

Archaeology Wales

The Boathouse, Church Lane Llanfoist, Monmouthshire

Level 2 Building Survey and Archaeological Watching Brief



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Report No. 1769


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Non-Technical Summary

This report results from work undertaken by Archaeology Wales Ltd (AW) for Beacon Park Boats Ltd (BPB) at The Boathouse, Church Lane, Llanfoist, NP7 9NG at the request of Brecon Beacons National Park Authority (BBNPA). The site is centred on grid reference NGR SO 28456 13030. The report details the results of a Level 2 Building Survey and Archaeological Watching Brief (WB) that took place to ensure the preservation by record of any archaeological remains encountered during renovations. The renovations include internal alterations to the warehouse, including works at basement level to remove 20th century timber studwork partitions and suspended floor, to expose the original floor level and to lift and re-lay an original flag floor to incorporate underfloor heating.

The building survey identified three phases of use visible in the structure. These were the original use as a warehouse from 1817/1818, the renovation of the building in the 1980s for residential use, and the complete refurbishment of the first floor although still for residential use in the 2000s. There were no surviving indications on the structure of the known period of disuse from the 1860s or its later use as a boathouse.

The excavations revealed an historic floor level, some in-situ tramroad sleeper blocks, fragments of clay pipes, glassware, and metal objects. All work was undertaken to the Standards and Guidance for an Archaeological Watching Brief (2014) as set by the Chartered Institute for Archaeologists (CIfA).

Crynodeb Annhechnegol

Mae'r adroddiad hwn yn ganlyniad i'r gwaith a wnaed gan Archaeology Cymru Cyf (AC) ar gyfer Beacon Park Boats Cyf (BPB) yn y Tŷ Cychod, Heol yr Eglwys, Llan-ffwyst, NP7 9NG ar gais Awdurdod Parc Cenedlaethol Bannau Brycheiniog (APCBB). Mae'r safle o fewn y cyfeiriad grid NGR SO 28456 13030. Mae'r adroddiad yn nodi canlyniadau Arolwg Adeiladu Lefel 2 a Briff Gwyllo (BG) Archeolegol a gynhaliwyd i sicrhau cadwraeth ar gofnod o unrhyw weddillion archeolegol a ddatgelwyd yn ystod y gwaith adnewyddu. Mae'r gwaith yn cynnwys diwygiadau mewnol i'r warws, gan gynnwys gwaith ar lefel yr islawr i dynnu canolfuriau a llawr crog o stydwaith pren o'r 20fed ganrif, i ddatgelu lefel gwreiddiol y llawr ac i godi ac ailosod llawr llechfaen i gynnwys system wresogi o dan y llawr.

Nododd yr arolwg adeiladu dri cham defnydd a oedd i'w gweld yn y strwythur. Y rhain oedd y defnydd gwreiddiol fel warws o 1817/1818, y gwaith o adnewyddu'r adeilad yn y 1980au at ddefnydd preswyl, a'r gwaith o adnewyddu'r llawr cyntaf yn ei gyfanrwydd at ddefnydd preswyl hefyd yn y 2000au. Nid oedd unrhyw arwyddion wedi goroesi o'r strwythur o'r cyfnod pan na chafodd ei ddefnyddio o'r 1860au yr ydym yn gwybod amdano na'i ddefnydd diweddarach fel tŷ cychod.

Datgelodd y gwaith cloddio lefel llawr hanesyddol, blociau trawst tramffordd yn eu safle gwreiddiol, darnau o bibelli clai, gwaith gwydr, a gwrthrychau metel. Gwnaed yr holl waith yn unol â'r Safonau a'r Canllawiau ar gyfer Briff Gwyllo Archeolegol (2014) fel y'u lluniwyd gan Sefydliad Siartredig yr Archeolegwyr.

1. Introduction

Location and scope of work

In January 2019 AW was commissioned by BPB to carry out a Watching Brief and a Level 2 Building Survey at The Boathouse, Church Lane, Llanfoist, NP7 9NG. The site is centred on OS grid reference NGR SO 28456 13030 (Figure 1). This work relates to renovations of the Boathouse building, consisting of works at basement level to remove 20th century timber studwork partitions and suspended floor, to expose the original floor level and to lift and re-lay an original flag floor to incorporate underfloor heating. The relevant planning application numbers are 18/16105/FUL and 18/16106/LBC.

The requirements for the archaeological mitigation were set out by the Brecon Beacons National Park Authority as the local planning authority. Their recommendations are laid out in a letter dated 9th July 2018, in which they recommended a Level 2 Building Survey of the historic fabric of the building. As a result, condition is attached to the planning permission which states:

No development shall take place within the area indicated (this would be the area of archaeological interest) until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work. The developer will ensure that a suitably qualified archaeological contractor is appointed.

Prior to commencement of any groundworks an archaeological written scheme of investigation shall be submitted by the applicant and approved in writing by the Local Planning Authority Archaeologist and which must meet the standards laid down by the Chartered Institute for Archaeologists. The archaeological fieldwork shall be carried out in accordance with the approved written scheme of investigation.

Following completion of the fieldwork a copy of the report shall be submitted to the Local Planning Authority for approval. Following approval, the report will be submitted to the Local Planning Authority and the local Welsh Archaeological Trust for inclusion in the Regional Historic Environment Record (HER).

Reason: To ensure that any remains of archaeological significance disturbed in the course of the work are excavated, recorded and reported.

As a consequence, a Written Scheme of Investigation (WSI) was prepared by Charley James-Martin (AW) prior to the work taking place (Appendix 3). This was subsequently approved by BBNPA. All works were carried out in accordance with the CfA *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures* (2014) and *Standard and Guidance for Archaeological Watching Briefs* (2014).

The WB and Building Survey were conducted in two phases. The first phase, the building recording, took place on 29th January 2019 supervised by Susan Stratton. The second phase, the watching brief, took place between 30th January and 5th February supervised by Jennifer Muller and James Evans. The project was managed by Charley James-Martin.

Topography and Geology

The site is located in the village of Llanfoist, 1.5km south-west of Abergavenny. It lies to the south-west of the village centre, on the lower slopes of Blorenge Mountain at 110m OD, approximately 50m upslope from the village centre. The Boathouse is situated on the west bank of the Brecknock and Abergavenny Canal and lies just to the north of Cwm Craf, a hollow on the north-east face of Blorenge Mountain that was utilised for the route of Hill's tramroad from Blaenafon (Blackmore and Kirkpatrick 2012).

The underlying geology consists of the argillaceous rocks and interbedded sandstones of the Maughans Formation (BGS 2019). There are no recorded superficial deposits.

2. Methodology

Building Recording

An Historic England Level 2 Building Survey is a descriptive record. Its primary objective is to describe and record, by means of high-resolution digital photography, all of the key internal and external components of the affected building so that a permanent record survives prior to works. Existing plans and elevations were provided by the Client (Figure 2 and 3).

The research and investigation into the building and its setting has included an examination of primary and secondary sources, including information provided by Cadw on designated historic and archaeological assets, all relevant archaeological reports on works undertaken on the site and in the area, aerial photographic evidence, historic mapping, place name evidence and all relevant sources held in local, regional and national archives.

The Level 2 Building Survey was undertaken by a suitably experienced Building Recording Archaeologist who can understand and interpret the structure and record the important details. The survey was undertaken prior to any development works on the structure. The building is complete and in good condition. The first floor of the building is currently in use as a residential dwelling. The ground floor was used as offices and storage until recently.

Full access was possible to the building, both externally and internally. Descriptive records were made and photographs taken, in high-resolution digital format, of the historic structure. Plans and elevations were provided by the client.

The work has been completed in accordance with the *CifA Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures* (2014) and to a standard equivalent to Historic England Level 2 *Understanding Historic Buildings: A Guide to Good Recording Practice* (2016).

Watching Brief

A Watching Brief complying with the *CifA Standard and Guidance for Archaeological Watching Briefs* (2014) was undertaken during all intrusive ground work on the site.

The Watching Brief was undertaken to allow the preservation by record of any archaeological deposits or features encountered during the works. The Watching Brief also provides an opportunity, if needed, for the watching archaeologist to signal to all interested parties 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 (CIfA 2014).

The excavation at The Boathouse was carried out with tracked mini-digger equipped with a flat bladed bucket. The entire process was monitored by a suitably trained archaeologist. The lower floor of The Boathouse is orientated north to south, and measures a total of 25.2m in length and 6.2m in width. The excavation took place in the two rooms on the lower ground floor of the Boathouse (Figure 3). The room to the north of the building, known as the storage room, and the larger open sided room to the south. The original floor level was reduced by an average of 0.4m in order to lay a new floor for the renovations.

Photographs were taken throughout the Watching Brief using a 12MP digital camera. Plans of the excavation were drawn to regular conventions. All the deposits encountered were recorded by means of a continuous context numbering system and recorded on pro-forma context sheets. All features and deposits are described in accordance with CIfA conventions. A register of all contexts and photographs was also made.

3. Archaeological and Historical Background

The Boathouse (LB 2728) is a Grade II Listed Building located at Llanfoist Wharf, Llanfoist. It was constructed, along with the associated Wharfinger's Cottage (Boathouse Cottage: PRN 07809g) to the south, between 1817 and 1818. The wharf was constructed to provide access to the Brecknock and Abergavenny Canal around Bloreng Mountain from Blaenavon, via Hill's Tramroad Inclines (Scheduled Monument MM276), itself completed in 1820. Originally called Hill's Warehouse, The Boathouse was constructed to store the pig iron awaiting transit on the Canal. The first mapping to depict both the Warehouse and Cottage was the Tithe Map of the Parish of Llanfoist from 1844 (Figure 4).

The Brecknock and Abergavenny Canal (now known as the Monmouthshire and Brecon Canal) was constructed between 1797 and 1812. It was conceived by a group of businessmen with the aim of reducing transport costs between local markets. In 1793 an Act of Parliament was passed to allow the land to be compulsorily purchased (Blackmore and Kirkpatrick 2012). The Canal started at Brecon at 130m OD, and dropped through a series of locks to 110m OD at Llangynidr. It then ran at 110m OD for 23 miles cut into the hillside along the western side of the Usk Valley to Pontymoile, where it joined the Monmouthshire Canal to Newport Docks. The Canal at Llanfoist is depicted on the 1813 Charles Budgen map of Abergavenny.

The Boathouse lies within the Blaenavon Industrial Landscape World Heritage Site (Ref: 984), which recognises the area's international importance in iron making and coal mining in the late 18th and the early 19th century. The major preserved sites of Blaenavon Ironworks and Big Pit, together with the outstanding relict landscape of mineral exploitation, manufacturing, transport, and settlement which surrounds them, provide an extraordinarily comprehensive picture of all the crucial elements of the industrialisation process: coal and ore mines, quarries, a primitive railway system and canal, furnaces, workers' homes, and the social

infrastructure of the early industrial community (World Heritage Report). The Boathouse formed a part of this interconnected industrial landscape, linking the canal to the Hill's Tramroad Inclines west of the site. The tramroad was built for the use of the Blaenavon Ironworks to carry coal, limestone and pig iron to the canal, and Spanish iron ore from the canal up to Blaenavon (Blackmore and Kirkpatrick 2012).

A number of associated listed structures make up the small complex at Llanfoist. This includes The Boathouse (LB 2728) and Boathouse Cottage (LB 17235) and Canal Wharf at Boathouse Cottage (LB 17236). There is also a tunnel under the Canal (LB 17237) with a flight of steps to the east (LB 17240) linking the towpath and tunnel. A bridge was constructed in 1825 (LB 17238) to carry Hill's tramroad over the Canal to continue to the kilns in Llanfoist (Blackmore and Kirkpatrick 2012). These structures were depicted in detail on the 1881 Ordnance Survey County Series of Monmouthshire (Figure 5). A section of Hill's Inclined Tramroad uphill from the Wharf (to the south-west) has been designated a Scheduled Ancient Monument (MM 276). This includes the track bed, bridges, retaining walls, embankments, revetments and drainage systems.

In 1860 work on the Merthyr, Tredegar and Abergavenny Railway was started, and the line was opened in 1862 (www.railscot.co.uk). The railway passed through Llanfoist and, along with the Blaenavon line constructed in 1866, this gradually took traffic off the canal making the wharf redundant. Hill's Warehouse went out of use in the 1860s, and later became a boat-repair yard (HER PRN 07808g).

Photographs held by the current owner show the building as it was before major renovation work in the 1980s when it was adapted to a residential building (Plates 1-9). It can be seen that at this point a slipway had been cut into the wharf to allow boats to be pulled into the ground floor (Plate 1). The photographs include some of the first floor interior showing an open space with white washed stone walls (Plate 2). The windows had no glass but had vertical bars and wooden shutters (Plate 3 and Plate 4).

Photographs of the renovation work show that the roof was completely removed and replaced with a hipped slate roof in the same style (Plate 5). It is possible to see that originally the hillside came much closer to the rear of the building (Plate 6), but that this was cut back during the renovation work and construction of the extension. During this period a swimming pool was constructed in the ground floor (Plate 7).

The first floor of the building continued as residential use under the current owners from the early 2000s. The ground floor was adapted to offices, working areas and storage for Beacon Park Boats (Plate 8), with partition walls enclosing the Open Sided Room (Plate 9).

4. Building Recording

GENERAL

The Boathouse building is a rectangular stone-built two-storey building with a hipped slate roof, orientated north – south (Plate 10). The ground floor is built into the hillside to the west, with the east side open to the canal.

A detailed description of the building's exterior and ground floor interior as observed during the site visit on the 29th January 2019 can be found below. The first floor was extensively remodelled in the latter half of the 20th century and the interior was renovated in the early 21st century. Consequently, the first floor has been recorded in less detail.

BUILDING EXTERIOR (Figures 2 & 3, Plates 11 – 27)

EAST FACING ELEVATION

The east facing elevation is a long two-storey, seven bay façade with an open ground floor. The elevation is constructed from uncoursed squared rubble stone with quoins to the ends and the window surrounds.

The lower storey has six stone pillars with rectangular openings between them (Plates 11 and 12). The pillars are irregularly coursed ashlar blocks with lime mortar with coal inclusions. They are square, measuring 0.57m by 0.57m and 1.9m high. The two end pillars are larger, measuring 0.88m square. They vary in stone type, with the southern two consisting almost entirely of reddish sandstone with occasional limestone (Plate 13), the next a mixture of sandstone and limestone, and the northern three being entirely of limestone (Plate 14). The sizes of the blocks vary within each pillar, with the sandstone blocks averaging a smaller size (av. 0.14m x 0.4m x 0.2m) than the limestone (av. 0.18m x 0.41m x 0.2m). On all the pillars the bottom two courses are 0.1m wider.

The pillars are capped by square limestone blocks 0.1m high, which are finished in a similar style to the main pillar blocks but have a less weathered appearance and may be more recent additions. The mortar used for these blocks is a modern cement mortar (Plate 15). Resting on these blocks are large wooden beams which span the gaps between the pillars. The central two pillars have a gap of 4.8m, while the others are all 7.1m apart.

The northern bay is not open sided, and is the location of the Storage Room. It has a modern wood panel wall of horizontal planks with a central door and single light windows to either side (Plate 16). There is a single course stone sill along the bottom of the wall. Set into this, on the left-hand side of the door, is a stone marker with B & A C Co. (for Brecknock and Abergavenny Canal Company) carved onto it. This stone is likely an original marker stone of the canal, but it is not clear where its original position would have been.

To the first floor are seven windows, one larger five light one above the central bay with three small ones to either side. The windows are all recessed with plain stone sills and quoins to the sides. The frames are modern and of plain wood. The windows extend almost to the roof with a single course between them and the eaves.

The eaves overhang the wall by approximately 0.2m. The roof is hipped, with slate tiles and modern plastic guttering.

North of the building elevation a retaining wall extends beyond the end of the wharf along the canal, holding back the hillside which the building and canal have been cut into (Plates 17 and 18). This wall is of uncoursed random rubble stone.

SOUTH FACING ELEVATION

The south elevation is a two-storey end wall.

The ground floor is open, with a pillar to the east and the west side being formed by the western wall of the building (Plate 19). The stonework of the ground floor is coursed ashlar with blocks averaging 0.18m x 0.41m x 0.2m, with a limestone with coal inclusion mortar. The pillar is 0.88m wide with a lip to the wider bottom two courses. A large wooden beam spans the gap between the pillar and rear wall.

The first floor stonework is uncoursed squared rubble stone with stone quoins. To the centre is a three light window. The quoin surround extends below the window, indicating this opening originally extended to the top of the ground floor and has later been blocked up. The window and the stonework within the original are recessed (Plate 20). The window is modern with a wooden frame, and a stone sill finished in the same style as the original quoins.

A course of concrete is above the window, above which are the eaves. The eaves overhang the wall by approximately 0.2m.

WEST FACING ELEVATION

The west facing elevation is a long wall (Plate 21) with a modern gable ended extension to the centre (Plate 22) and a flat roof extension to the north of that (Plate 23).

To the south of the extension the elevation is an uncoursed squared rubble stone construction with stone quoins. The pointing looks fresh and is cement mortar, indicating the long wall has either been recently repointed or possibly rebuilt. To the south of the porch extension the long wall has three rectangular windows. All are modern with wooden frames, with a centre mullion and transom window to the right-hand side. The windows are recessed with plain stone lintels.

North of the extension the elevation is constructed from modern breeze blocks (see Plate 23) with the original stone quoins to the end. There is a modern wooden folding door to the centre.

THE WESTERN EXTENSION

The modern extension consists of a single storey gable end facing west with a single storey flat roof attached to the north which is partially dug into the hillside below (Plate 24). To the south-west is a small porch in a gable end facing south-west (Plate 25).

The porch and south facing elevation are constructed in the same stonework style as the original building. The porch has a double wooden door to the centre with a stone lintel above. The gable end extension has a south facing long wall with two modern wooden windows flush with the wall (Plate 26).

The gable end (west facing) adjoins a further single storey extension to the north. The whole west facing elevation is rendered and painted white, with exposed stonework to the southern

edge and exposed brickwork to the lower part of the northern wall. There is a modern wooden door to the gable end and a wooden hatch door to the top. The eaves of the roof extend over the wall. There is a skylight to the west facing slope of the roof.

The north facing elevation is constructed of modern breeze blocks. The felting of the flat roof extends over the top of the wall.

NORTH FACING ELEVATION

The north facing elevation consists of the short end of the building with hipped slate roof (Plate 27). It is constructed in an uncoursed squared rubble stone construction with stone quoins.

There is a modern folding door to the centre of the elevation with quoin surrounds suggesting that this opening is an original feature, and was either a window or doorway in the warehouse.

BUILDING INTERIOR (Figures 2 & 3 , Plates 28 - 43)

GROUND FLOOR

STORAGE ROOM

The Storage Room is at the northern end of the ground floor, and is the only fully enclosed room. It is thought to have originally functioned as a stable (Listed Building Report). It is an almost square room, 5.2m east – west and 5.3m north – south, and 2.3m high.

The floor is of large stone slabs laid in a regular linear arrangement (Plates 28 and 29). The slabs vary in size, averaging 0.5m by 0.9m. They have no bonding material. The stones are generally in good condition, although some are badly cracked. In places the remains of a form of pitch coating can be observed. A 2m by 2m area to the external door to the east has been concreted.

The eastern wall is a modern insertion into the bay opening to create the closed room. It is rendered and painted white (Plate 30), with a large wooden beam extending across the top, spanning the gap between the pillar and end wall. It has a modern wooden door to the centre of the wall, and a single light wooden frame window to either side of the door.

The other three walls are all constructed from uncoursed rubble stone painted white (Plate 31). Unpainted areas indicate where modern fittings have been recently removed. The western wall has been topped with concrete to raise it to the level of the modern ceiling. There is a large irregular hole to the top right-hand side of the southern wall, likely relating to modern work.

To the centre of the southern wall is a wide doorway, 1.42m wide and 1.9m high (Plate 32). It has a wooden door, frame, and lintel. The door is not modern and is possibly original (Plate 33).

The ceiling is a modern plaster board construction with two light panels.

OPEN SIDED ROOM

The Open Sided Room extends the entire length of the building south from the Storage Room (Plate 34). It is open to the east and south, as has been described above.

The floor consists of dirt and rubble. To the south there are several large stones which do not appear to be part of a laid floor. In the northern area is a large hole that is partially rubble filled with broken concrete around (Plate 35). This is the remains of a swimming pool which was constructed in the 1980s.

The western wall, which is built into the hillside, is constructed is of uncoursed rubble stone with a limestone mortar with coal dust inclusions. At the top the wall has been levelled off using modern concrete to support the roof (Plate 36). The northern part of the wall has been painted white, and to the centre is a piece of plaster board which is the remains of a modern stairwell from the first floor (Plate 37).

The northern wall is constructed from uncoursed rubble stone with stone quoins around the doorway to the Storage Room (Plate 38). The western part of the wall is painted white up to a concrete vertical band to the east of the doorway, which marks what was until recently an external wall built in the late 20th century. The door itself is as described above for the Storage Room.

The ceiling is a modern timber roof of small cross beams resting on the large beams between the exterior pillars and the rear (western) wall (Plates 39 and 40). The ceiling is infilled with plaster board.

FIRST FLOOR

The first floor of the Boathouse was completely rebuilt in the late twentieth century and remodelled, renovated and extended in the early twenty-first century. Only the external walls have been retained from the original building. Consequently, the description of the first floor rooms will be brief, focusing on the rooms which occupy the space of the original building.

KITCHEN

The kitchen extends across the northern end of the building. The flooring, walls and fittings are all modern (Plate 41). The ceiling has exposed roof beams which date to the rebuilding of the roof in the 1980s. To the northern wall is a modern wooden folding door which has been inserted into an original opening which may have been a doorway or window in the warehouse, as discussed above (Plate 42). Two original window openings on the eastern wall are also within the kitchen. Again, these have been completely renovated recently, and other than the size and shape of the openings themselves no aspects of the original features remain.

BEDROOM ONE

To the south of the kitchen is a bedroom with ensuite. The floor, walls, ceiling and fittings are all modern. The window to the east wall is a modern window and frame set into the original opening.

LOUNGE

The lounge is located in the centre of the Boathouse. The floor, walls, ceiling and fittings are all modern. The eastern wall is dominated by a large five light modern window (Plate 43). This is set within the opening of the original loading doors of the warehouse but no aspects of the original remain.

BEDROOMS TWO AND THREE

Bedrooms two and three with their associated ensuites occupy the southern part of the Boathouse building. All of the flooring, walls, ceilings and fixtures are modern. As with the previous rooms the windows are modern within the original window openings.

5. Building Recording Discussion and Interpretation

The Boathouse at Llanfoist Wharf maintains many of the exterior aspects of its original warehouse function despite its conversion to a residential dwelling in the late 20th century. During the survey three phases of use could be identified from the structural evidence:

- 1) The original function as Hill's Warehouse. This was evidenced in the exterior architecture of the building, including the Open Sided Room to the ground floor that opened onto the wharf and the large central window to the first floor which was a loading bay.
- 2) Renovation of the building in the 1980s and conversion to residential use, including a new roof and extension to the first floor. There is also evidence of now removed adaptations to the ground floor, including the concrete surrounds of a swimming pool and partition walls along the open side.
- 3) The remodelling of the first floor under the current owners in the early 2000s.

No structural evidence was observed for the phase of disuse and then use as a boatyard which is known to have occurred after the warehouse went out of use.

Reliability of field investigation

The Boathouse is currently in use as a residential property. Consequently, the structure is in a good state of repair and there were no issues with accessing any areas of the building.

All photographs taken on site are included within the archive.

6. Watching Brief Results

STORAGE ROOM (Figure 6, Plates 44 - 46)

The Storage Room measured 5.2m east – west and 5.3m north – south. The floor level was reduced an average of 0.4m from the starting level across the area.

The natural substrate (011) was encountered at a minimum depth of 0.3m below current ground level, although this varied across the area. It was a mid reddish brown silty sand with frequent large stones.

In the north-east corner of the room a brick surface (004) was uncovered at a depth of 0.4m. It measured 1.27m in length and 1.05m in width. The bricks were hand-made of yellow clay, laid in rows, with two narrow edging rows laid on their sides on the southern side and a channel a single brick wide inside this (Plate 44). The surface may have represented a pathway or road associated with the construction of the canal. It appeared to extend under the exterior walls of the current building and was clearly an earlier feature laid on top of (011). The surface had been truncated by later activity to the west.

Context (003) refers to a compact mid brownish grey ashy rubble deposit which overlies (011) in the south-west corner of the room (Plate 45). It was aligned roughly north-south and was 1m wide and 3.2m in length, extending north from the southern wall of the room. This compacted deposit could relate to an earlier building or the construction of the canal or the warehouse building itself. The top of the deposit was encountered at the impact depth of the watching brief and was not excavated further.

Both (004) and (003), which had no observable relationship with each other, were overlain by (002), a loose mid orange brown silty sand. It contained frequent CBM, subangular stones, and occasional metal, iron ore and charcoal. This deposit was encountered across the entire area, with an average thickness of 0.15m. It likely represented old building materials, including from the disturbed surface (004), which were used as a foundation deposit for the Warehouse floor.

Overlying context (002) was a loose dark greyish black sooty deposit (001). This deposit was encountered throughout the entire area. It varied in thickness, averaging 0.1m (Plate 46). Within this deposit metal objects and CBM were recovered, along with a clay tobacco pipe with the bowl fully intact. This deposit was clearly a levelling deposit for the Warehouse floor.

Context (001) was overlain by the flagstone floor of the Storage Room (010). This consisted of large flagstones of varying size, averaging 0.5m by 0.9m and 0.1m thick. The stones were compacted into (001) and had no bonding material.

OPEN SIDED ROOM (Figure 6, Plates 47 - 49)

The Open Sided Room measured 19.5m in length and 6.2m in width. The floor level was reduced an average of 0.4m from the starting level across the area.

The earliest deposit encountered was a loose light brownish red silty sand (009) that was found across the entire area approximately 0.4m below the original floor level. This appears to be the natural substrate.

To the north-east of the area, located just outside the current building footprint, there was small alignment of stones (008). These overlay deposit (009) and seem to have been compacted into it as there was no discernible cut. These stones are probably the remains of

a small wall or surface connected to the tramway. Only a small portion of the wall remains, with the remainder running south-east underneath the modern patio area (Plate 47).

Also overlying (009) were several sets of aligned stones (007). These were mainly encountered in the southern part of the area, although they did also occur to the north (Plate 48). They were large roughly square stone blocks of varying sizes, between 0.3m to 0.5m in width and 0.2m deep. The blocks all have a 0.03m square hole roughly through their centre where the metal nail/pin would have been placed to fix the tracks (Plate 49). They are aligned roughly north – south through the centre of the room with additional spurs running east – west to the south. They are sleeper blocks for the tramroad which evidently ran down the centre of what is now the Open Sided Room, with junctions leading off to the north-east towards the canal for unloading (Figure 5). Within the area of the blocks was infilled by deposit (012), a mid reddish brown silty sand, which overlaid (009).

Overlying the tramroad sleeper blocks, deposit (012) and deposit (009) was context (006). This was a dark greyish black sooty deposit, similar (001). It extended across the whole excavation area apart from where it was disturbed by the 1980s swimming pool. This context is clearly industrial in origin and was either a result of build-up during the unloading/loading of materials on the wharf or a deliberate deposit to create a surface.

Overlying (006) was a compact rubble deposit (005). The deposit extended throughout the majority of the open sided room, apart from the area of the swimming pool in the north-west corner of the room. The deposit ranged from 0.13 to 0.15m in depth, and was probably a levelling deposit or earlier floor surface.

7. Finds

The finds from The Boathouse comprise mainly of metal objects, glassware, CBM, and clay tobacco pipes. Within the Storage Room a clay tobacco pipe was found in deposit (001) with the bowl intact and in relatively good condition. CBM, and indistinguishable metal objects were found within deposit (002). In the Open Sided Room glassware, metal objects, and a fragment of a clay pipe stem were found within deposit (006).

8. Conclusion

During the WB in-situ remains from the Hill's tramroad were discovered. This included tramroad sleeper blocks that were discovered in the Open Sided Room. Within the Storage Room a brick pathway was discovered in the north-east corner which appears contemporary with the tramroad. During the WB a number of finds were discovered, including clay tobacco pipes, metal objects (including nails), and glassware. These appear to be contemporary with the use of the tramroad in the 19th century. The tramroad sleeper blocks were removed during the watching brief, after being recorded, and the brick pathway will remain in-situ, eventually being covered by a new flooring system.

9. Acknowledgements

AW would like thank Sarah and Alasdair Kirkpatrick for their help in putting together this report, in particular for providing photographs from their own collection of the building's recent history.

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APPENDIX I: Figures

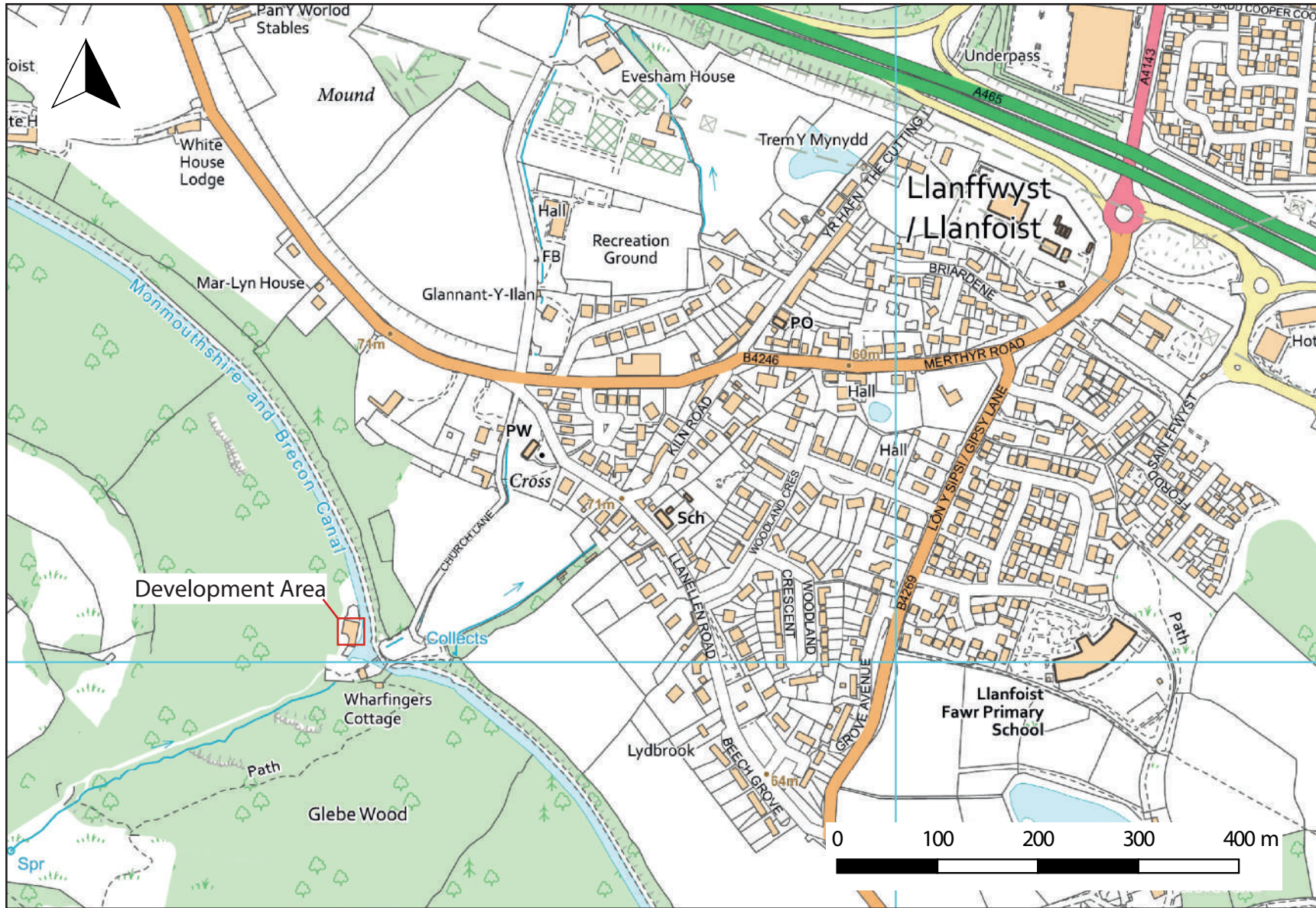
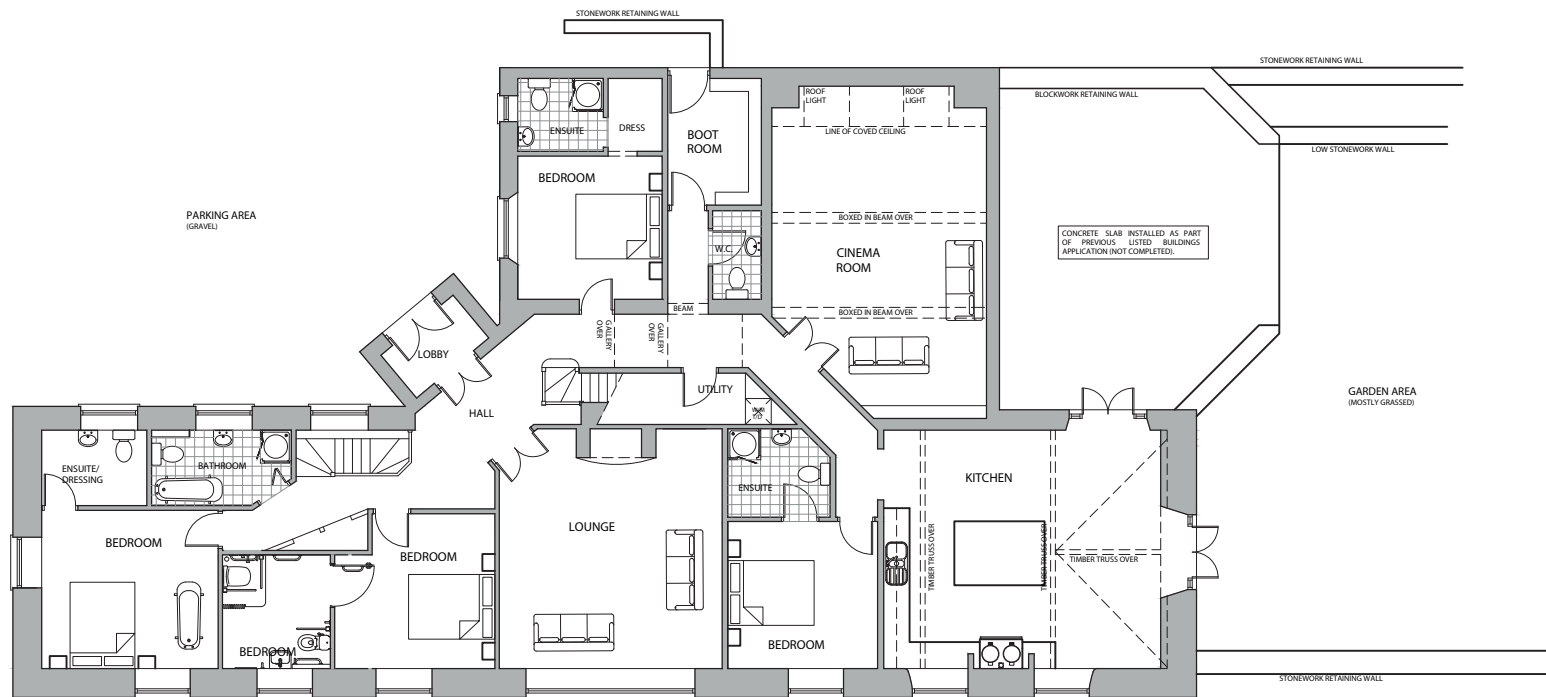
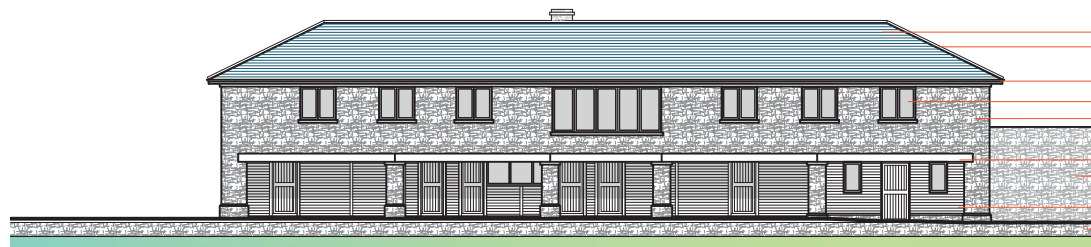


Figure 1. Map with location of site centred on NGR SO 28456 13030



GROUND FLOOR PLAN AS EXISTING (SCALE 1:50 @ A1)



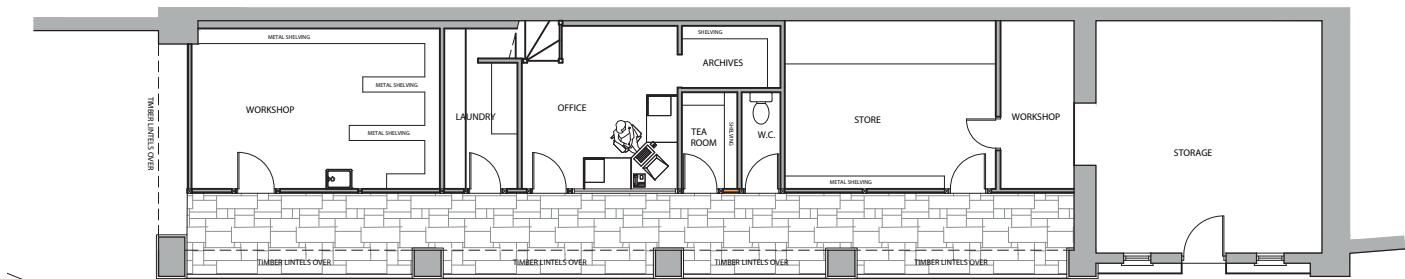
FRONT ELEVATION AS EXISTING (SCALE 1:50 @ A1)

- SLATE ROOF COVERING
- LEAD ROLLS TO HIPPS & RIDGES
- BLACK UPVC RAINWATER GOODS
- STAINED TIMBER CASEMENT WINDOWS
- NATURAL STONEWORK WALLS
- TIMBER LINTELS
- STONEWORK RETAINING WALL
- STAINED TIMBER HORIZONTAL BOARDING
- STONEWORK WALL BOUNDING CANAL

GENERAL NOTES:
 THIS DRAWING MUST NOT BE SCALED. DIMENSIONS, LEVELS, ETC. ARE ONLY TO BE USED FOR ANY INACCURACIES MUST BE REPORTED TO 'B' DESIGN SERVICES. DETAILED DRAWINGS AND LARGER SCALE DRAWINGS TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.
 THE CONTRACTOR WILL COMPLY WITH THE CURRENT BRITISH STANDARDS, BUILDING REGULATIONS, STATUTORY AUTHORITY REGULATIONS, ETC. WHETHER SPECIFICALLY STATED ON THIS DRAWING OR NOT. SURVEY DRAWINGS ARE A RECORD ONLY AND ANY STRUCTURAL REPORTS OR EVALUATIONS SHALL NOT BE DEEMED TO HAVE BEEN INCLUDED IN SUCH SURVEYS.
 THIS DRAWING IS COPYRIGHT:

PROJECT		A	
THE BOATHOUSE,		B	
LLANFOIST WHARF,		C	
LLANFOIST.		D	
		E	
		F	
DRAWING TITLE			
SURVEY DRAWING			
GROUND FLOOR PLAN			
& ELEVATION AS EXISTING			
DRAWING NO.	SCALE	DATE	PHONE
14/BH/01	AS SHOWN	FEB 2017	07728073492
			Email: ben@benbowker.co.uk
			www.benbowker.co.uk

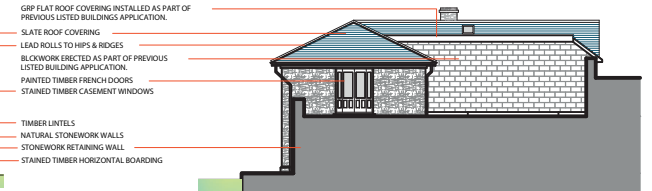
Figure 2. Existing ground floor plan and front elevation



BASEMENT PLAN AS EXISTING (SCALE 1:50 @ A1)



SIDE ELEVATION AS EXISTING (SCALE 1:50 @ A1)

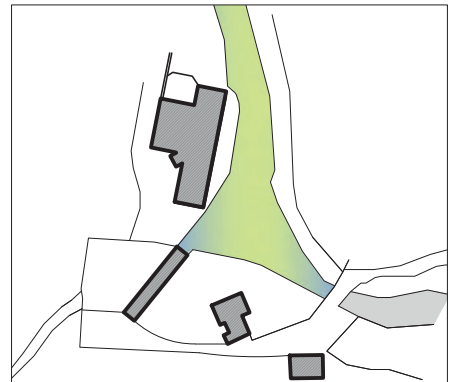


SIDE ELEVATION AS EXISTING (SCALE 1:50 @ A1)



REAR ELEVATION AS EXISTING (SCALE 1:50 @ A1)

- GRP FLAT ROOF COVERING INSTALLED AS PART OF PREVIOUS LISTED BUILDINGS APPLICATION.
- SLATE ROOF COVERING
- LEAD ROLLS TO HIPS & RIDGES
- BLOCKWORK ERECTED AS PART OF PREVIOUS LISTED BUILDINGS APPLICATION.
- PAINTED TIMBER FRENCH DOORS
- STAINED TIMBER CASSEMENT WINDOWS
- TIMBER LINTELS
- NATURAL STONEWORK WALLS
- STONEWORK RETAINING WALL
- STAINED TIMBER HORIZONTAL BOARDING



BLOCK PLAN (SCALE 1:500 @ A1)

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PROJECT	REVISIONS
THE BOATHOUSE, LLANFOIST WHARF, LLANFOIST.	A
	B
	C
	D
	E
	F
DRAWING TITLE	
SURVEY DRAWING BASEMENT PLAN & ELEVATIONS AS EXISTING	
DRAWING NO. 14/BH/02	SCALE: AS SHOWN DATE: FEB 2017
Phone: 07736074462 Email: ben@benbowker.co.uk www.benbowker.co.uk	

Figure 3. Existing basement plan and rear and side elevations



Figure 4
Map of the parish of
Llanfoist in the County
of Monmouth of 1844

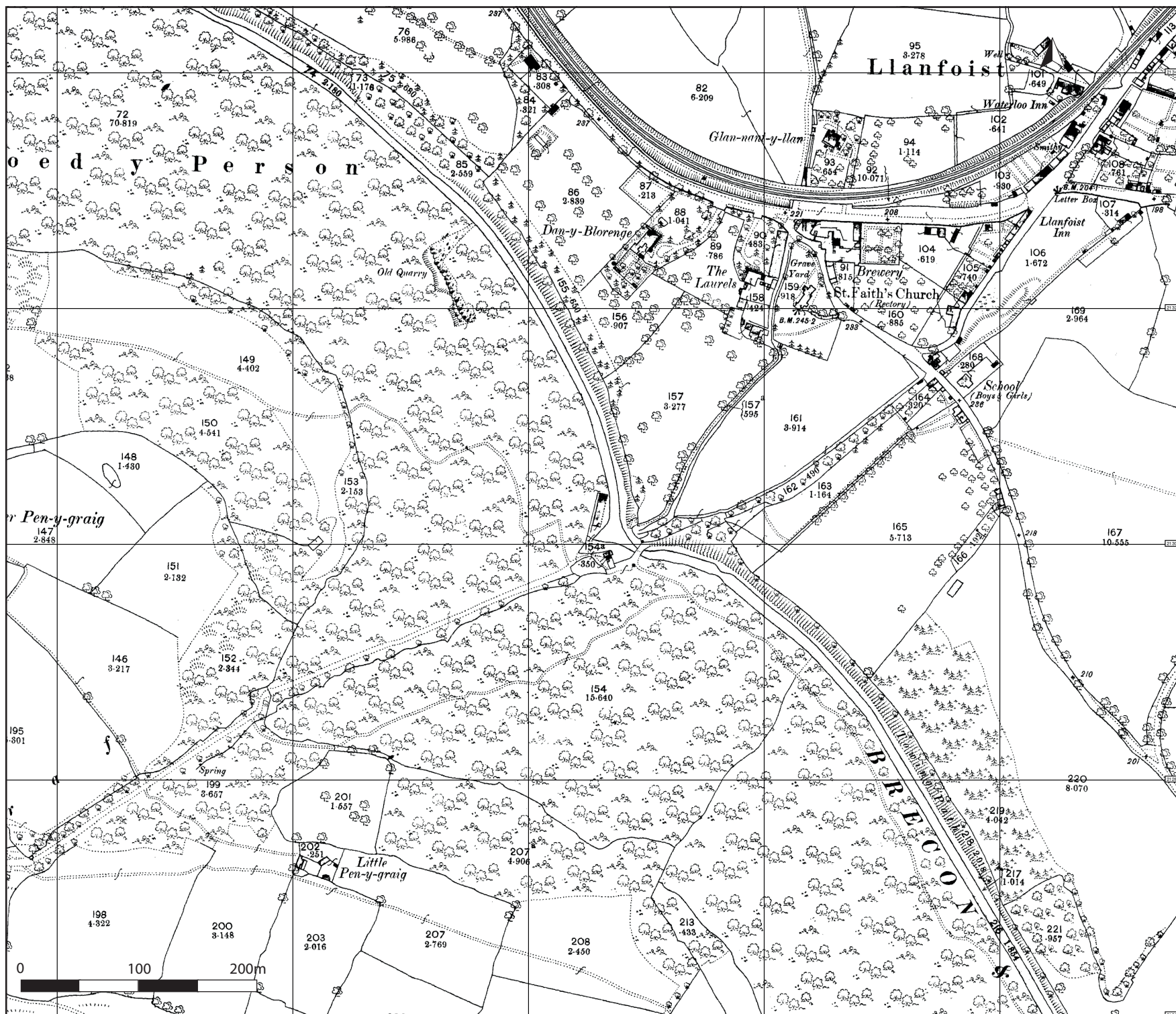


Figure 5
Ordnance Survey Map
of 1881



Figure 6
 Plan of tramroad sleepers in 'Open Sided Room' and brick surface within the 'Storage Room'

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Wales

APPENDIX II:
Plates



Plate 1. Photographs received from the current owner prior to and during renovations in the 1980s



Plate 2. Photographs received from the current owner prior to and during renovations in the 1980s



Plate 3. Photographs received from the current owner prior to and during renovations in the 1980s



Plate 4. Photographs received from the current owner prior to and during renovations in the 1980s



Plate 5. Photographs received from the current owner prior to and during renovations in the 1980s



Plate 6. Photographs received from the current owner prior to and during renovations in the 1980s



Plate 7. Photographs received from the current owner prior to and during renovations in the 1980s



Plate 8. Photographs received from the current owner of the storage area in early 2000s



Plate 9. Photographs received from the current owner of the storage area in early 2000s



Plate 10. East-facing elevation of The Boathouse, looking west



Plate 11. East-facing elevation, looking north-west



Plate 12. East-elevation, looking south-west



Plate 13. Pillar to south of the east elevation, looking south. Scale 2m



Plate 14. Limestone pillar to the north of the east elevation, looking west. Scale 2m



Plate 15. Detail of the top of a pillar showing modern mortar, looking north-east



Plate 16. Exterior of Storage Room, east-facing elevation, looking north-west



Plate 17. Retaining wall to the north of The Boathouse, looking north from the wharf



Plate 18. Retaining wall to the north of The Boathouse, looking south-east from The Boathouse garden



Plate 19. South-facing elevation, looking north



Plate 20. Detail of the window of the south-facing elevation, looking north-east



Plate 21. West-facing elevation, southern section, looking east



Plate 22. West-facing elevation, central extension, looking north-east



Plate 23. West-facing elevation, northern section, looking east



Plate 24. Flat roofed section of extension, looking south-east



Plate 25. Entrance porch, looking north-east



Plate 26. The gable end extension, looking north



Plate 27. North-facing elevation, looking south



Plate 28. Flagstone floor of Storage Room, looking west. Scale 2m



Plate 29. Flagstone floor of Storage Room, looking south-east

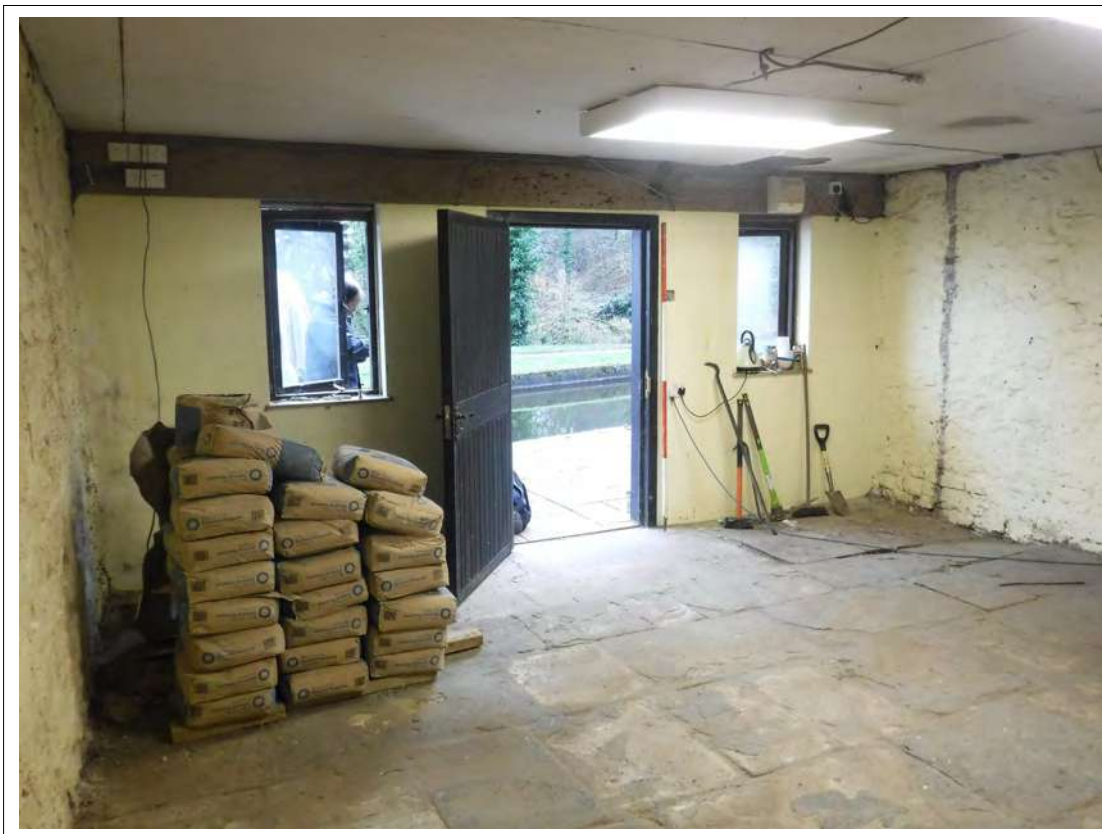


Plate 30. Eastern wall of Storage Room, looking east. Scale 2m



Plate 31. Western wall of Storage Room, looking west. Scale 2m



Plate 32. Doorway in southern wall of Storage Room, looking south. Scale 2m



Plate 33. Detail of door in southern wall of Storage Room. Scale 2m



Plate 34. Open Sided Room, looking north



Plate 35. Remains of swimming pool, looking south-west. Scale 2m



Plate 36. Western wall of Open Sided Room, looking north-west



Plate 37. Plaster board on western wall where a modern staircase has been removed, looking west



Plate 38. Northern wall and doorway, looking north. Scale 2m



Plate 39. Ceiling of Open Sided Room, looking south-east



Plate 40. Ceiling of Open Sided Room, looking south



Plate 41. Kitchen interior, looking north



Plate 42. Modern doorway to original opening in northern wall of kitchen, looking north



Plate 43. Modern window set into the original loading bay opening, east wall of the lounge, looking north-east



Plate 44. Surface (004) to the north-east of the Storage Room. Scale 1m



Plate 45. Deposit (003) to the south-west of the Storage Room. Scale 1m



Plate 46. Deposit (001) in the Storage Room. Scale 2m



Plate 47. Wall (008) to the east of the Open Sided Room, looking north. Scale 1m



Plate 48. Alignments of sleeper stones in the Open Sided Room, looking north. Scale 1m



Plate 49. Sleeper stones to the north of the Open Sided Room, looking north.
Scale 1m

Appendix III: Context Register

<i>No.</i>	<i>Type</i>	<i>Description</i>
001	Deposit	Soot deposit
002	Deposit	Silty sand deposit
003	Deposit	Concrete deposit
004	Deposit	Brick pathway
005	Deposit	Concrete deposit
006	Deposit	Soot deposit
007	Deposit	Tramroad sleeper blocks
008	Deposit	Stone wall remains
009	Deposit	Silty sand deposit
010	Deposit	Flagstone floor
011	Deposit	Natural Substrate
012	Deposit	Mid reddish brown silty sand

Archaeology
Wales

APPENDIX IV:
Written Scheme of Investigation

WRITTEN SCHEME OF INVESTIGATION

FOR AN ARCHAEOLOGICAL WATCHING BRIEF

AND

BUILDING RECORDING LEVEL 2 AT THE

BOATHOUSE, CHURCH LANE, LLANFOIST

Prepared for:
Beacon Park Boats Ltd

Project No: 2693
Planning application Numbers:
18/16105/FUL and 18/16106/LBC

23.01.2019



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Figure 1. Map with location of site

Figure 2. Existing ground floor plan and front elevation

Figure 3. Existing basement plan and rear and side elevations

Summary

This Written Scheme of Investigation (WSI) details a programme of Archaeological Watching Brief and Building Recording to be undertaken by Archaeology Wales Ltd at the request of Beacon Park Boats Ltd.

The Archaeological Watching Brief will consist of a watching brief which will be undertaken during any archaeologically sensitive groundworks associated with the development.

The Archaeological Building Recording will consist of a Level 2 standard according to Historic England 'Understanding Historic Buildings' guidelines. It will be undertaken prior to the commencement of works associated with the proposed redevelopment at The Boathouse, Church Lane, Llanfoist NP7 9NG (NGR SO 28456 13030). (Planning application number 18/16105/FUL).

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

1. Introduction and planning background

1.1. This WSI details the methodology for a programme of Archaeological Watching Brief and Building Recording, Level 2 to be undertaken in association with the conversion of office & storage rooms into residential accommodation. The conversion includes internal alterations to the warehouse, including works at basement level to remove 20th century timber studwork partitions and suspended floor, to expose the original floor level and to lift and re-lay an original flag floor, to incorporate underfloor heating at The Boathouse, Church Lane, Llanfoist (Planning application number 18/16105/FUL).

1.2. This WSI has been prepared by Charley James-Martin, Archaeology Wales Ltd (henceforth - AW) at the request of Beacon Park Boats Ltd (henceforth – the client).

1.3. The methodology set out in this WSI has been agreed with Brecon Beacons National Park Authority (BBNPA), as the local planning authority. The decision report issued by BBNPA stated that:

No development shall take place within the area indicated (this would be the area of archaeological interest) until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work. The developer will ensure that a suitably qualified archaeological contractor is appointed.

Prior to commencement of any groundworks an archaeological written scheme of investigation shall be submitted by the applicant and approved in writing by the Local Planning Authority Archaeologist and which must meet the standards laid down

by the Chartered Institute for Archaeologists. The archaeological fieldwork shall be carried out in accordance with the approved written scheme of investigation.

- 1.4. BBNPA has recommended that an Archaeological Watching Brief be carried out during any archaeologically sensitive groundworks associated with the development.
- 1.5. BBNPA has also recommended that a Level 2 building survey of the historic fabric of the building, to provide a descriptive record of the structure, an assessment of the form, function and any phasing of the standing building, and to identify and record any features, fixtures and fittings relevant to the original and subsequent historic uses of the building, prior to any development taking place. This will and mitigate potential development impacts to the structure and fabric of the impact elements of the original fabric of the warehouse, including potential historic floor level/s, remains of the tramroad, in-situ tramroad sleeper blocks.
- 1.6. The purpose of the archaeological mitigation is to provide the local planning authority with sufficient information regarding the nature of archaeological remains on the site of the development, the requirements for which are set out in Technical Advice Note (TAN) 24: The Historic Environment 2017. The work is to ensure that all archaeological and historical components of the affected building are fully investigated and recorded if they are to be disturbed or revealed as a result of activities associated with the development.
- 1.7. All work will be undertaken to the standards and guidance set by the Chartered Institute for Archaeologists (2014). AW is a Registered Organisation with the CIfA.

2. Site Description

- 2.1. The Boathouse (LB 2728) is a Grade II Listed Building located at Llanfoist Wharf which is situated uphill to the south-west of Llanfoist Parish Church. The wharf is on the west side of the canal and the Boathouse is set to the north of the former tramway (Listed Building report). Llanfoist is located just to the south of Abergavenny to the south of the A465.
- 2.2. The development is located within the Blaenavon Industrial Landscape World Heritage Site (Ref: 984).

3. Historical background

- 3.1. The development is located within the Blaenavon Industrial Landscape World Heritage Site (Ref: 984). This area provides exceptional testimony to the area's international importance in iron making and coal mining in the late 18th and the early 19th century. The major preserved sites of Blaenavon Ironworks and Big Pit, together with the outstanding relict landscape of mineral exploitation, manufacturing, transport, and settlement which surrounds them, provide an extraordinarily comprehensive picture of all the crucial elements of the industrialisation process: coal and ore mines, quarries, a primitive railway system and canal, furnaces, workers' homes, and the social infrastructure of the early industrial community (World Heritage Report).
- 3.2. The Boathouse formed a part of this interconnected industrial landscape linking the canal to the Hills Tramroad Inclines (Scheduled Monument MM276) west of the site. The tramroad was built for the use of the Blaenavon Ironworks to carry coal, limestone and iron to the canal and Railway in Llanfoist. Also, within the vicinity of the Boathouse is the Bridge which was used to carry Thomas Hill's tramroad over the canal (LB 17238) this section of the tramroad and therefore the bridge was constructed in 1825.
- 3.3. A number of listed structures make up a small complex within the area of the development including the Boathouse (LB 2728), the bridge over the canal (LB 17238), Boathouse Cottage (LB 17235). A number of features in the vicinity are linked to the earlier construction of the canal which was built between 1809-1812 in this area, these sites include a tunnel (LB 17237) under the canal and the steps leading to the tunnel (LB 17240).
- 3.4. The HER documents that the boathouse was formerly known as Hill's Warehouse and was built to store iron pending transit along the Monmouth and Brecon Canal. It went out of use in 1860s, and later became a boat-repair yard (HER PRN 07808g).
- 3.5. Further information in the Listed Building report states that Llanfoist Wharf lies within the section completed in 1812 under William Crosley but it, together with its buildings, would not have been constructed until 1825 and was built by Thomas Hill of Blaenavon. The Brecknock and Abergavenny Canal (now known as the Monmouthshire and Brecon Canal) was constructed between 1797 and 1812. Gradually the railway took traffic off the canal and eventually it was bought out by the Great Western Railway. Restoration work began in 1964 (Listed Building report).

4. Objectives

- 4.1. This WSI sets out a program of works to ensure that the Archaeological Watching Brief and Building Recording Level 2 will meet the standard required by The Chartered Institute for Archaeologists' *Standard and Guidance for Archaeological Building Investigation and Recording* (2014), The Chartered Institute for Archaeologists' *Standard and Guidance for Archaeological Watching Briefs* (2014) and according to Historic England's *Understanding Historic Buildings: A Guide to Good Recording Practice* (2016).
- 4.2. The objective of the watching brief will be:
- to monitor all archaeologically sensitive groundworks associated with the development.
 - to allow investigation and recording of any archaeological features that are uncovered during the proposed 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.
- 4.3. The primary objective of the Building Recording will be to describe and record, by means of high resolution digital photography and measured drawings, all of the key internal and external components of the affected building(s) so that a permanent record survives prior to demolition or renovation. This will be completed by means of an Historic England's Level 2 Building survey. This will and mitigate potential development impacts to the structure and fabric of the impact elements of the original fabric of the warehouse, including potential historic floor level/s, remains of the tramroad, in-situ tramroad sleeper blocks.
- 4.4. Level 2 is a descriptive record. Both the exterior and interior of the building will be seen, described and photographed. The examination of the building will produce an analysis of its development and use and the record will include the conclusions reached, but it will not discuss in detail the evidence on which this analysis is based.
- 4.5. The report will include a comprehensive assessment of the historic context within which the archaeological evidence rests and will aim to highlight any relevant research issues within regional, national and, if relevant, international research frameworks.

5. Timetable of works

Fieldwork

- 5.1. The programme of Archaeological Building Recording Level 2 will be undertaken prior to the commencement of works associated with the proposed development. The watching brief will be undertaken during the relevant ground works. Archaeology Wales will update BBNPA with the exact date.

Report delivery

- 5.2. The report will be submitted to the client and to BBNPA within three months of the completion of the fieldwork. A copy of the report will also be sent to the regional HER (GGAT-HER).

6. Details of work

- 6.1. The archaeological works will be conducted according to the Chartered Institute for Archaeologists' (CIfA) *Standard and Guidance for the archaeological investigation and recording of standing buildings or structures* (2014) and the Chartered Institute for Archaeologist's *Standard and Guidance for Archaeological Watching Briefs* (2014)

Archaeological Watching Brief

- 6.2. The watching brief will be monitored by a suitably qualified archaeologist. The site archaeologist undertaking the watching brief will be afforded the required access by the main contractor in order to observe and where necessary to record any archaeological remains revealed. Archaeological sensitive groundwork will not be undertaken in the specified area without the presence of the site archaeologist. The site archaeologist will record finds and less significant archaeological deposits and features without significant delay to the work program.
- 6.3. Where significant or complex archaeological deposits or features are encountered there will be a requirement for those areas to be fenced off and highlighted to all contractors employed on the site. Machines or contractors shall not enter this area until archaeological recording has been completed. If significant archaeological features are revealed during the work a meeting between the client, BBNPA and AW will be called at the earliest convenience.
- 6.4. If significant archaeological features are encountered contingency arrangements will be made. Contingency costs will be agreed in advance before any extension to the programme commences and will follow a site meeting between Archaeology Wales, the client and BBNPA.

Building Survey

6.5. The survey will take the form of a Level 2 building survey as defined by English Heritage (May 2016) *Understanding Historic Buildings: a guide to good recording practice*. This level of survey is intended to create a descriptive record of the building, and will include:

6.6. Drawings-

- 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.

6.7. Photographs-

- General view or views of the building in its wider setting or landscape
- The building's external appearance. Typically a series of oblique views will show all external elevations of the building, and give an overall impression of its size and shape. Where individual elevations include complex historical information it may also be appropriate to take views at right-angles to the plane of the elevation.
- The overall appearance of the principal rooms and circulation areas with a similar approach as the external photographs.

6.8. Written record-

- The precise location of the building as an address and in the form of a National Grid reference,
- A note of any statutory designation and possibly non-statutory designations,
- The date when the record was made, the name of the recorder and the location of any archive material and
- A statement summarising the building's form, function, date and sequence of development. The names of architects, builders, patrons and owners should be given if known. Its purpose is to describe the building when no fuller record is necessary.

7. Monitoring

7.1. BBNPA will be contacted prior to the commencement of archaeological works, and subsequently once the work is underway.

7.2. Any changes to the WSI that AW may wish to make after approval will be communicated to BBNPA for approval as the Planning Authority.

- 7.3. Representatives of BBNPA will be given access to the site so that they may monitor the progress of the watching brief and building recording. BBNPA will be kept regularly informed about developments.

8. Archive and Reporting programme

Site archive

- 8.1. An ordered and integrated site archive will be prepared in accordance with: Management of Research Projects in the Historic Environment (MoRPHE) (Historic England 2006) upon completion of the project.
- 8.2. The site archive will be prepared in accordance with the National Monuments Record (Wales) agreed structure and deposited with an appropriate receiving organisation, in compliance with ClfA Guidelines (*Standard and guidance for the creation, compilation, transfer and deposition of archaeological archives*, 2014). It will also conform to the guidelines set out in *The National Standard and Guidance to Best Practice for Collecting and Depositing Archaeological Archives in Wales 2017* (National Panel for Archaeological Archives in Wales 2017). The legal landowners consent will be gained for deposition of finds. The project will adhere to the Welsh Archaeological Trust's joint Guidance for the *Submission of Data to the Welsh Historic Environment Records* (2018).
- 8.3. The paper and digital archive will be deposited with the National Monuments Record, RCAHMW including a copy of the final report. This archive will include all written, drawn, survey and photographic records relating directly to the investigations undertaken. NMR Digital archives will follow the standard required by the RCAHMW (RCAHMW, 2015). A copy of the archive index and report will also be lodged with the Historic Environment Record at Glamorgan-Gwent Archaeological Trust. The project will adhere to the Welsh Archaeological Trust's joint Guidance for the *Submission of Data to the Welsh Historic Environment Records* (2018).

Analysis

- 8.4. Following a rapid review of the potential of the site archive, a programme reporting will be undertaken. This will result in the following inclusions in the final report:
- Non-technical summary
 - Location and NGR
 - Statutory designations
 - Date of record, recorder and archive deposition

- Methodology
- Location plan showing the building/s assessed by the building recording, with all structures and features investigated
- Plan and elevation drawings (where done) with ground level, ordnance datum and vertical and horizontal scales.
- Written description of all structural features identified, including their character, function, potential dating and relationship to adjacent features.
- All appropriate photographs of the interior and exterior
- Conclusion(s) as appropriate of all the structural remains investigated.
- References

Reports and archive deposition

Report to client

8.5. Copies of all reports associated with the building survey, together with inclusion of supporting evidence in appendices as appropriate, including photographs and illustrations, will be submitted to the client and BBNPA. On approval the final report should be submitted in high resolution PDF format to the Historic Environment Record, Glamorgan Gwent Archaeological Trust for inclusion within the Historic Environment Record.

Additional reports

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

Summary reports for publication

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

Notification of important remains

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

Archive deposition

- 8.9. The final archive (site and research) will, whenever appropriate, be deposited with a suitable receiving institution, usually the relevant Local Authority museums service. Arrangements will be made with the receiving institution before work starts.
- 8.10. Although there may be a period during which client confidentiality will need to be maintained, copies of all reports and the final archive will be deposited no later than six months after completion of the work.
- 8.11. Copies of all reports, the digital archive and an archive index will be deposited with the National Monuments Record, RCAHMW, Aberystwyth.
- 8.12. Wherever the archive is deposited, this information will be relayed to the HER. A summary of the contents of the archive will be supplied to GGAT-HER.

9. Staff

- 9.1. The project will be managed by Rowena Hart (AW Regional Director) and the fieldwork undertaken by archaeologists from Archaeology Wales Ltd. Any alteration to staffing before or during the work will be brought to the attention of BBNPA and the client.

Additional Considerations

10. Health and Safety

Risk assessment

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

Other guidelines

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

11. Community Engagement and Outreach

- 11.1. Wherever possible, AW will ensure suitable measures are in place to inform the local community and any interested parties of the results of the survey work. This may occur during the site investigation work or following completion of the work. The form of any potential outreach activities may include lectures and talks to local groups, interested parties and persons, information boards, flyers and other forms of communication (social media and websites), and press releases to local and national media. This will be discussed with and in agreement with the client. The form of any outreach will respect client confidentiality or contractual agreements. As a rule, outreach will be proportional to the size of the project.
- 11.2. Where outreach activities have a cost implication these will need to be negotiated in advance and in accordance with the nature of the desired response and learning outcomes.

12. Insurance

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

13. Quality Control

Professional standards

- 13.1. AW works to the standards and guidance provided by the *Chartered Institute for Archaeologists*. AW fully recognise and endorse the *Chartered Institute for Archaeologists' Code of Conduct*, *Code of Approved Practice for the Regulation of Contractual Arrangements in Field Archaeology* and the *Standard and Guidance for archaeological building investigation and recording* currently in force. All employees of AW, whether corporate members of the Chartered Institute for Archaeologists or not, are expected to adhere to these Codes and Standards during their employment.

Project tracking

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

14. Arbitration

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

15. References

Chartered Institute for Archaeologists, 2014. *Standard and guidance for the archaeological investigation and recording of standing buildings or structures.*

Chartered Institute for Archaeologists, 2014. *Standard and Guidance for Archaeological Watching Briefs*

Historic England, 2016. *Understanding Historic Buildings: A Guide to Good Recording Practice*

Welsh Archaeological Trust's, 2018. *Guidance for the Submission of Data to the Welsh Historic Environment Records*

Websites consulted:

Listed building Report and WHS Report accessed January 2019

<https://cadw.gov.wales/historicenvironment/recordsv1/cof-cymru/?lang=en>

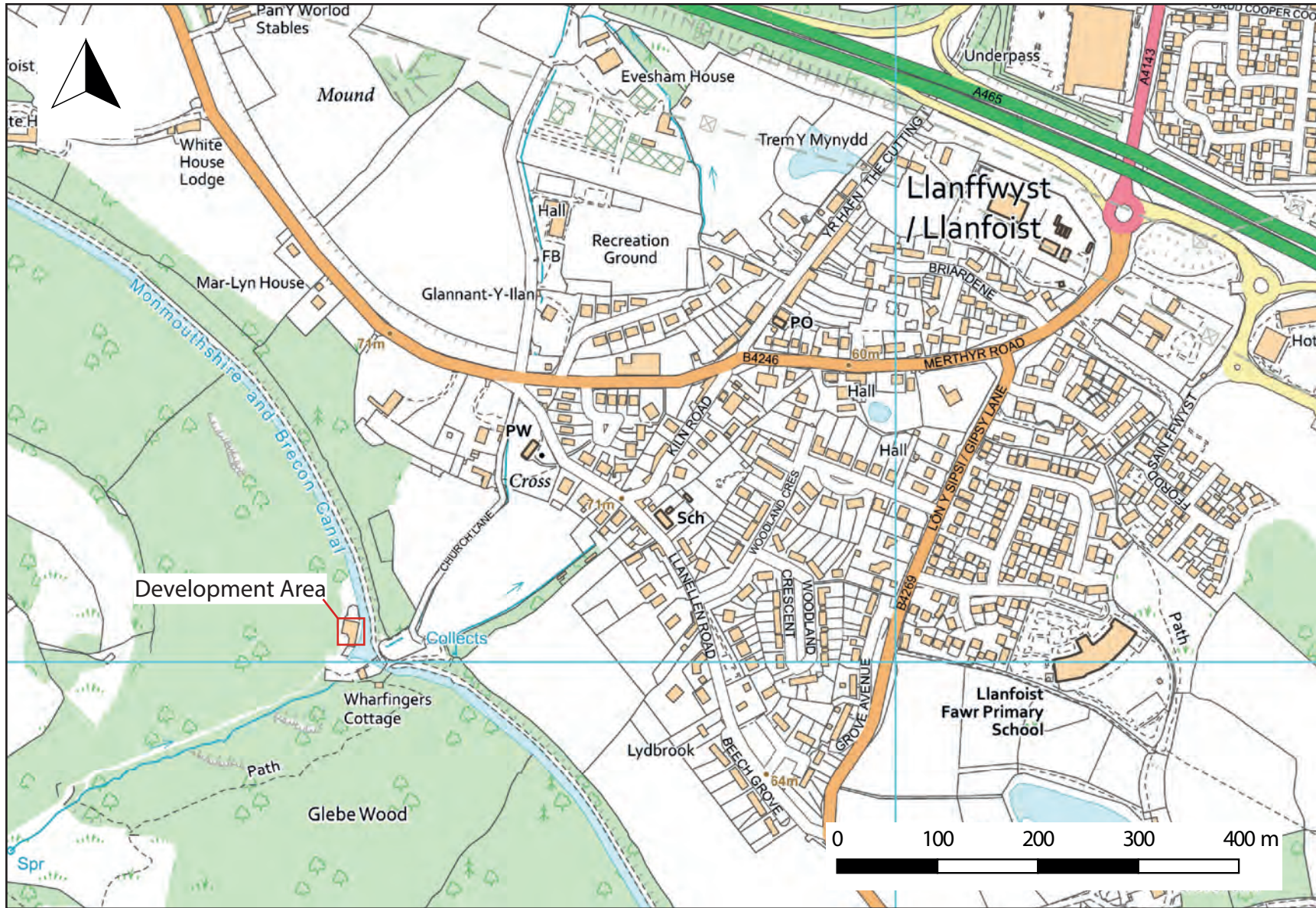
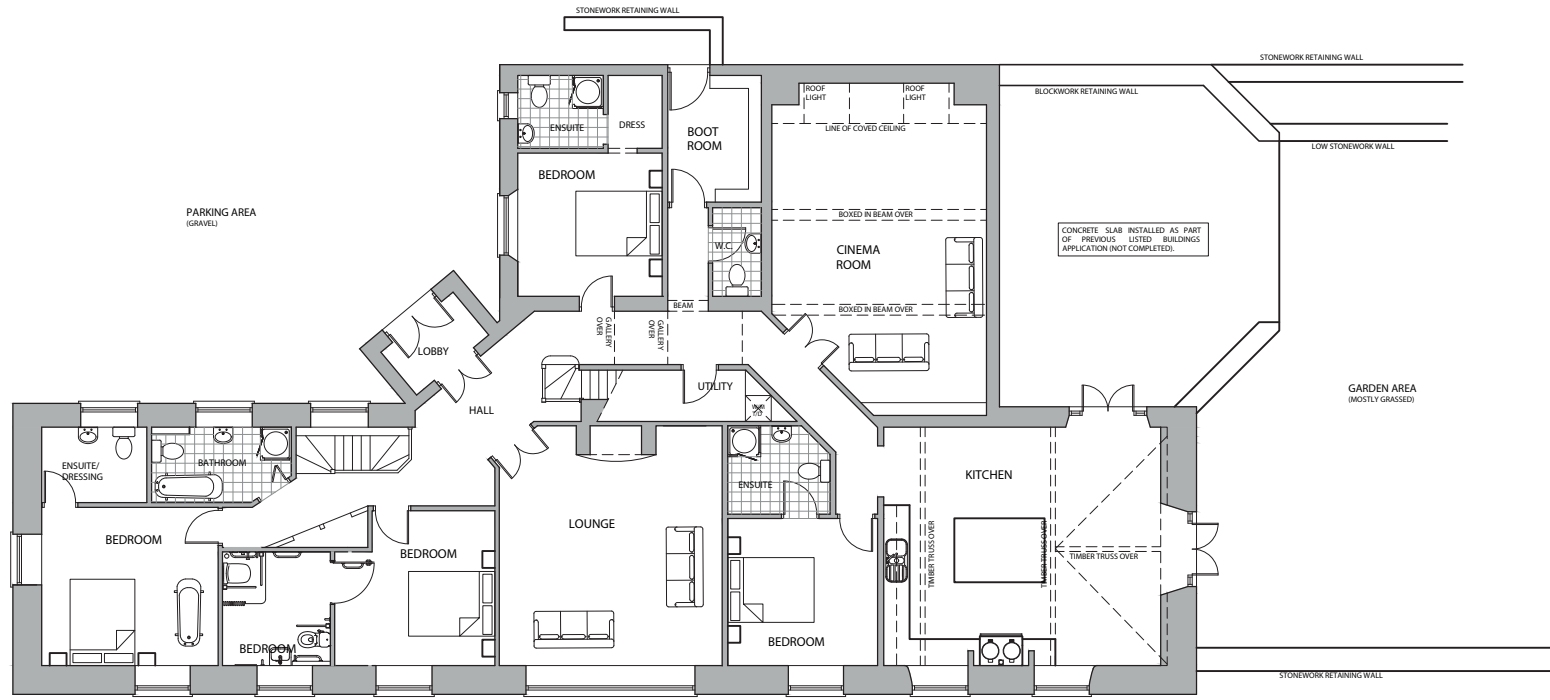


Figure 1. Map with location of site centred on NGR SO 28456 13030



GROUND FLOOR PLAN AS EXISTING (SCALE 1:50 @ A1)



FRONT ELEVATION AS EXISTING (SCALE 1:50 @ A1)

- SLATE ROOF COVERING
- LEAD ROLLS TO HIPPS & RIDGES
- BLACK UPVC RAINWATER GOODS
- STAINED TIMBER CASEMENT WINDOWS
- NATURAL STONEWORK WALLS
- TIMBER LINTELS
- STONEWORK RETAINING WALL
- STAINED TIMBER HORIZONTAL BOARDING
- STONEWORK WALL BOUNDING CANAL

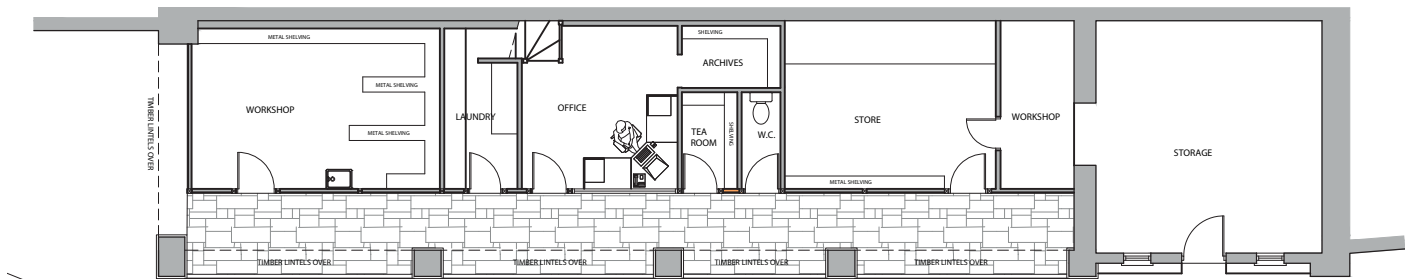
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 THE CONTRACTOR WILL COMPLY WITH THE CURRENT BRITISH STANDARDS, BUILDING REGULATIONS, STATUTORY AUTHORITY REGULATIONS, ETC. WHETHER SPECIFICALLY STATED ON THIS DRAWING OR NOT. SURVEY DRAWINGS ARE A RECORD ONLY AND ANY STRUCTURAL REPORTS OR EVALUATIONS SHALL NOT BE DEEMED TO HAVE BEEN INCLUDED IN SUCH SURVEYS.
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PROJECT			
THE BOATHOUSE, LLANFOIST WHARF, LLANFOIST.			
DRAWING TITLE			
SURVEY DRAWING GROUND FLOOR PLAN & ELEVATION AS EXISTING			
DRAWING NO.	SCALE	DATE	DATE
14/BH/01	AS SHOWN	FEB 2017	

BEN BOWKER
 Phone: 07728073492
 Email: ben@bbdesignservices.co.uk
 www.bbdesignservices.co.uk

Figure 2. Existing ground floor plan and front elevation



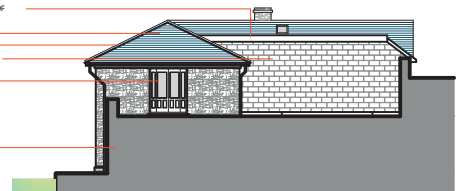


BASEMENT PLAN AS EXISTING (SCALE 1:50 @ A1)



SIDE ELEVATION AS EXISTING (SCALE 1:50 @ A1)

- GRP FLAT ROOF COVERING INSTALLED AS PART OF PREVIOUS LISTED BUILDINGS APPLICATION.
- SLATE ROOF COVERING
- LEAD ROLLS TO HIPS & RIDGES
- BLOCKWORK ERECTED AS PART OF PREVIOUS LISTED BUILDINGS APPLICATION.
- PAINTED TIMBER FRENCH DOORS
- STAINED TIMBER CASSEMENT WINDOWS



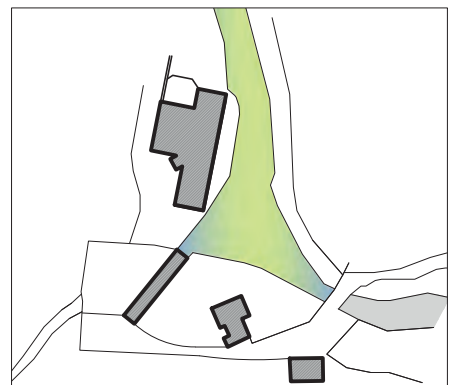
SIDE ELEVATION AS EXISTING (SCALE 1:50 @ A1)

- TIMBER LINTELS
- NATURAL STONEWORK WALLS
- STONEWORK RETAINING WALL
- STAINED TIMBER HORIZONTAL BOARDING



REAR ELEVATION AS EXISTING (SCALE 1:50 @ A1)

- GRP FLAT ROOF COVERING INSTALLED AS PART OF PREVIOUS LISTED BUILDINGS APPLICATION.
- SLATE ROOF COVERING
- LEAD ROLLS TO HIPS & RIDGES
- PAINTED SMOOTH FACED RENDER
- BLACK UPVC RAINWATER GOODS
- PAINTED TIMBER CASSEMENT WINDOWS
- NATURAL STONEWORK WALLS



BLOCK PLAN (SCALE 1:500 @ A1)

GENERAL NOTES:
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PROJECT	REVISIONS
THE BOATHOUSE, LLANFOIST WHARF, LLANFOIST.	A
	B
	C
	D
	E
	F
DRAWING TITLE	
SURVEY DRAWING BASEMENT PLAN & ELEVATIONS AS EXISTING	
DRAWING NO. 14/BH/02	SCALE: AS SHOWN DATE: FEB 2017
Phone: 0773607460 Email: ben@benbowker.co.uk www.benbowker.co.uk	

Figure 3. Existing basement plan and rear and side elevations

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