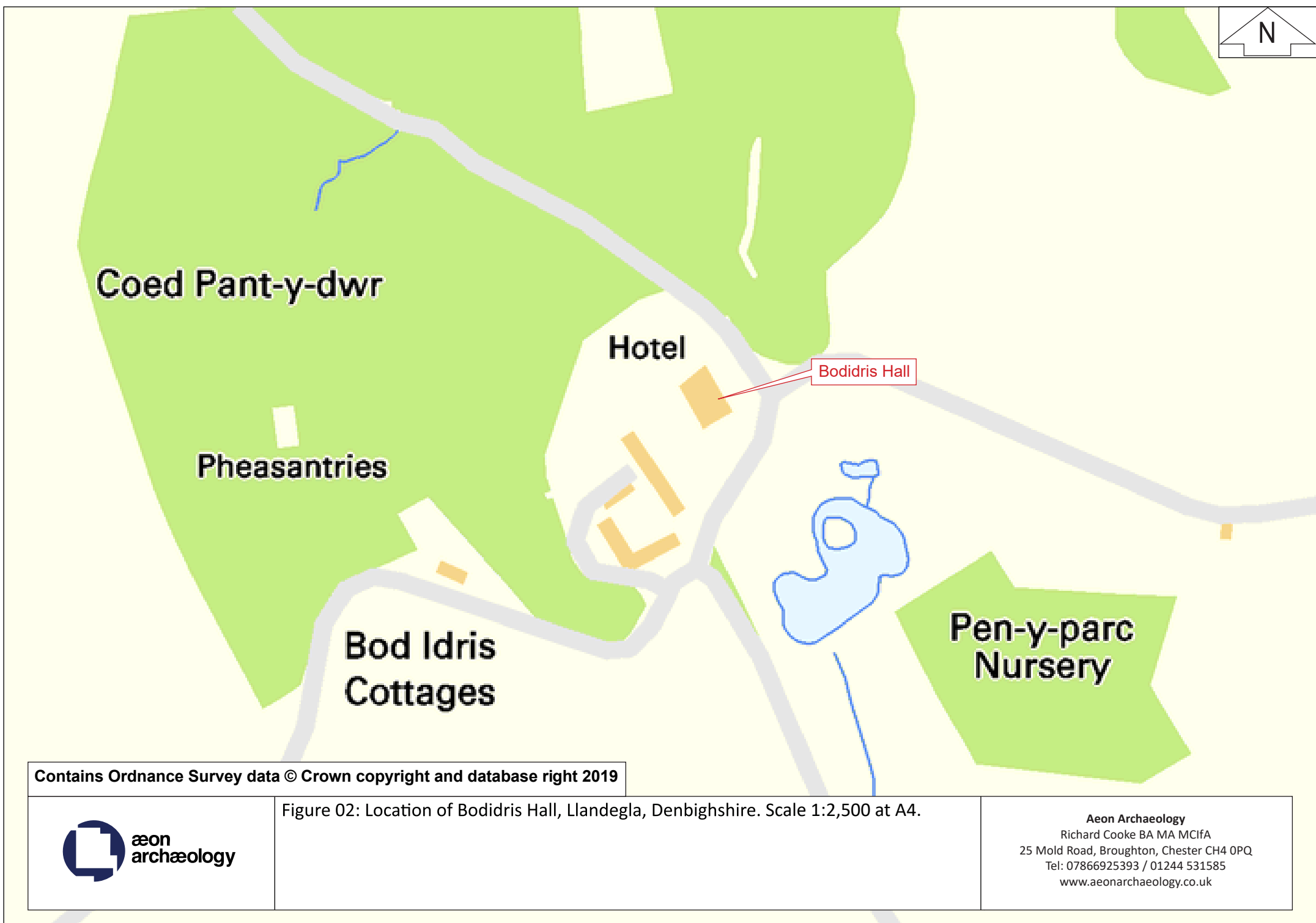
A written scheme of investigation (WSI) was produced by Aeon Archaeology in August 2019 which outlined the aims, objectives and methodology of the proposed works in order to meet the spirit and intent of condition 3 of planning application **17/2019/0438/PF**.

The work will adhere to the guidelines specified in Standard and Guidance for Archaeological Watching Brief (Chartered Institute for Archaeologists, 2014).









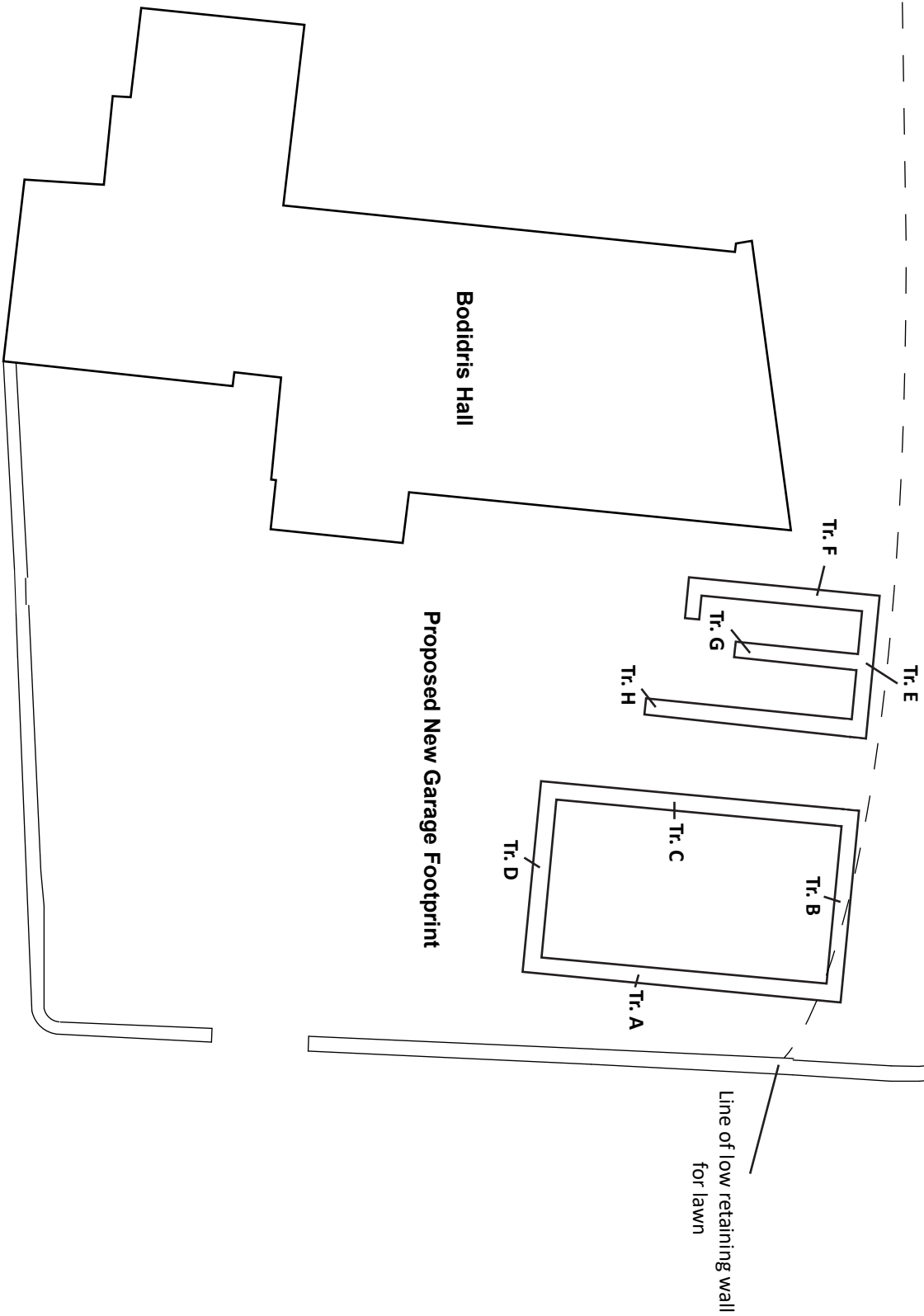


Figure 03: Plan of new garage at Bodidris Hall, Llandegla, Denbighshire.  
(also shown are trench locations A-H) Scale 1:250 at A4.



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### 3.0 PROJECT AIMS

The aim of the watching brief works was to characterise the known, or potential, archaeological remains uncovered during groundworks associated with the development of a new detached garage building located to the northeast of Bodidris Hall, Llandegla, Denbighshire LL11 3AL. The broad aims of the archaeological watching brief were to:

- To allow, within the resources available, the opportunity to gain information about and record the presence/absence, nature and date of archaeological remains on the Site affected by excavations and groundworks, the presence and nature of which could not be established with sufficient confidence in advance of works which may disturb them.
- To provide the facility to signal to the relevant authorities, before irreversible impact to remains that an archaeological and/or historic find has been made for which the resources allocated to the watching brief itself are inadequate to support their treatment to an adequate and satisfactory standard.

The detailed objectives of the archaeological watching brief were to:

- To observe and recover any artefacts of archaeological significance.
- To record the location, dimensions and nature of any deposits, features, structures or artefacts of archaeological significance.
- To recover samples of any deposits considered to have potential for analysis for palaeoenvironmental data should the opportunity arise.

The management of this project has followed the procedures laid out in the standard professional guidance *Management of Research Projects in the Historic Environment Project Manager's Guide* (English Heritage 2006; rev 2015), and in the Chartered Institute for Archaeologists *Archaeological Watching Brief* (Chartered Institute for Archaeologists, 2014). Five stages are specified:

Phase 1: project planning

Phase 2: fieldwork

Phase 3: assessment of potential for analysis and revised project design

Phase 4: analysis and report preparation

Phase 5: dissemination

The current document reports on the phase 4 analysis and states the means to be used to disseminate the results. In this instance it was not necessary to prepare a revised project design as alluded to in Phase 3; as there was a paucity of evidence recovered in Phase 2 in terms of archaeological features and therefore did not warrant any alteration to the initial project design.

The site is to be set in its landscape context so that its full character and importance can be understood. All the information is to be presented in a report that will be held by the Clwyd-Powys Archaeological Trust (CPAT) Historic Environment Record (HER) and the National Monument Record of the Royal Commission on the Ancient and Historic Monuments of Wales (RCAHMW) for long term archiving

so that it can be accessible to the public and future researchers. This phase of work also includes archiving the material and documentary records from the project.

## **4.0 METHODOLOGY – ARCHAEOLOGICAL WATCHING BRIEF**

### **4.1 Watching Brief**

The CIfA maintains a standard for archaeological watching brief which states that:

*An archaeological watching brief will record the archaeological resource during development within a specified area using appropriate methods and practices. These will satisfy the stated aims of the project, and comply with the Code of conduct and other relevant by-laws of CIfA.*

An archaeological watching brief is defined by the CIfA as a formal programme of observation and investigation conducted during any operation carried out for non-archaeological reasons (CIfA 2014a). The watching brief will take place within a specified area within the Site where there is a possibility that archaeological deposits may be disturbed or destroyed.

The CIfA further identifies the purpose of a watching brief as allowing, within the resources available, the preservation by record of archaeological deposits, the presence and nature of which could not be established in advance of development or other potentially disruptive works.

It is also important to note that a watching brief provides an opportunity, if needed, for a signal to be made to all interested parties, before the destruction of the archaeological materials, that an archaeological find has been made for which the resources allocated to the watching brief itself are not sufficient to support treatment to a satisfactory and proper standard.

A watching brief is, therefore, not intended to reduce the requirement for excavation or preservation of known or inferred deposits, and it is intended to guide, not replace, any requirement for contingent excavation or preservation of possible deposits.

All excavations were undertaken using a mechanical excavator fitted with a toothless ditching bucket. A photographic record was maintained throughout, using a digital SLR camera (Canon 6000D) set to maximum resolution and any subsurface remains were to be recorded photographically, with detailed notations and measured drawings being undertaken if required.

In the event of archaeological discovery features were to be excavated by hand and fully recorded using Aeon Archaeology pro-formas, digital photographs, and plan and section drawings taken at a suitable scale (usually 1:20 for plan drawings and 1:10 for section drawings).

The archive produced is held at Aeon Archaeology under the project code **A0221.1**.

### **4.2 Data Collection from Site Records**

A database of the site photographs was produced to enable active long-term curation of the photographs and easy searching. The site records were checked and cross-referenced and photographs were cross-referenced to contexts. These records were used to write the site narrative and the field drawings and survey data were used to produce an outline plan of the site.

All paper field records were scanned to provide a backup digital copy. The photographs were organised and precisely cross-referenced to the digital photographic record so that the Clwyd-Powys Archaeological Trust (CPAT) Historic Environment Record (HER) can curate them in their active digital storage facility.

### **4.3 Artefact Methodology**

All artefacts were to be collected and processed including those found within spoil tips. They would be bagged and labelled as well any preliminary identification taking place on site. After processing, all artefacts would be cleaned and examined in-house at Aeon Archaeology. If required artefacts would be sent to a relevant specialist for conservation and analysis.

The recovery policy for archaeological finds was kept under review throughout the archaeological watching brief. Any changes in recovery priorities would be made under guidance from an appropriate specialist and agreed with the Client and the Clwyd-Powys Archaeological Trust (CPAT) Development Control Archaeologist. There was a presumption against the disposal of archaeological finds regardless of their apparent age or condition.

### **4.4 Environmental Samples Methodology**

The sampling strategy and requirement for bulk soil samples was related to the perceived character, interpretational importance and chronological significance of the strata under investigation. This ensured that only significant features would be sampled. The aim of the sampling strategy was to recover carbonised macroscopic plant remains, small artefacts particularly knapping debris and evidence for metalworking.

Advice and guidance regarding environmental samples and their suitability for radiocarbon dating, as well as the analysis of macrofossils (charcoal and wood), pollen, animal bones and molluscs would be obtained from Oxford Archaeology if required.

### **4.5 Report and dissemination**

A full archive including plans, photographs, written material and any other material resulting from the project was prepared. All plans, photographs and descriptions were labelled, and cross-referenced, and will be lodged within a suitable repository to be agreed with the archaeological curator within six months of the completion of the project.

A draft copy of the report has been sent to the client and upon written approval from them paper and digital copies of the report will be sent to the regional HER, the CPAT Development Control Archaeologist, and will be logged with the RCAHMW. Copies of all notes, plans, and photographs arising from the watching brief will be stored at Aeon Archaeology under the project code **A0221.1** with the originals being lodged in a suitable repository to be agreed with the archaeological curator.



## 5.0 ARCHAEOLOGICAL BACKGROUND

Bodidris Hall is a Late Elizabethan mansion house, essentially of the later 16th Century, though perhaps incorporating part of an earlier structure, updated in the mid-17th Century. The Lloyds of Bodidris, an important gentry family, rose to prominence under the Tudors. The main buildings, a later 16th Century tower-like block and an earlier 17th Century domestic range, stand at right angles to each other around a courtyard which was once bounded on its northern side by a late 16th Century wing, demolished in 1958.

It has been suggested that the tower block at Bodidris is a derivative type of tower-house, similar to the solar tower at Gwydir Castle, and that the tower, being too small to form an independent living unit, must have been attached to another block, possibly where the 17th Century house now stands. However, several features in the tower - including a rare heraldic fireplace in upper chamber, the roof truss - suggest a later 16th Century rather than a medieval date, making a tower-house derivation seem less likely, particularly as no evidence of its defensive or semi-fortified character has survived. Bodidris may simply be a later 16th Century three-storey-and-attic block attached to an adjoining domestic range, comparable say with the arrangement at Allt-y-bella in Monmouthshire where a similar tower dated 1599 is attached to an older two-storey range.

Close to the main house at Bodidris are outbuildings to the southwest including the old stable block and Bodidris Cottage. Originally this formed an impressive hall-house, dated 1581: a building of considerable architectural stature, built at about the same time as Bodidris itself, possibly by Evan Lloyd who became Sheriff of Denbigh in 1583. Although in close proximity, the two houses presumably functioned independently, with separate gentry households in each, an example of the 'unit system' identified in Welsh vernacular architecture. Perhaps different generations of the Lloyd family lived apart in separate buildings. Possibly the main house was built as guest accommodation for the Earl of Leicester, who fought with Evan Lloyd in Ireland and knighted him in 1586. Leicester is said to have used Bodidris between 1563-1578 as a hunting lodge and his heraldic badge - the bear and ragged staff - appears on the southern gable.

During the 19th Century the ownership of the Bodidris estate passed to the Williams family of Bodelwyddan Castle. Sir Hugh Williams gave money to build a new school at Llandegla and his sister - Margaret, Lady Willoughby de Broke - paid for the rebuilding of Llandegla church.

Bodidris Hall is Listed at Grade II\* as a highly important Tudor mansion, of distinctive and unusual plan, incorporating a tower block and main range. The house retains its early character in surviving or well-restored detail and ranks as one of the major early gentry houses of North Wales.

## **6.0 QUANTIFICATION OF RESULTS**

### **6.1 The Documentary Archive**

The following documentary records were created during the archaeological watching brief:

Watching brief day sheets	2
Context Sheets	5
Digital photographs	42

### **6.2 Environmental Samples**

No environmental samples were taken as part of the watching brief as no suitable archaeological deposits were encountered.

### **6.3 Artefacts**

No archaeological artefacts were collected during the watching brief.

## **7.0 RESULTS OF THE ARCHAEOLOGICAL WATCHING BRIEF**

### **7.1 Overview**

The archaeological watching brief was maintained by Josh Dean BA, archaeological contractor for Aeon Archaeology. The site was attended on the 24<sup>th</sup> September 2019 and the weather conditions were overcast with occasional rain showers.

The watching brief concerned the excavation of 7 trenches within the large car parking area to the immediate west of Bodidris Hall in order to accommodate the foundations of the new detached garage. Some evidence for the resurfacing of the car park area was apparent in section and visible in the southern portion of the trenches. Furthermore, a small garden revetment wall within the north western footprint of the garage building was partially removed (near the heating oil tank for the house).

#### **The Small Revetment Wall**

The removal of 5.55m of a low stone wall revetting the gentle slope of the open lawn to the north, revealed a basic stratigraphic sequence. The rubble stone wall was comprised of large sub-angular cobbles and small sub-angular boulders bonded by a hard cement, furthermore the wall was orientated east to west and measured 0.48m in width and was 0.62m in height. The wall had been retaining 0.11m of a soft dark black-brown clay-silt topsoil (103) which lay upon 0.35m of a hard, medium grey-brown clay-silt redeposited stony clay material (102) with abundant small-medium sub-angular cobble inclusions (45%). This lay above >0.15m of a very firm a medium grey-brown clay natural (101). No archaeological finds, surviving structural remains or cut features were found during the removal of the wall. The presence of the stony clay-silt (102) suggests either that a subsoil had built up through the accumulation of soils through previous landscaping activity or this material had been imported and therefore represented a 'made-ground'. This deposit had no associated finds or archaeological features that could offer a relative date.

#### **The Garage Foundation Trenches (A-H)**

Trenches A, C, F, G & H were orientated north to south and trenches B, D & E were orientated east to west. The trenches A, B, C & D formed the garage and workshop footprint whereas E, F, G, & H formed a smaller garage to the west of the main garage (see figure 03). Trenches A, C & H were 23.80m long by 0.60m wide; B & D were 13.50m long by 0.60m wide; F & G were 14.20m long by 0.60m wide and trench E was 7.00m long by 0.60m wide.

The excavation of the seven trenches A-H took place following the removal of the stone rubble wall and were excavated to a maximum depth of 2.15m. To the northern end the trenches cut through 0.05m of loose, grey gravel (104) which had abundant sub-rounded small pebble inclusions within a silt matrix, directly onto a > 2.15m deep deposit of very firm medium grey-brown clay natural (101).

To the southern end the trenches cut through the same 0.05m of loose, grey silty gravel surface (104) which had abundant sub-rounded small pebble inclusions. This lay above 0.20m deep dark grey-brown silt-clay buried surface (105) with abundant sub-rounded small pebble inclusions. Below this was >1.95m deep deposit of very firm medium grey-brown clay natural (101).

The entire area of the footprint can be characterised as having previously been stripped onto the clay natural (105) before an initial stony clay-silt (105) was laid down to the south before the area was



**Plate 01:** Pre excavation shot of plot Garage at Bodidris Hall, Llandegla, Denbighshire, LL11 3AL - from the east - scale 1m.





**Plate 02:** Pre excavation shot of plot Garage at Bodidris Hall, Llandegla, Denbighshire, LL11 3AL - from the south - scale 1m.





**Plate 03:** Low wall removal at Bodidris Hall, Llandegla, Denbighshire, LL11 3AL - from the northwest - no scale.





**Plate 04:** North of the wall at Bodidris Hall, Llandegla, Denbighshire, LL11 3AL - from the south - scale 1m.



**Plate 05:** Trench A in Plan at Bodidris Hall, Llandegla, Denbighshire, LL11 3AL - from the south - scale 1m.





**Plate 07:** Trench B in Plan at Bodidris Hall, Llandegla, Denbighshire, LL11 3AL - from the west - scale 1m.



**Plate 08:** Trench B in Section at Bodidris Hall, Llandegla, Denbighshire, LL11 3AL - from the south - scale 1m.





**Plate 09:** Trench C in Plan at Bodidris Hall, Llandegla, Denbighshire, LL11 3AL - from the north - scale 1m.



**Plate 10:** Trench C in Section at Bodidris Hall, Llandegla, Denbighshire, LL11 3AL - from the east - scale 1m.





**Plate 11:** Trench D in Plan at Bodidris Hall, Llandegla, Denbighshire, LL11 3AL - from the west - scale 1m.



**Plate 12:** Trench D in Section at Bodidris Hall, Llandegla, Denbighshire, LL11 3AL - from the west - scale 1m.





**Plate 13:** Trench E in Plan at Bodidris Hall, Llandegla, Denbighshire, LL11 3AL - from the west - scale 1m.





**Plate 14:** Trench E in Section at Bodidris Hall, Llandegla, Denbighshire, LL11 3AL - from the south - scale 1m.





**Plate 15:** Trench F in Plan at Bodidris Hall, Llandegla, Denbighshire, LL11 3AL - from the north - scale 1m.





**Plate 16:** Trench F in Section at Bodidris Hall, Llandegla, Denbighshire, LL11 3AL - from the east - scale 1m.





**Plate 17:** Trench G in Plan at Bodidris Hall, Llandegla, Denbighshire, LL11 3AL - from the north - scale 1m.





**Plate 18:** Trench G in Section at Bodidris Hall, Llandegla, Denbighshire, LL11 3AL - from the east - scale 1m.





**Plate 19:** Trench H in Plan at Bodidris Hall, Llandegla, Denbighshire, LL11 3AL - from the north - scale 1m.





**Plate 20:** Trench H in Section at Bodidris Hall, Llandegla, Denbighshire, LL11 3AL - from the east - scale 1m.

covered by a thin layer of grey silt-gravel (104). Subsequently a number of modern service trenches including drainage, water, power and an oil feed were uncovered running across the area. No archaeological finds, surviving structural remains, cut features or deposits were found during the excavation of the trenches.

## **8.0 CONCLUSION AND RECOMMENDATIONS**

Aeon Archaeology carried out an archaeological watching brief during groundworks associated with the development of a new detached garage building located to the northeast of Bodidris Hall, Llandegla, Denbighshire, LL11 3AL.

The watching brief concerned the excavation of 7 trenches within the large car parking area to the immediate east of Bodidris Hall in order to accommodate the foundations of a new detached garage. During these excavations no archaeological finds or sub-surface remains were encountered, although some evidence for the resurfacing of that car park area was apparent in section, particularly visible in the southern portion of the trenches. Furthermore, a small revetment wall within the north western footprint of the garage building was partially removed – this exercise was inspected under watching brief conditions and once more no archaeological finds or sub-surface remains were found to exist in that area.

The archaeological watching brief can be seen as having addressed the archaeological condition in that no archaeological features were present within the footprint of the garage buildings. Considering the results of the archaeological watching brief it is therefore the recommendation of this report that the condition be discharged.

## **9.0 SOURCES**

British Geological Survey website. [www.bgs.ac.uk](http://www.bgs.ac.uk).

British Ordnance survey maps; SJ07NE, SJ07NW, SJ07SE and SJ07SW.

English Heritage, (2006, rev 2015). Management of Research Projects in the Historic Environment (MORPHE).

**APPENDIX I: WRITTEN SCHEME OF INVESTIGATION FOR ARCHAEOLOGICAL  
WATCHING BRIEF**





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**Bodidris Hall,  
New Garage Development,  
Llandegla, Denbighshire, LL11 3AL.**

**Written Scheme of Investigation  
for Archaeological Watching Brief.**

**August 2019 v1.0**



Project Code: A0221.1  
Planning Ref: 17/2019/0438  
Event PRN: 164105

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# **Bodidris Hall, New Garage Development, Llandegla, Denbighshire, LL11 3AL.**

## **August 2019**

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## 1.0 INTRODUCTION

Aeon Archaeology has been commissioned by Charcott Developments, hereafter the Client, to provide a written scheme of investigation (WSI) for carrying out an archaeological watching brief during the groundworks associated with the development of a new detached garage building located to the northeast of Bodidris Hall, Llandegla, Denbighshire LL11 3AL (centred on **NGR SJ 20483 53701**) (figures 01-03).

Full planning permission for the project was granted by Denbighshire Council in February 2015 (**ref: 17/2014/1114/PF**) for the change of use of Bodidris Hall Hotel to private dwelling incorporating alterations and partial demolition, together with associated works. Aeon Archaeology was commissioned in April 2016 to undertake an archaeological watching brief during the excavation of drainage trenches on the western side of the Hall, as well as during the reduction of the floor level within the lobby, which revealed two red-brick hearths and a cobbled surface. These were reported on in Aeon Archaeology report A0057.1 report 0081.

An amendment to the planning permission was granted by Denbighshire Council in July 2019 (**ref: 17/2019/0438/PF**) with the following condition concerning archaeology being applied to consent:

### *Condition 3*

*No development shall take place within the application area until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation, which has been submitted by the applicant and approved in writing by the archaeological curator for the Local Planning Authority. The archaeological programme of work will be undertaken and completed in accordance with the standards and guidance laid down by the Institute for Archaeologists and English Heritage MoRPHE (2006). On completion appropriate reports and an archive assessment will be submitted for approval to the Local Planning Authority and the Development Control Archaeologist, Clwyd-Powys Archaeological Trust, 41 Broad Street, Welshpool, Powys, SY21 7RR. tel: 01938 553670 (Condition 2).*

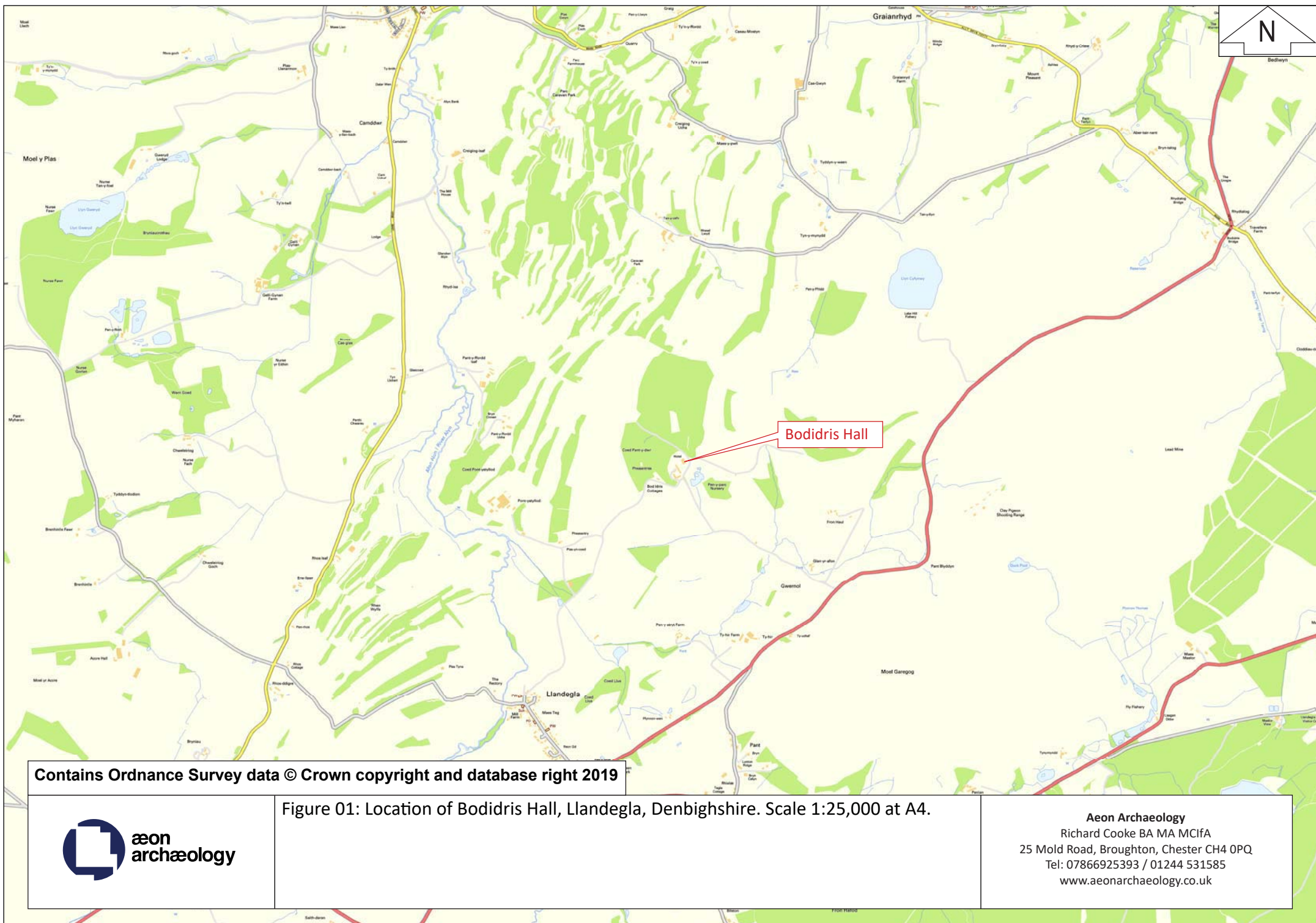
### *Reason:*

*In the interests of archaeological investigation and recording.*

This written scheme of investigation (WSI) details the aims and objectives of the project and the methods by which they will be met in order to meet the spirit and intent of condition 3 of planning application 17/2019/0438/PF.

The work will adhere to the guidelines specified in Standard and Guidance for Archaeological Watching Brief (Chartered Institute for Archaeologists, 2014).







Coed Pant-y-dwr

Hotel

Bodidris Hall

Pheasantries

Bod Idris  
Cottages

Pen-y-parc  
Nursery

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Figure 02: Location of Bodidris Hall, Llandegla, Denbighshire. Scale 1:2,500 at A4.

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## 2.0 POLICY CONTEXT

At an international level there are two principal agreements concerning the protection of the cultural heritage and archaeological resource – the UNESCO Convention Concerning the Protection of World Cultural and Natural Heritage and the European Convention on the Protection of the Archaeological Heritage, commonly known as the Valetta Convention. The latter was agreed by the Member States of the Council of Europe in 1992, and also became law in 1992. It has been ratified by the UK, and responsibility for its implementation rests with Department for Culture Media and Sport.

The management and protection of the historic environment in Wales is set out within the following legislation:

- The Planning (Listed Buildings and Conservation Areas) Act 1990 (As amended)
- The Historic Environment (Wales) Act 2016
- The Town and Country Planning Act 1990
- The Ancient Monuments and Archaeological Areas Act 1979
- The Town and Country Planning (General Permitted Development Order) 1995 (As amended)

The Historic Environment (Wales) Act is the most recent legislation for the management of the Historic Environment and amends two pieces of UK legislation — the Ancient Monuments and Archaeological Areas Act 1979 and the Planning (Listed Buildings and Conservation Areas) Act 1990. The new Act has three main aims:

- to give more effective protection to listed buildings and scheduled monuments;
- to improve the sustainable management of the historic environment; and
- to introduce greater transparency and accountability into decisions taken on the historic environment.

With respect to the cultural heritage of the built environment the Planning (Conservation Areas and Listed Buildings) Act 1990 applies. The Act sets out the legislative framework within which works and development affecting listed buildings and conservation areas must be considered. This states that:-

“In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses” (s66(1))

Other known sites of cultural heritage/archaeological significance can be entered onto county-based Historic Environment Records under the Town and Country Planning 1995.

Planning Policy Wales sets out the land use planning policies of the Welsh Government. Chapter 6 covers the historic environment and emphasises that the positive management of change in the historic environment is based on a full understanding of the nature and significance of historic assets and the recognition of the benefits that they can deliver in a vibrant culture and economy.

Various principles and policies related to cultural heritage and archaeology are set out in the Planning Policy Wales which guide local planning authorities with respect to the wider historic environment.

The following paragraphs from Planning Policy Wales are particularly relevant and are quoted in full:

Paragraph 6.1.5 concerns planning applications:

*The planning system must take into account the Welsh Government's objectives to protect, conserve, promote and enhance the historic environment as a resource for the general well-being of present and future generations. The historic environment is a finite, non-renewable and shared resource and a vital and integral part of the historical and cultural identity of Wales. It contributes to economic vitality and culture, civic pride, local distinctiveness and the quality of Welsh life. The historic environment can only be maintained as a resource for future generations if the individual historic assets are protected and conserved. Cadw's published Conservation Principles highlights the need to base decisions on an understanding of the impact a proposal may have on the significance of an historic asset.*

Planning Policy Wales is supplemented by a series of Technical Advice Notes (TAN). Technical Advice Note 24: The Historic Environment contains detailed guidance on how the planning system considers the historic environment during development plan, preparation and decision making on planning and listed building consent applications. TAN 24 replaces the following Welsh Office Circulars:

- 60/96 Planning and the Historic Environment: Archaeology
- 61/96 Planning and the Historic Environment: Historic Buildings and Conservation Areas
- 1/98 Planning and the Historic Environment: Directions by the Secretary of State for Wales

### 3.0 ARCHEOLOGICAL BACKGROUND

Bodidris Hall is a Late Elizabethan mansion house, essentially of the later 16th Century, though perhaps incorporating part of an earlier structure, updated in the mid-17th Century. The Lloyds of Bodidris, an important gentry family, rose to prominence under the Tudors. The main buildings, a later 16th Century tower-like block and an earlier 17th Century domestic range, stand at right angles to each other around a courtyard which was once bounded on its northern side by a late 16th Century wing, demolished in 1958.

It has been suggested that the tower block at Bodidris is a derivative type of tower-house, similar to the solar tower at Gwydir Castle, and that the tower, being too small to form an independent living unit, must have been attached to another block, possibly where the 17th Century house now stands. However, several features in the tower - including a rare heraldic fireplace in upper chamber, the roof truss - suggest a later 16th Century rather than a medieval date, making a tower-house derivation seem less likely, particularly as no evidence of its defensive or semi-fortified character has survived. Bodidris may simply be a later 16th Century three-storey-and-attic block attached to an adjoining domestic range, comparable say with the arrangement at Allt-y-bella in Monmouthshire where a similar tower dated 1599 is attached to an older two-storey range.

Close to the main house at Bodidris are outbuildings to the southwest including the old stable block and Bodidris Cottage. Originally this formed an impressive hall-house, dated 1581: a building of considerable architectural stature, built at about the same time as Bodidris itself, possibly by Evan Lloyd who became Sherrif of Denbigh in 1583. Although in close proximity, the two houses presumably functioned independently, with separate gentry households in each, an example of the 'unit system' identified in Welsh vernacular architecture. Perhaps different generations of the Lloyd family lived apart in separate buildings. Possibly the main house was built as guest accommodation for the Earl of Leicester, who fought with Evan Lloyd in Ireland and knighted him in 1586. Leicester is said to have used Bodidris between 1563-1578 as a hunting lodge and his heraldic badge - the bear and ragged staff - appears on the southern gable.

During the 19th Century the ownership of the Bodidris estate passed to the Williams family of Bodelwyddan Castle. Sir Hugh Williams gave money to build a new school at Llandegla and his sister - Margaret, Lady Willoughby de Broke - paid for the rebuilding of Llandegla church.

Bodidris Hall is Listed at Grade II\* as a highly important Tudor mansion, of distinctive and unusual plan, incorporating a tower block and main range. The house retains its early character in surviving or well-restored detail and ranks as one of the major early gentry houses of North Wales.



#### 4.0 WATCHING BRIEF - ARCHAEOLOGICAL AIMS

The archaeological watching brief shall be maintained:

1. During groundworks and service trenches associated with the construction of the new detached garage building.

The CIfA maintains a standard for archaeological watching brief which states that:

*An archaeological watching brief will record the archaeological resource during development within a specified area using appropriate methods and practices. These will satisfy the stated aims of the project, and comply with the Code of conduct and other relevant by-laws of CIfA.*

An archaeological watching brief is defined by the CIfA as a formal programme of observation and investigation conducted during any operation carried out for non-archaeological reasons (CIfA 2014). The watching brief will take place within a specified area within the Site where there is a possibility that archaeological deposits may be disturbed or destroyed.

The CIfA further identifies the purpose of a watching brief as allowing, within the resources available, the preservation by record of archaeological deposits, the presence and nature of which could not be established in advance of development or other potentially disruptive works.

It is also important to note that a watching brief provides an opportunity, if needed, for a signal to be made to all interested parties, before the destruction of the archaeological materials, that an archaeological find has been made for which the resources allocated to the watching brief itself are not sufficient to support treatment to a satisfactory and proper standard.

A watching brief is, therefore, not intended to reduce the requirement for excavation or preservation of known or inferred deposits, and it is intended to guide, not replace, any requirement for contingent excavation or preservation of possible deposits.

The aims of the watching brief are:

- To allow, within the resources available, the opportunity to gain information about and record the presence/absence, nature and date of archaeological remains on the Site affected by excavations and groundworks, the presence and nature of which could not be established with sufficient confidence in advance of works which may disturb them.
- To provide the facility to signal to the relevant authorities, before irreversible impact to remains that an archaeological and/or historic find has been made for which the resources allocated to the watching brief itself are inadequate to support their treatment to an adequate and satisfactory standard.

The specific objectives of the watching brief are:

- To observe and recover any artefacts of archaeological significance.
- To record the location, dimensions and nature of any deposits, features, structures or artefacts of archaeological significance.
- To recover samples of any deposits considered to have potential for analysis for palaeoenvironmental data should the opportunity arise.

## **5.0 METHODOLOGY**

### **5.1 Archaeological Watching Brief**

The methodology for the watching brief has been prepared with reference to the CIFA's document Standards and Guidance for Archaeological Watching Brief (2014) and will be kept under constant review during the project, in order to see how far it is meeting the terms of the aims and objectives, and in order to adopt any new questions which may arise.

Curatorial monitoring of the archaeological work on behalf of the Council will be carried out by the Clwyd-Powys Archaeological Trust (CPAT) Development Control Archaeologist. To facilitate the curatorial monitoring, the officer shall be provided with a minimum of two weeks' notice of the start of the archaeological work.

A suitably qualified and experienced archaeologist(s) from Aeon Archaeology will be commissioned for the maintenance of the watching brief. On arrival on site, the archaeologist(s) will report to the site manager and conform to the arrangements for notification of entering and leaving site. The archaeologist(s) will keep a record of the date, time and duration of all attendances at site, the names and numbers of archaeologists deployed and any actions taken. The archaeologist will be provided with a Health & Safety Induction by the construction contractor and wear a safety helmet, safety footwear and high visibility jacket/vest at all times.

If deposits and or artefacts are exposed during excavations for the development which require recording and recovery, it may be necessary to delay works whilst the proper investigation and recording takes place. Watching brief recording can often be undertaken without delay to groundworks, depending upon the specific circumstances and flexibility of all the staff on site.

Within the constraints of the terms of the watching brief work, the archaeologist will not cause unreasonable disruption to the maintenance of the work schedules of other contractors on site. In the event of archaeological discoveries the treatment of which (either arising from the volume/quantity of material and/or the complexity/importance of the material) is beyond the resources deployed the Client will be notified and a site meeting/telephone consultation arranged with the CPAT Development Control Archaeologist. The aim of the meeting will be to confirm that an archaeological find has been made for which the resources allocated to the watching brief itself are not sufficient to support treatment to a satisfactory and proper standard and identify measures which would be sufficient to support treatment to a satisfactory and proper standard prior to destruction of the material in question.

Any archaeological deposits, features and structures identified which can be investigated and recorded under the terms of the watching brief will be excavated manually in a controlled and stratigraphic manner sufficient to address the aims and objectives of the project – subject to the limitations on site access.

It may not be necessary to excavate the complete stratigraphic sequence to geologically lain deposits but the inter-relationships between archaeological deposits, features and structures will be investigated sufficient to address the aims and objectives of the project and the complete stratigraphic sequence to geologically lain deposits will be investigated where practicable.

The method of recording will follow the normal principles of stratigraphic excavation and the stratigraphy will be recorded in written descriptions even where no archaeological deposits have been identified. The archaeologist will record archaeological deposits using proformae recording forms and locate them on a large-scale site plan related to the Ordnance Survey National Grid and Datum references.

The groundworks excavations shall be undertaken using a mechanical excavator fitted with a toothless ditching bucket.

The drawn record will comprise plans at scale 1:20 and sections at scale 1:10; propriety electronic hardware and software to prepare site drawings may be used as appropriate.

The photographic record will be maintained throughout using a digital SLR camera (Canon 600D) set to maximum resolution (72 dpi) and all archaeological features will be recorded photographically with photographs taken in RAW format and later converted to TIFF format for long-term storage and JPEG format for presentation and inclusion in the archive. The standards for the digital archive will adhere to those set out in '*Guidelines for Digital Archaeological Archives*' (RCAHMMW, 2015).

The archive produced will be held at Aeon Archaeology under the project code **A0221.1**.

## **5.2 Watching brief report**

### **5.2.1 Post-excavation Assessment**

A report on the results of the watching brief, in accordance with the recommendations in *Management of Research Projects in the Historic Environment Project Manager's Guide* (English Heritage 2006; 2015), and in the Chartered Institute for Archaeologists *Standard and Guidance for an archaeological watching brief* (2014) will be required to be produced upon conclusion of the archaeological fieldwork. The report will be completed within a maximum of two months of completion of work on site and may include examination and quantification leading to the identification of function, form, date, method of manufacture, material/fabric type, source, parallels, attributes and condition of artefacts; of the exploitation of wild or domesticated resources; the reconstruction of environments; and the nature of human populations.

Full analysis of the results of the project, including: dating and interpretation of excavated features; pottery and other finds analysis; analysis of industrial residues by an appropriate specialist or specialists; analysis of samples for environmental data (including pollen, plant macrofossils and beetles) by an appropriate specialist or specialists; radiocarbon dating; discussion of the results in their local, regional and national context, including relating the excavated features and palaeoenvironmental data to evidence from nearby sites, and discussion of the results in their local, regional and national context may be required.

The scope of post-excavation assessment will subject to a specification for approval by the CPAT Development Control Archaeologist, upon the conclusion of the fieldwork project and preliminary report.



### 5.2.2 Post-excavation Report

Following completion of the stages outlined above, a report will be produced that will include:

- 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 site.
- A statement of the project aims.
- An account of the project methodology undertaken, with an assessment of the same to include a statement on preservation bias and the means of data collection and sampling strategies.
- A factual summary of the history, development and use of the site.
- A statement setting out the nature, quantity and condition of the material archive (artefacts and ecofacts) including commentary on any bias observed due to collection and sampling strategies and commentary on long-term storage requirements.
- A statement setting out the nature and quantity of the documentary archive (notes, photographs, drawings, digital data).
- A general site plan indicating the position and size of the areas subject to watching brief and the locations of archaeological deposits identified and recorded during the works.
- Plans and sections at appropriate scales, augmented with appropriate photographs. All plans and sections will be related to the Ordnance Survey datum levels and to the National Grid.
- Other maps, plans, drawings, stratigraphic matrices and photographs as appropriate.
- Summary assessment reports on the artefact, bio-archaeological, dating and other assessments/analyses.
- A discussion of the location, extent, date, nature, condition, quality and significance of any archaeological deposits and finds identified during the project.
- A discussion of any research implications arising from the archaeological work.
- Notes on consultations with conservators and the nominated archive repository related to the immediate and long-term conservation and storage requirements for the data held in the site archive and recommendations of retention/discard of artefacts and ecofacts.
- A bibliography of sources consulted.
- Appendices to the report will include artefact catalogues, reports on assessments/analyses and an index to the project archive and a statement on its location/proposed repository.
- In addition the post-excavation report will summarise and draw together the findings of all of the phases of work.

Illustrations will include plans of the location of the study area and archaeological sites. Historical maps, when appropriate and if copyright permissions allow, will be included. Photographs of relevant sites and of the study area where appropriate will be included.

A draft copy of the report will be sent to the CPAT Development Control Archaeologist and to the client for comment and approval prior to production of the final report.

## **6.0 FURTHER ARCHAEOLOGICAL WORKS DESIGNS (FAWDs)**

The discovery of substantial archaeological remains and/or features during the archaeological works may result in the requirement for an extended programme of archaeological mitigation. This may require the submission of revised quotes to the client as well as a new specification which will be required to be approved by the CPAT Development Control Archaeologist prior to implementation.

## **7.0 ENVIRONMENTAL SAMPLES**

Relevant archaeological deposits will be sampled by taking bulk samples (a minimum of 10.0 litres and maximum of 30.0 litres) for flotation of charred plant remains. Bulk samples will be taken from waterlogged deposits for macroscopic plant remains. Other bulk samples, for example from middens, may be taken for small animal bones and small artefacts.

Bulk environmental samples will also be taken from any fills, deposits or structures which yield archaeological artefacts, charcoal flecks/ fragments, bone, or any other historic remains.

Advice and guidance regarding environmental samples and their suitability for radiocarbon dating, as well as the analysis of macrofossils (charcoal and wood), pollen, animal bones and molluscs will be obtained from Oxford Archaeology.

For guidance purposes the following volume criteria represent the minimum feature sampling requirements:

- 50% of each discrete feature (e.g. pits and postholes)
- 25% of the exposed areas of each linear feature and all terminals/intersections
- 50% of structural features (e.g. beamslots, ring-ditches)
- 50%-100% of domestic/industrial working features (e.g. hearths and ovens)

## **8.0 HUMAN REMAINS**

Any finds of human remains will be left *in-situ*, covered and protected, and both the coroner and the CPAT Development Control Archaeologist informed. If removal is necessary it will take place under appropriate regulations and with due regard for health and safety issues. In order to excavate human remains, a licence is required under Section 25 of the Burials Act 1857 for the removal of any body or remains of any body from any place of burial. This will be applied for should human remains need to be investigated or moved.

## **9.0 ARTEFACTS**

All artefacts and ecofacts will be retrieved for identification and recording and will be treated in accordance with CIfA 2008 Guidelines for the collection, documentation, conservation and research of archaeological materials (Chartered Institute for Archaeologists, 2014).

All artefacts are the property of the landowner but it is recommended that finds are deposited with the rest of the project archive within an appropriate museum. Furthermore, the client agrees to granting access to all artefacts recovered by Aeon Archaeology for analysis, study and publication as necessary. All finds would be treated according to advice provided within *First Aid for Finds* (Rescue 1999). Aeon Archaeology staff will undertake initial identification, but any additional advice would be sought from a wide range of consultants.

The recovery policy for archaeological finds will be kept under review throughout the archaeological works. Any changes in recovery priorities will be under guidance from an appropriate specialist and agreed with the CPAT Development Control Archaeologist. There will be a presumption against the disposal of archaeological finds regardless of their apparent age or condition.

All finds will be collected and processed including those found within spoil tips. Their location and height will be plotted; finds numbers attributed, bagged and labelled as well any preliminary identification taking place on site. Where specialist advice is required provision will be made to do so at the earliest possible convenience.

After processing, artefacts which are suitable will be cleaned and conserved in-house. Artefacts requiring specialist cleaning and conservation will be sent to the relevant specialist. All artefacts will then be sent to a specialist for analysis, the results of which will then be assessed to ascertain the potential of the finds assemblage to meet the research aims of the project. The value of the finds will also be assessed in terms of the wider educational and academic contributions.

Depending upon the material of the remains the following experts will be consulted regarding the conservation of waterlogged material:

- Organic material: Mr Phil Parkes, Cardiff Conservation Services (tel: +44(0)29 2087 5628)
- Non-organic material: Mr Phil Parkes, Cardiff Conservation Services (tel: +44(0)29 2087 5628)

Depending upon the material of the remains the following experts will be consulted regarding the conservation and analysis of artefacts:

- Bone: Nora Bermingham
- Glass: Hilary Cool, Barbican Research Associates.
- Metal artefacts: Phil Parkes, Cardiff Conservation Services, Cardiff.
- Slag, burnt clay, hammerscale: Dr. Tim Young, Geoarch, Cardiff.
- Stone artefacts: George Smith, Gwynedd Archaeological Trust, Bangor.
- Wood artefacts: Jane Foley, Foley Conservation, Builth Wells.
- Leather: Quita Mould, Barbican Research Associates.
- Environmental Material: Dr Mike Allen, Allen Environmental Archaeology.
- Numismatics: Peter Guest, Barbican Research Associates.
- Ceramics: Leigh Dodd

If well preserved materials are found it may be necessary to employ additional staff. Furthermore, it may be necessary to suspend work within a specific region of the site, or across the whole site, while conservation and excavation/recording takes place. Aeon Archaeology accepts no responsibility for any costs incurred from delays as a result of unexpected archaeological finds.

## 10.0 UNEXPECTED DISCOVERIES: TREASURE TROVE

Treasure Trove law has been amended by the Treasure Act 1996. The following are Treasure under the Act:

- *Objects other than coins* any object other than a coin provided that it contains at least 10% gold or silver and is at least 300 years old when found.
- *Coins* all coins from the same find provided they are at least 300 years old when found (if the coins contain less than 10% gold or silver there must be at least 10. Any object or coin is part of the same find as another object or coin, if it is found in the same place as, or had previously been left together with, the other object. Finds may have become scattered since they were originally deposited in the ground. Single coin finds of gold or silver are not classed as treasure under the 1996 Treasure Act.
- *Associated objects* any object whatever it is made of, that is found in the same place as, or that had previously been together with, another object that is treasure.
- *Objects that would have been treasure trove* any object that would previously have been treasure trove, but does not fall within the specific categories given above. These objects have to be made substantially of gold or silver, they have to be buried with the intention of recovery and their owner or his heirs cannot be traced.

The following types of finds are not treasure:

- Objects whose owners can be traced.
- Unworked natural objects, including human and animal remains, even if they are found in association with treasure.
- Objects from the foreshore which are not wreck.

All finds of treasure must be reported to the coroner for the district within fourteen days of discovery or identification of the items. Items declared Treasure Trove become the property of the Crown.

The British Museum will decide whether they or any other museum may wish to acquire the object. If no museum wishes to acquire the object, then the Secretary of State will be able to disclaim it. When this happens, the coroner will notify the occupier and landowner that he intends to return the object to the finder after 28 days unless he receives no objection. If the coroner receives an objection, the find will be retained until the dispute has been settled.

## 11.0 ARCHIVING

A full archive including plans, photographs, written material and any other material resulting from the project will be prepared. All plans, photographs and descriptions will be labelled, and cross-referenced, and lodged with the National Monument Record, RCAHMW within six months of the completion of the project.

A draft copy of the report will be produced within six months of the completion of the fieldwork and sent to the Client and the CPAT Development Control Archaeologist for comment prior to finalisation of the report and dissemination. Bound copies of the report and an archive CD will be sent to the regional HER, the CPAT Development Control Archaeologist and to National Monument Record, of the Royal Commission on the Ancient and Historic Monuments of Wales (RCAHMW) for long term



archiving. Furthermore, a summary of the project will be sent to *Archaeology in Wales* for publication. Copies of all digital files (inc. photos, report as PDF and Word, spreadsheets, databases, survey data etc) to be presented to each of above on optical disc (ie DVD).

The project report and archive will adhere to the Welsh Trusts' and Cadw's *Guidance for the Submission of Data to the Welsh Historic Environment Records (HERs)* (2018) including the translation of a non-technical summary into the medium of Welsh.

## **12.0 PERSONNEL**

The work will be managed by Richard Cooke BA MA MCIfA, Archaeological Contractor and Consultant at Aeon Archaeology.

## **13.0 MONITORING AND LIAISON**

Regular liaison and site monitoring meetings will take place during all stages of work. The CPAT Development Control Archaeologist will be informed of the start date and of discreet subsequent stages.

## **14.0 HEALTH AND SAFETY**

Aeon Archaeology has a Health and Safety Policy Statement which can be supplied upon request. Furthermore, site-specific Risk Assessments and Method Statements are compiled and distributed to every member of staff involved with the project prior to the commencement of works.

## **15.0 INSURANCE**

Liability Insurance – Insignia Underwriting Policy 347002

Employers' Liability: Limit of Indemnity £10m in any one occurrence

Public Liability: Limit of Indemnity £2m in any one occurrence

Legal Defence Costs (Health and Safety at Work Act): £250,000

The current period expires 07/09/19

Professional Indemnity Insurance – Insignia Underwriting Policy 347002

Limit of Indemnity £500,000 any one claim

The current period expires 07/09/19

