

Archaeology Wales

Cross Keys Hotel, Old Road, Skewen, Neath Port Talbot

Level 2 Building Survey



By
James Evans (PCIfA)


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Non-Technical Summary

This report results from a Level 2 Building Recording undertaken by Archaeology Wales Ltd (AW) on the Cross Keys Hotel, Old Road, Skewen, Neath Port Talbot. The work was undertaken out as mitigation prior to the refurbishment of the building from a former public house to an office and training centre. The relevant planning application number is P2020/0391.

The Cross Keys Hotel was built between 1844 and 1876/77 and was subsequently redeveloped in the 1960s/70s. This redevelopment consisted of a single-storey rear extension and small porch to the front. During the survey it was apparent that the building had undergone a number of changes over the decades, and apart from the front and north elevation, most of the architectural detail has been lost to these more recent redevelopments.

All works were carried out in accordance with the ClfA Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures (2019).

Crynodeb Annhechnegol

Mae'r adroddiad hwn yn ganlyniad i Gofnod Adeilad Lefel 2 a gynhaliwyd gan Archaeology Cymru Cyf ar Westy'r Cross Keys, Hen Heol, Sgiwen, Castell Nedd Port Talbot. Gwnaed y gwaith lliniaru cyn adnewyddu'r adeilad o fod yn gyn dafarn i fod yn swyddfa a chanolfan hyfforddi. Y rhif cais cynllunio perthnasol yw P2020/0391.

Mae hen fapiau wedi dangos bod Gwesty'r Cross Keys wedi'i adeiladu rhywbryd rhwng 1844 a 1876/77 a chafodd ei ailddatblygu yn y 1960au/70au. Roedd y gwaith ailddatblygu diweddarach hwn yn cynnwys estyniad un llawr ar y cefn a chyntedd bach ar y blaen. Yn ystod yr arolwg, roedd yn amlwg bod yr adeilad wedi mynd drwy nifer o newidiadau dros y blynyddoedd, ac ar wahân i flaen a thalcen gogleddol yr adeilad, mae'r rhan fwyaf o'r manylion archeolegol wedi'u colli yn sgil y gwaith ailddatblygu mwyaf diweddar hwn.

Gwnaed yr holl waith yn unol â Safonau a Chanllawiau Sefydliad Siartredig yr Archeolegwyr ar gyfer Archwiliadau Archeolegol a Chofnodi Adeiladau neu Strwythurau (2019).

1 Introduction

1.1 Location and Scope of Work

- 1.1.1 In July 2020 Archaeology Wales (henceforth – AW) was commissioned to undertake a Level 2 Building Recording at Cross Keys Hotel, Old Road, Skewen, Neath Port Talbot, SA10 6AR. The site is centred on OS grid reference NGR SS 73127 97346 (Figure 1). The work was carried out as mitigation prior to the refurbishment of the building from a former public house to an office and training centre. The relevant planning application number is P2020/0391.
- 1.1.2 The requirements for the survey were set out by the Glamorgan-Gwent Archaeological Trust- Archaeological Planning Management (henceforth – GGAT-APM) in their capacity as archaeological advisors to the local planning authority. This report has been produced to comply with the conditions set out by GGAT-APM in relation to the condition on the planning application, which states that:
- ‘No works to which this consent relates shall commence until an appropriate programme of historic building recording and analysis has been secured and implemented in accordance with a written scheme of investigation which has been submitted to and approved in writing by the local planning authority’
- 1.1.3 As a consequence, a Written Scheme of Investigation (WSI) was prepared by Charley James-Martin (MCIfA, AW Project Manager) prior to the work taking place (Appendix I). This was subsequently approved by GGAT-APM.
- 1.1.4 The building recording took place on 14th July 2020 and was conducted by James Evans (PCIfA). The project was managed by Charley James-Martin (MCIfA). All works were carried out in accordance with the ClfA Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures (2019). AW is a Registered Organisation with ClfA.
- 1.1.5 Photographs and records were made of each room; however, this was limited in some areas due to a lack of lighting and unsafe conditions.

2 Site Description

- 2.1.1 The site is located within Skewen, c. 2.2km west of Neath town centre, it is set within a residential area of in area between Old Road to the south and St John’s Terrace to the north. The main access to the site is from the south. The building has car parks to the east and west and areas of vegetation to the north and south.

3 Methodology

- 3.1.1 A Level 2 Building Recording 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. Proposed development plans were provided by the client (Figures 4-8).
- 3.1.2 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.
- 3.1.3 The Level 2 Building Recording 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.
- 3.1.4 Full access was possible to the building, both externally and internally, apart from the former gentlemen's toilets on the ground floor. This room was inaccessible due to a fallen door and debris blocking access. Also, photographs of the ground floor and basement were limited in some areas due to a lack of lighting and unsafe conditions. Nonetheless, descriptive records were made, and photographs taken, in high-resolution digital format, of the historic structure throughout the rest of the building. Plans were provided by the client.
- 3.1.5 The work has been completed in accordance with ClfA's Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures (2019) and to a standard equivalent to Historic England Level 2, laid out in Understanding Historic Buildings: A Guide to Good Recording Practice (2016).

4 Archaeological and Historical Background

4.1 Tithe Map of the Parish of Cadoxton juxta Neath, County of Glamorgan (1844)

- 4.1.1 This tithe map is the earliest available map of the area. This map does show that there was a building on the site of the Cross Keys Hotel. The building in the tithe map is labelled as "613", and like the current building, it is located just to the north of Old Road. However, after closer studies of the tithe map apportionment it appears that "613" is the location of "Nine cottages and & gardens" owned by an Evan Jenkins. Therefore, we must assume that the building(s) shown in this map predates the Cross Keys Hotel.

4.2 Ordnance Survey County Series, Glamorgan XV (includes: Swansea), 6-inch (1884)

- 4.2.1 This is the first edition of the Ordnance Survey and it shows the area in detail. The Cross Keys Hotel is clearly visible, and it is labelled on this map. To the east of the Cross Keys Hotel is Sion Chapel (NPRN 97302), although no longer in use, the building is still intact and is immediately adjacent to the Cross Keys Hotel car park (Plate 1). This chapel was built either in 1820 or 1843. To the west of the Cross Keys Hotel is a row of terraced houses (Figure2).

4.3 Subsequent Ordnance Survey Maps

- 4.3.1 A study of OS maps from the late 19th century to the modern period chart the growth and expansion of Skewen, but there is very little change regarding the Cross Keys Hotel during this time. However, a detailed OS plan dating from 1963-70, shows the extension to the rear of the building and also the front porch (Figure 3).

5 The Building Recording Results

5.1 General

- 5.1.1 The former Cross Keys Hotel is a two-storey building rectangular in plan and constructed from coursed rubble stone and red brick. The roof is of a hipped style construction with slates tiles, and topped with ceramic ridge tiles. The building is aligned approximately on an NNW – SSE axis. Adjoining the building at the rear, western elevation, is a single-storey extension of a later date. The interior and exterior have been altered several times since its construction, so interpretation of the building is difficult, such as room functions. Elevation drawings can be found in Figure 4. A detailed description of the building's exterior and interior can be found below:

5.2 Building Exterior (Plates 2-19; Figure 4-5)

- 5.2.1 A recently constructed wooden fence encloses the building to the east and south, and the entrance into this enclosed area is at south-eastern corner of the site. The enclosed area that surrounds the building to the east and south is currently covered in loose stone and building debris.

5.3 Front Elevation: East Facing (Plates 2-5; 12-13; Figure 4)

- 5.3.1 The front elevation has two-storeys with six windows on the upper storey and five windows on the ground floor (Plate 5 & 12). All of the windows on the ground floor have been blocked and boarded for security reasons. The windows on the upper storey were not boarded, but they appear to be relatively modern replacements. On the ground floor there is also a small, single-storey, flat roofed porch which protrudes from the front elevation (Plate 2 & 5). This porch has the entrance door to the building on its north elevation, and a blocked window on its east and south elevation. This porch appears to be a later edition to the building.

- 5.3.2 The entire front elevation is constructed of red-brick in an English Garden wall pattern, and each of the windows has a red-brick constructed segmental arch above it with a black painted stone lintel below it. Above the porch there is also a segmental arch that is still visible today, this could suggest that this was not the original doorway, and that it could once have been another window in its place (Plate 12).
- 5.3.3 In between the ground floor and upper storey, and above the current entrance, there is a sign (Plate 12) that has a black surround, white background, with the wording in black, it reads:

CROSS KEYS HOTEL

Unfortunately, the age of this sign is not clear. There is also a sign affixed to the front elevation of the ground floor (Plate 6), in between two of the most southern windows, it reads:

CROSS KEYS HOTEL

*THIS CAR PARK BELONGS TO THE CORSS KEYS HOTELIT IS FOR SOLEUSE OF OUR
CUSTOMERS*

ANY OTHER VEHICLES WILL BE CLAMPED OR REMOVED

£100 RELEASE FEE

This sign appears to be relatively modern, and probably dates to the last few decades of the buildings use as a public house.

5.4 Southern Elevation (Plates 7-11; Figure 4)

- 5.4.1 Unlike the front elevation, the southern elevation, does not have a brick constructed finish, and instead has a rendered finish. The current colour of this render is a light discoloured grey colour (Plate 7). The later single-storey, flat roofed, extension at the rear of the building can be seen clearly from this elevation, and the extension has a small blocked and boarded window facing southwards (Plate 11).
- 5.4.2 On the upper storey of this elevation there is a damaged sign for the public house, it reads:

[...] SS KEYS HOTEL

Pool. Darts. Live Music

- 5.4.3 Again, this sign appears to be relatively modern and could date to the last few decades of the building being used as a public house. On the ground floor there is also an identical sign, regarding parking, as the one seen on the front elevation.
- 5.4.4 There is frequent vegetation that is growing up the walls of this elevation which suggests the amount of time that this building has not been in use. There are also several indicators of its modern renovations, for example, satellite dishes and wires are

affixed to this facing, along with modern air vents cut into the ground floor elevation. There is also a modern flue pipe evident protruding the roof.

5.5 Western Elevation (Plates 17 -19; Figure 4)

- 5.5.1 The upper storey is the only part of the western elevation that is visible. This is due to a boundary wall obscuring the ground floor. It is evident that this boundary wall has been altered numerous times throughout its existence, because there is a mix of various stones and bricks bonded together by various materials and laid out in no particular pattern.
- 5.5.2 Similarly, to the southern elevation, this elevation has a rendered finish and at some point, has been painted white, but this paint is flaking off to reveal the light discoloured grey colour that can be seen in the southern elevation.
- 5.5.3 Three windows are visible in the upper storey of the building. The southernmost window of the three is boarded up, and the window to its north is partially boarded up. The final window is located centrally in the upper storey, but at a slightly lower level than the other windows due to it being located directly over the building's staircase, and it was also boarded up. Of the window frames that were visible it appeared that they were relatively modern replacements.
- 5.5.4 There is another modern flue pipe that is protruding the wall in the upper storey and it extends up to the roof level.

5.6 Northern Elevation (Plates 14-16; Figure 4)

- 5.6.1 Access and visibility to the northern elevation is limited due to debris and safety issues. However, the elevation is partially visible from the front and rear of the building.
- 5.6.2 Similar to the front elevation, the entire northern elevation is constructed of red-brick in an English Garden wall pattern. There are two windows at the western corner of the elevation, one on the upper storey and one on the ground floor, and they are directly in line with each other. Both windows have a red-brick constructed segmental arch above them with a black painted stone lintel below them (Plate 16).
- 5.6.3 This elevation has sign (Plate 14), although larger and in a square shaped, that is identical in style to that on the front elevation. It reads:

CROSS KEYS HOTEL

- 5.6.4 There are also signs of modern renovations on this elevation, for example, lights/CCTV cameras, burglar alarm and modern vents.

5.7 Building Interior: First Floor (Plates 20-47; Figure 6)

- 5.7.1 The entire first floor was an open space, the original walls that divided the rooms were no longer in place, and there were only a few wooden partition posts that hinted at the

former layout of the first floor. Therefore, the whole first floor has been photographed and recorded as 'one room'.

- 5.7.2 **Room 1:** The first-floor measures approximately 9.7m north-south and 6m east-west. The floor is covered with wooden floorboards, and some could possibly be original, but there was a lot of dust and debris on the floor that makes identification difficult. The south-west corner of the first floor, however, had no floor boards and wooden joists were open and exposed (Plate 34). The walls in the northern half of the upper floor are exposed and show that they are constructed mostly from red-brick, but with some inclusions of sub-rounded stones (Plate 25). The red-bricks appear to follow the English Garden wall pattern, similar to the external front and north elevations. However, the internal walls were covered by dust and mortar that made it difficult to see clearly. The walls in the southern half of the upper floor are plastered and some are painted whilst others have wallpaper on them (Plate 30).
- 5.7.3 The eastern wall has six of the front elevation windows (Plates 26-29). The northern wall has a window from the northern elevation, and also a chimney breast and a fire place that appears to have been blocked up during later renovations of the building (Plate 22-25). The western wall also has a chimney breast and blocked fireplace, identical to the one in the northern wall (Plate 20-21). There are also three windows in the western wall; one above the staircase (Plate 43) and two at the southern half of the upper floor (Plate 34 & 35). The southern wall appears to have two chimney breasts, but they are still blocked and covered with plaster and wallpaper (Plate 30 & 33).
- 5.7.4 The majority of the ceiling has been removed which has exposed the timber roof trusses and joists. The only section of the ceiling that still remains is in the north-east corner of the upper floor. Further access to the attic area is not possible as there is no access point to this area (Plates 46 & 47).
- 5.7.5 A number of timber partitioned posts are still in situ in the central-western area of the upper floor. This area may suggest that this was the former landing space with various doors leading into different rooms, but it is difficult to interpret due to the current state of this upper floor. Within this area there is also a wooden U-shaped staircase that leads down to the ground floor. This staircase could be the original wooden staircase of the building (Plates 12-13 & 17-22).

5.8 Ground Floor (Plates 48-68; Figure 7)

- 5.8.1 **Room 2:** This room was located in the north-east corner of the building and formed an L-shaped room, which measured approximately 4.5m north-south and 5.8m east-west. The northern wall has the final window from the northern elevation, and also a chimney breast and a fireplace that appears to have been blocked up during later renovations of the building. The eastern wall has two of the windows from the front elevation, and it is where the building's front door is currently located. The southern wall has a doorway that leads into the entrance hall area where the staircase is located. The western wall has another blocked chimney breast (Plates 48-50).

- 5.8.2 This room had a vast amount of rubbish and debris within it, and the lighting was extremely poor. Both issues together meant that interpretation of this room was difficult. Although it was clear to see that both the chimney breasts and walls mirrored what was observed on the upper floor.
- 5.8.3 **Room 3:** This room is a narrow hallway that extends from the front entrance at the eastern wall to the western wall, measuring approximately 7.7m east-west and 2m north-south. The north and south walls were a mix of brick built and wood partitioned walls, but the wood partitioned sections have been dismantled leaving just some of the posts in situ. This room leads into Room 2 to the north, Room 4 to the south, Room 6 to the south-west, and Room 7 to the north-east. The wooden staircase leading up to the upper floor is located within this room, along with stone steps leading down into the basement (Plates 51-56). Again, lighting was extremely poor in this area of the building.
- 5.8.4 **Room 4:** This room is a large room that measured approximately 6m east-west and 4.8m north-south. In the north central area of the room there is a section of a partitioned wall, this may hint that this room was once two separate rooms, but during the building recording it appeared as one large room, and therefore has been recorded as such. This room is accessed via the hallway (Room 3), and the northern wall of this room consists of the remains of the partitioned wall between these two rooms (Plates 57-58). The eastern wall has the final three windows from the front elevation (Plates 59-60). The southern wall has the two chimney breasts that were also visible on the upper floor, but they have been blocked up like the others in the building (Plates 61-62). The western wall has a doorway leading into Room 5, and two blocked windows (Plate 63). These blocked windows appear to be the original window locations, but after the later single-storey extension was added at the rear of the building they were blocked up. The lighting was extremely poor in the western area of this room.
- 5.8.5 **Room 5:** This is a small room located in the south-western corner of the building and located within the later single-storey extension at the rear of the property. It measures approximately 2.6m north-south and 1.5m east-west. Lighting and access to this room was restricted, however photographs and a brief description was possible. The north wall was plastered and painted as was the western wall (Plate 64). The eastern wall was once the external wall and red-brick construction can be seen, the former window locations are also clear, and it is apparent that they have been sealed by concrete blocks (Plate 65). The southern wall has a small window that can be seen in the southern elevation (Plate 66).
- 5.8.6 **Room 6:** This is another small room that is located within the single-storey extension, and it is accessed via the hallway (Room 3). It measures approximately 2.5m north-south and 1.5m east-west. This room was particularly dark and had no access to natural or artificial light, but it was apparent that this was the former ladies' toilet and still had all furniture intact (Plate 67).

- 5.8.7 **Room 7:** This room was also located within the single-storey extension, but was inaccessible as the entrance way was blocked by a fallen door and it was not safe to enter (Plate 68). From plans provided by the client it shows that this room was once the gentlemen's toilet and measures 4m north-south and 1.5m east-west.

5.9 Basement (Plates 69-73; Figure 8)

- 5.9.1 The basement is accessed via stone steps that are located immediately behind the wooden staircase in the hallway (Room 3). At the bottom of the steps a small and narrow passageway leads into two rooms (Plate 69). These were accessed at the entrance to each one, but due to lighting issues and safety they were investigated in detail.
- 5.9.2 **Room 8:** This was the most southernly room located in the basement and it measured approximately 3.5m north-south and 2.6m east-west. Within the western wall there appears to be a chute that would have been used for beer barrel deliveries (Plate 70). The walls were constructed of what appears to be stone and then painted white. This room also had numerous beer barrel and other public house paraphernalia (Plate 71).
- 5.9.3 **Room 9:** This room was located in the northern half of the basement and directly opposite Room 8. It measured 3.2m north-south and 2.6m east-west. This room had less debris within it, and the walls in this room were also constructed of stone and painted white (Plate 72-73).

6 Discussion and Interpretation

- 6.1.1 The Cross Keys Hotel was built by at least 1876/77, as it appeared in the publication of the first edition Ordnance Survey map in 1884, this being the date that the survey was undertaken. The 1844 tithe map does show a building that seems to be located on or near the footprint of the current building, but upon studying the tithe map apportionments this location is stated as being "Nine cottages and & gardens". As a result, we must conclude the current building was built in the years between 1844 and 1876/7. An OS map dating between 1963-70 shows the extension to the rear of the building along with the front porch. Therefore, a number of the modern renovations can be attributed to this period of the building's history.
- 6.1.2 West Glamorgan and Glamorgan Archives catalogues were consulted as part of this assessment, but unfortunately neither held any relevant records that would help chart the archaeological or historical development of this building.
- 6.1.3 Apart from the front and north elevations, along with the chimney breasts within the building, most of the architectural detail has been lost to more recent redevelopment. Other internal features such as the floorboards and the wooden staircase may be contemporary with the construction of the building, but this cannot be stated with any certainty.

7 References

Chartered Institute for Archaeologists, 2019. *Standards and Guidance for the archaeological investigation and recording of standing buildings or structures*

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

James-Martin, C. 2020. *Written Scheme of Investigation Level 2 Building Recording at Cross Keys Hotel, Old Road, Skewen, Neath Port Talbot*

Historic Maps

Sayce, M. & Martin, T.L. 1844. *Map of the Parish of Cadoxton juxta Neath in the County of Glamorgan*

Ordnance Survey, 1884. County Series, 6-inch map, Glamorgan XV (includes: Swansea)

Ordnance Survey, 1900. County Series, 6-inch map, Glamorgan XV.SE (includes: Coed Ffranc; Dyffrynclydach; Neath; Swansea)

Ordnance Survey, 1921. County Series, 6-inch map, Glamorgan XV (includes: Swansea)

Ordnance Survey, 1935. County Series, 6-inch map, Glamorgan XV.SE (includes: Coed Ffranc; Dyffrynclydach; Neath; Swansea)

Ordnance Survey, 1946. County Series, 6-inch map, Glamorgan XV.SE (includes: Coed Ffranc; Dyffrynclydach; Neath; Swansea)

Ordnance Survey, 1952. County Series, 6-inch map, Glamorgan XV.SE (includes: Coed Ffranc; Dyffrynclydach; Neath; Swansea)

Ordnance Survey, 1963-70. Plan, 1:1,250

Ordnance Survey, 1970-74. Plan, 1:1,250

Ordnance Survey, 1980. Plan, 1:10,000

Ordnance Survey, 1992. Plan 1:10,000

Archaeology Wales

APPENDIX I: Figures

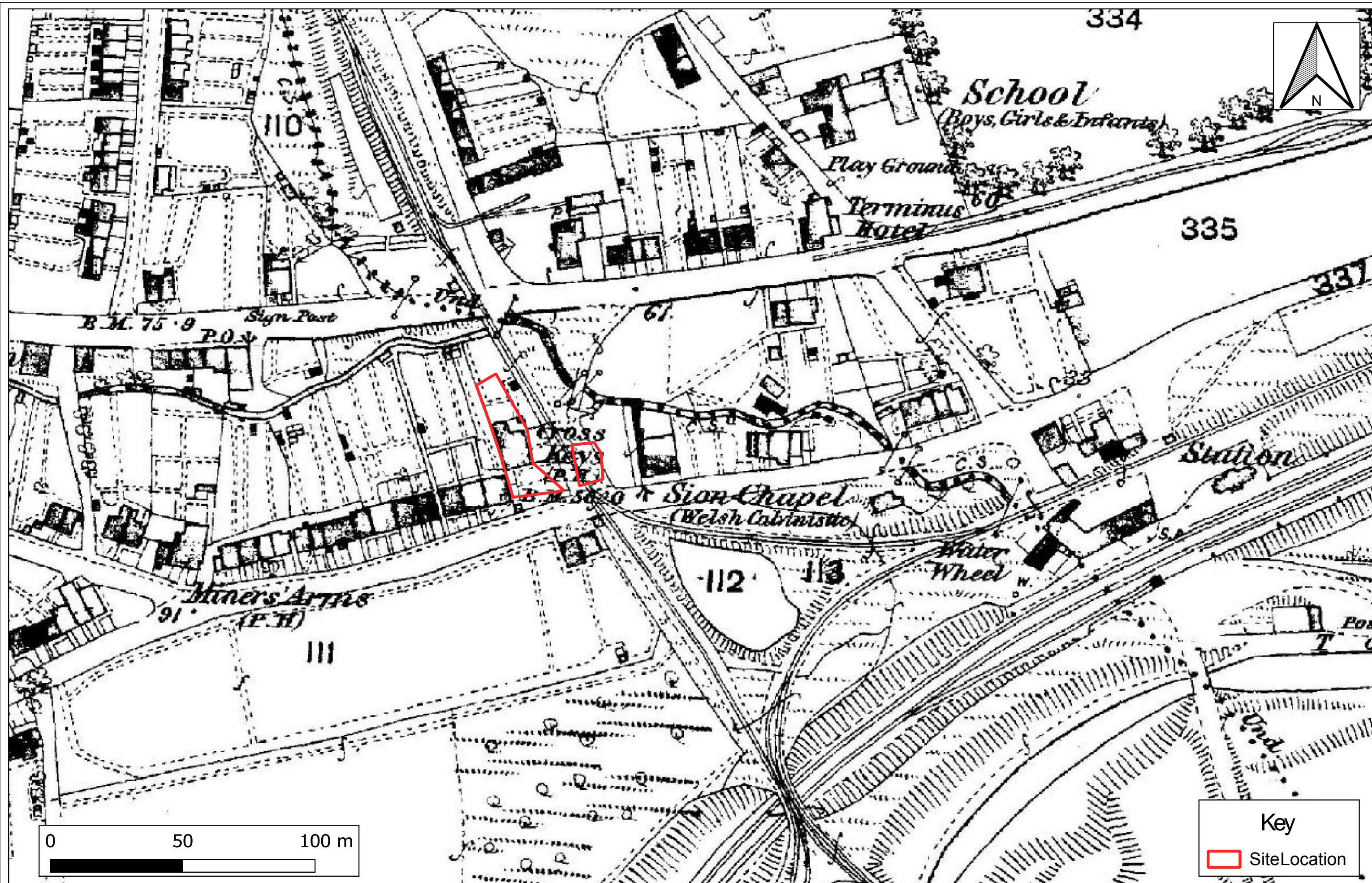


Figure 2. 1884 First Edition Ordnance Survey Map showing the Cross Keys Hotel, with the site's current boundaries (red outline).

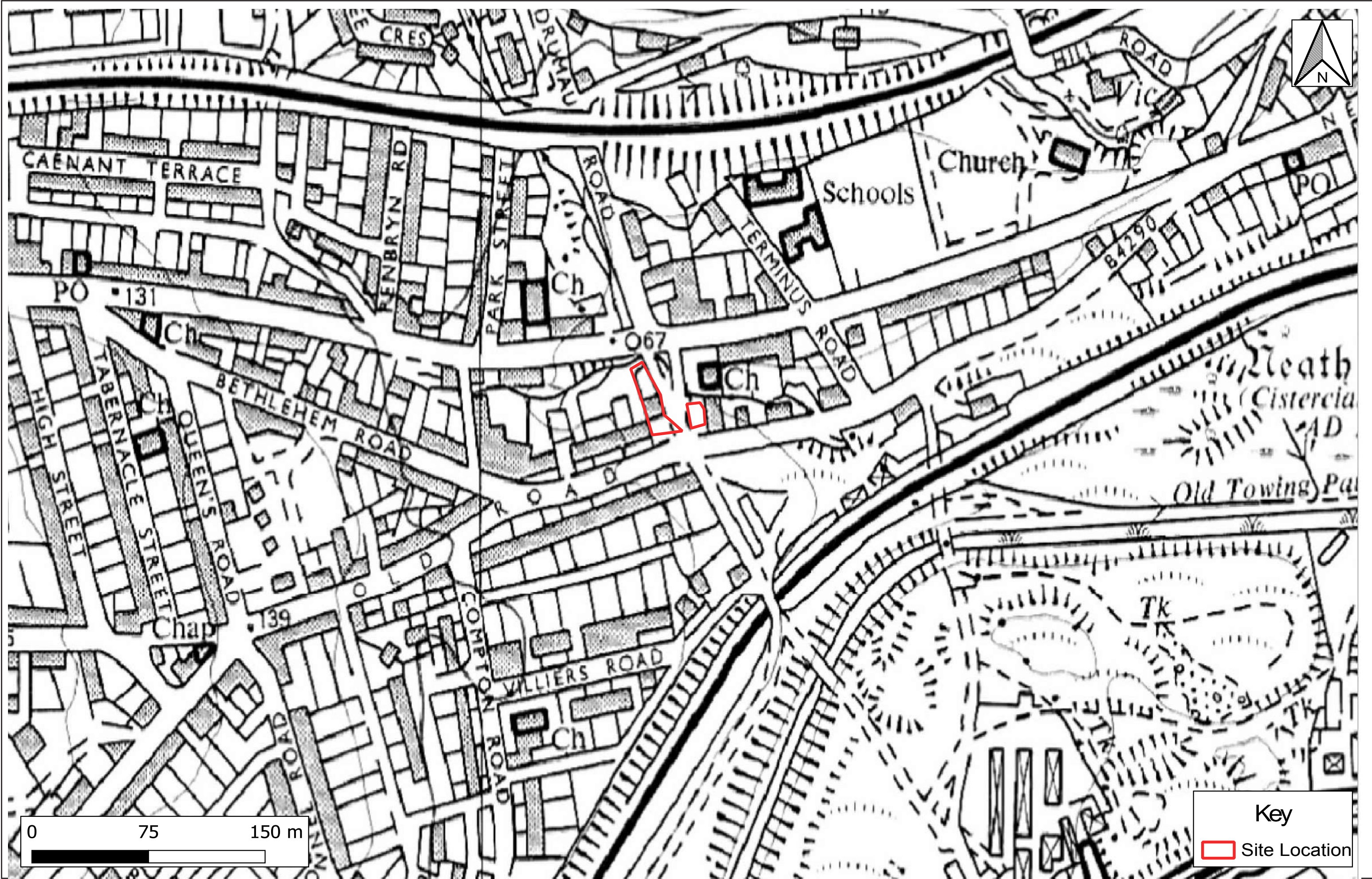
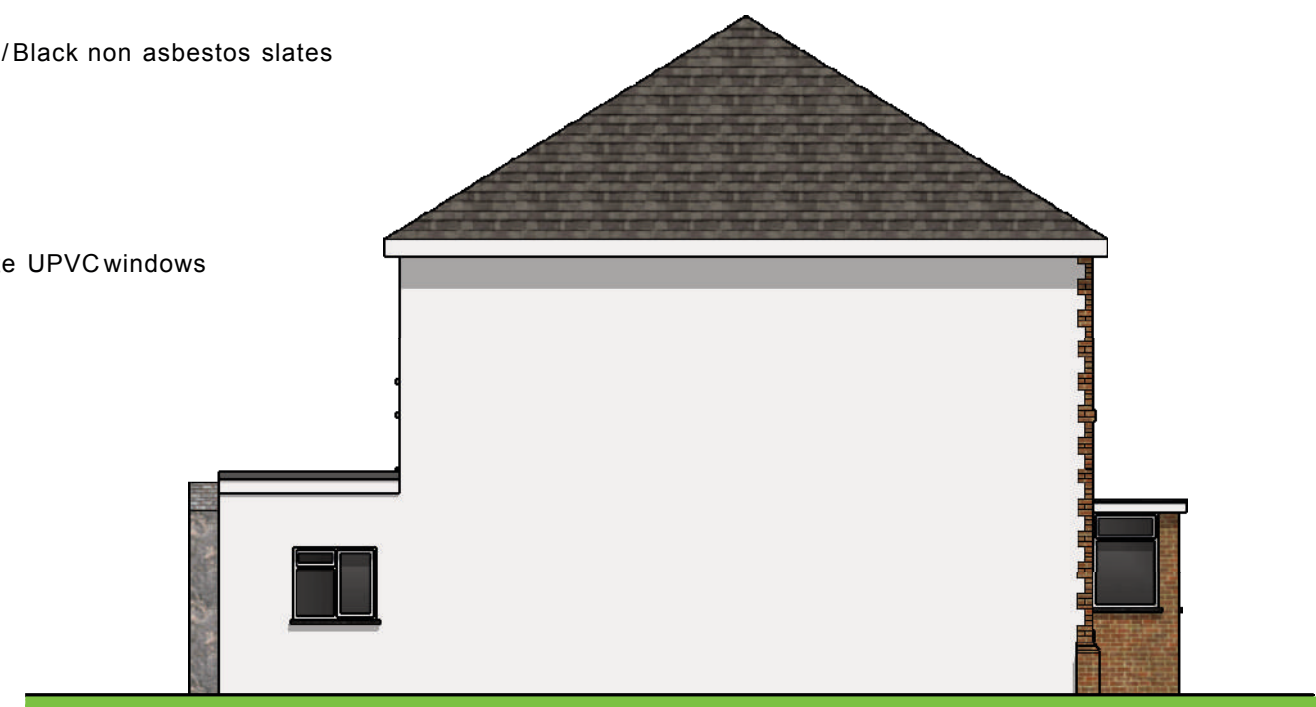


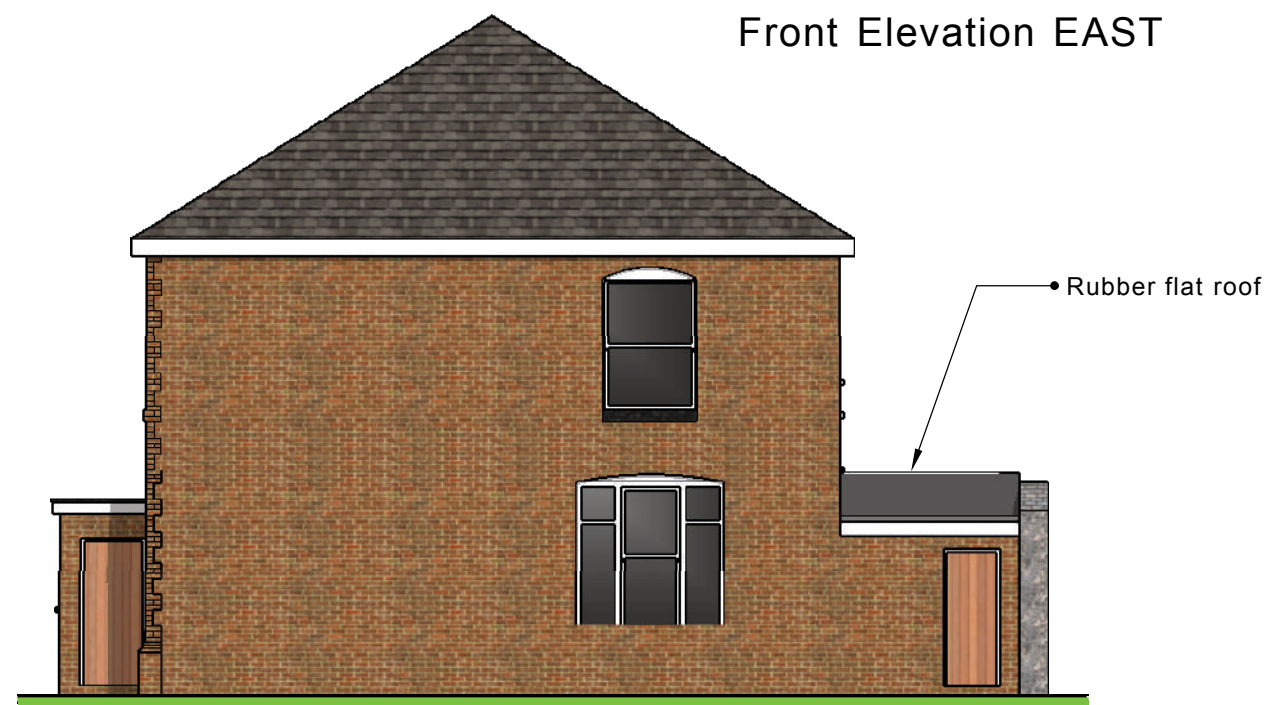
Figure 3. 1970 Ordnance Survey Map showing the Cross Keys Hotel, with the site's current boundaries (red outline).



Front Elevation EAST



Side SOUTH



Side NORTH

Rear wall supporting neighbouring car park area



Rear WEST

Scale 1 : 100

Project	Change of use from "Cross Keys Hotel" to Offices and Training Centre 16 Old Road, Neath SA10 6AR	Client	Genus Care	Description	EXISTING ELEVATIONS
		Date	November 2019	Drawing No	Genus11/19-01

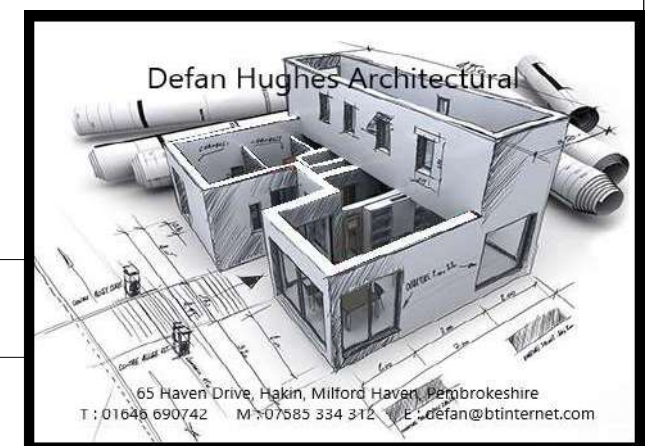


Figure 4. Elevation drawings of the Cross Keys Hotel, provided by the client.

Existing BLOCK PLAN to
Conversion of Cross Keys Hotel
to Offices and Training Centre
Old Road, Skewen
for GENUS CARE

Proposed BLOCK PLAN to
Conversion of Cross Keys Hotel
to Offices and Training Centre
Old Road, Skewen
for GENUS CARE

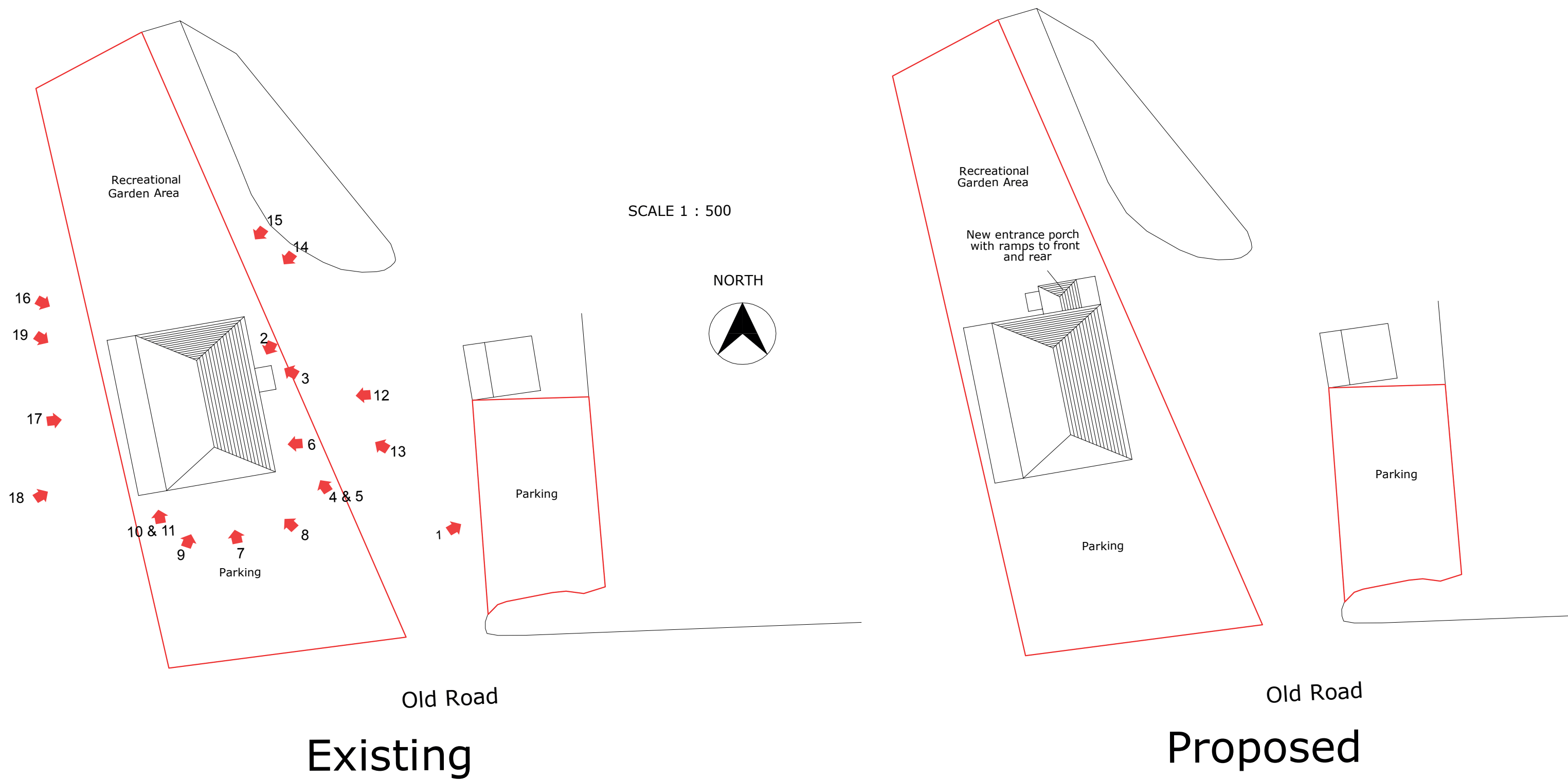


Figure 5. External photo locations.

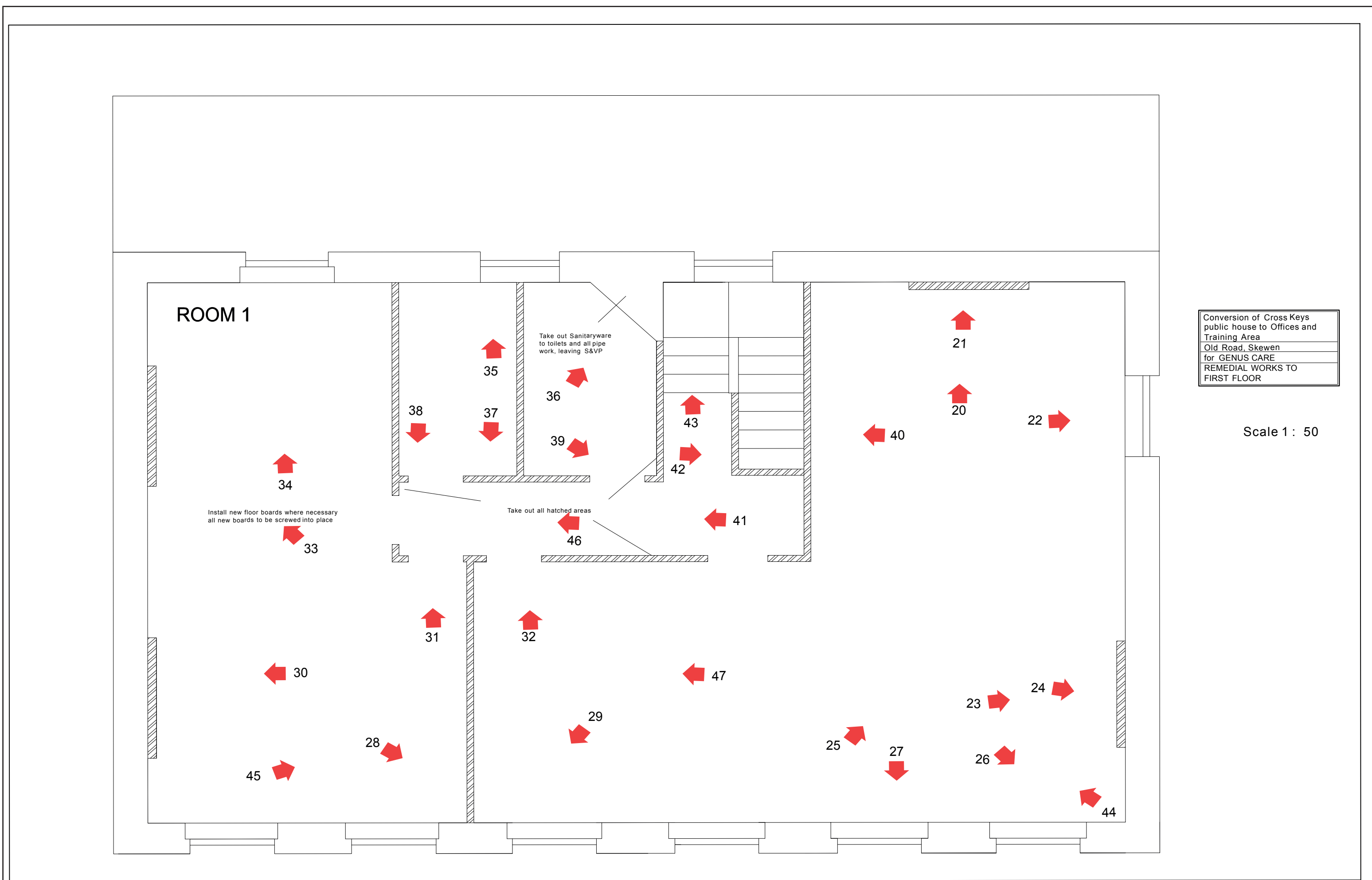


Figure 6. First floor photo locations (plates 20-47).

Conversion of Cross Keys
public house to Offices and
Training Area
Old Road, Skewen
for GENUS CARE
REMEDIAL WORKS TO
GROUND FLOOR

Scale 1 : 50

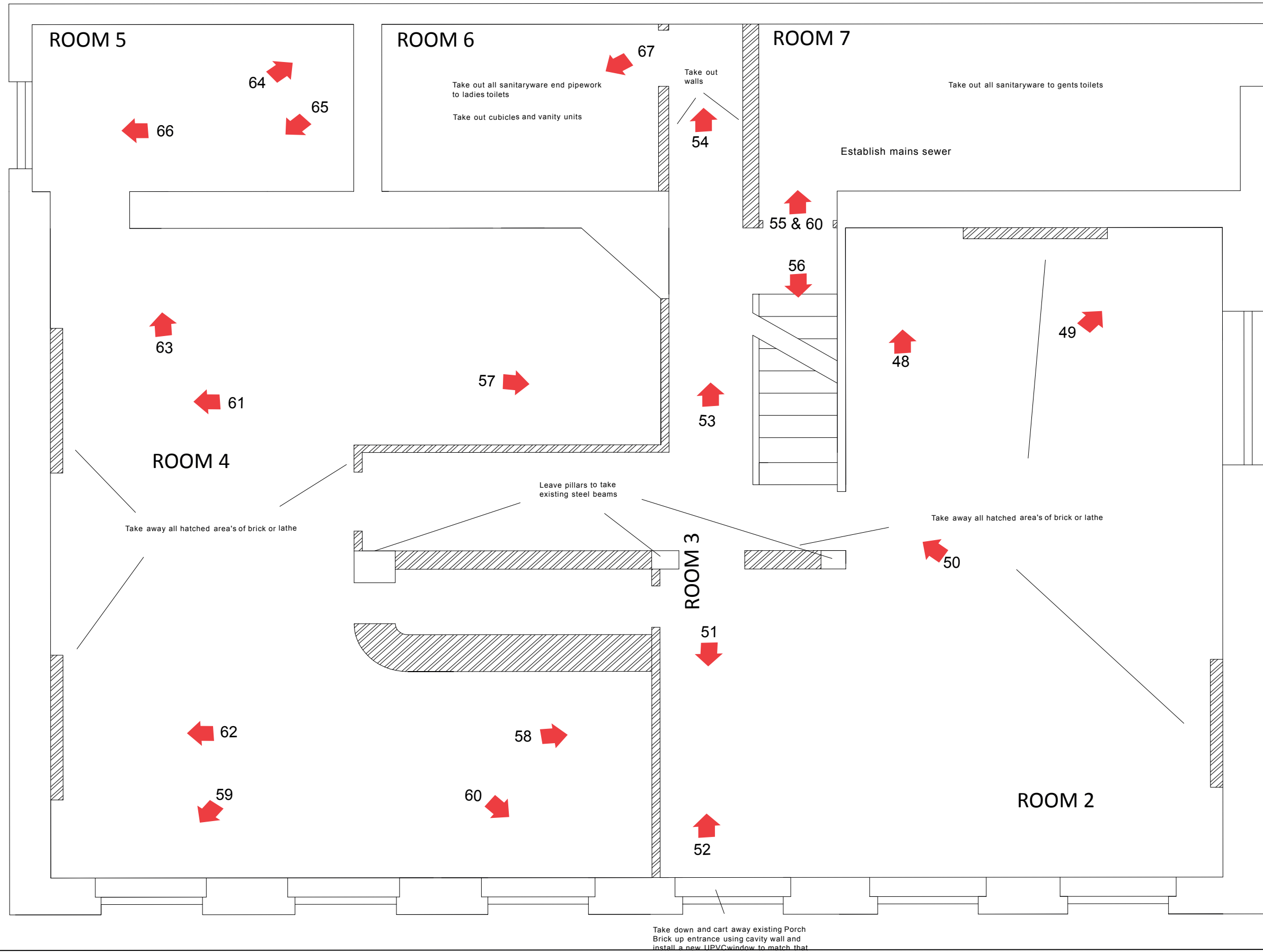
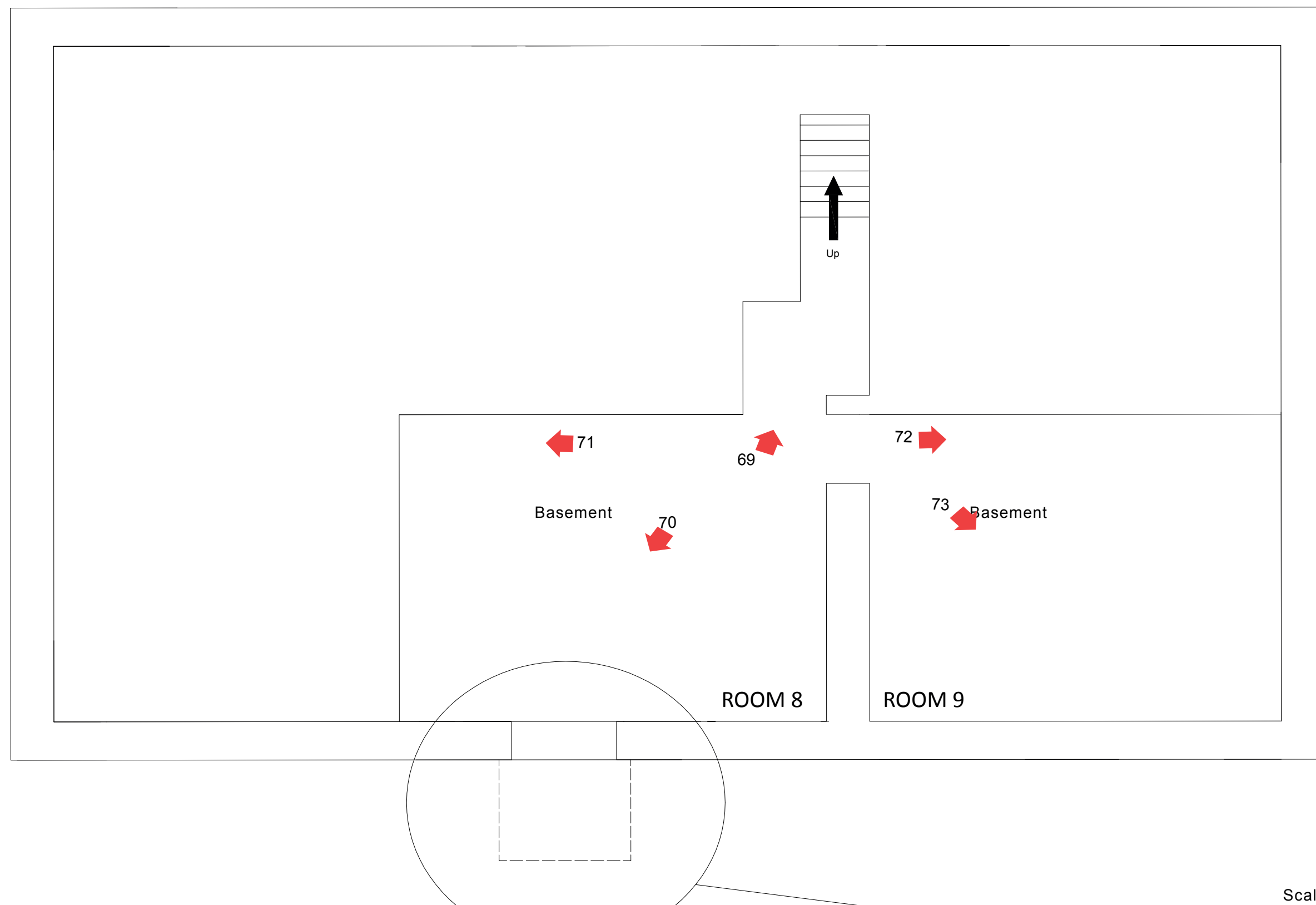


Figure 7. Ground floor photo locations (plates 48-68).



Scale 1 : 50

See blocking up detail

Figure 8. Basement photo locations (plates 69-73).

Archaeology Wales

APPENDIX II: Plates



Plate 1. Sion Chapel (NPRN 97302), located to the east of Cross Keys Hotel



Plate 2. Front porch protruding front elevation constructed in 1960s/70s, south-west facing, 2m scale



Plate 3. Two windows on ground floor of front elevation, with segmental arches and stone lintels, north-west facing, 2m scale.



Plate 4. Front elevation, north-west facing, 2m scale



Plate 5. Front elevation, north-west facing, 2m scale



Plate 6. Sign/parking notice on front elevation, west facing



Plate 7. Southern elevation, north facing, 2m scale



Plate 8. Southern elevation, north-west facing, 2m scale



Plate 9. Southern elevation, north-east facing, 2m scale



Plate 10. Southern elevation, 1960s/1970s single-storey extension, north facing, 2m scale



Plate 11. Southern elevation, 1960s/1970s single-storey extension, north facing, 2m scale



Plate 12. Front elevation, west facing, 2m scale



Plate 13. Front elevation, north-west facing, 2m scale



Plate 14. North elevation, south-west facing, 2m scale



Plate 15. North elevation, south-west facing, 2m scale



Plate 16. North elevation, south-east facing, 2m scale



Plate 17. Western elevation, east facing, 2m scale



Plate 18. Western elevation, north-east facing, 2m scale



Plate 19. Western elevation, south-east facing, 2m scale



Plate 20. First floor: western wall, chimney breast, facing west, 2m scale



Plate 21. First floor: western wall, chimney breast previously had been blocked by a wooden framed partition, facing west, 1m scale

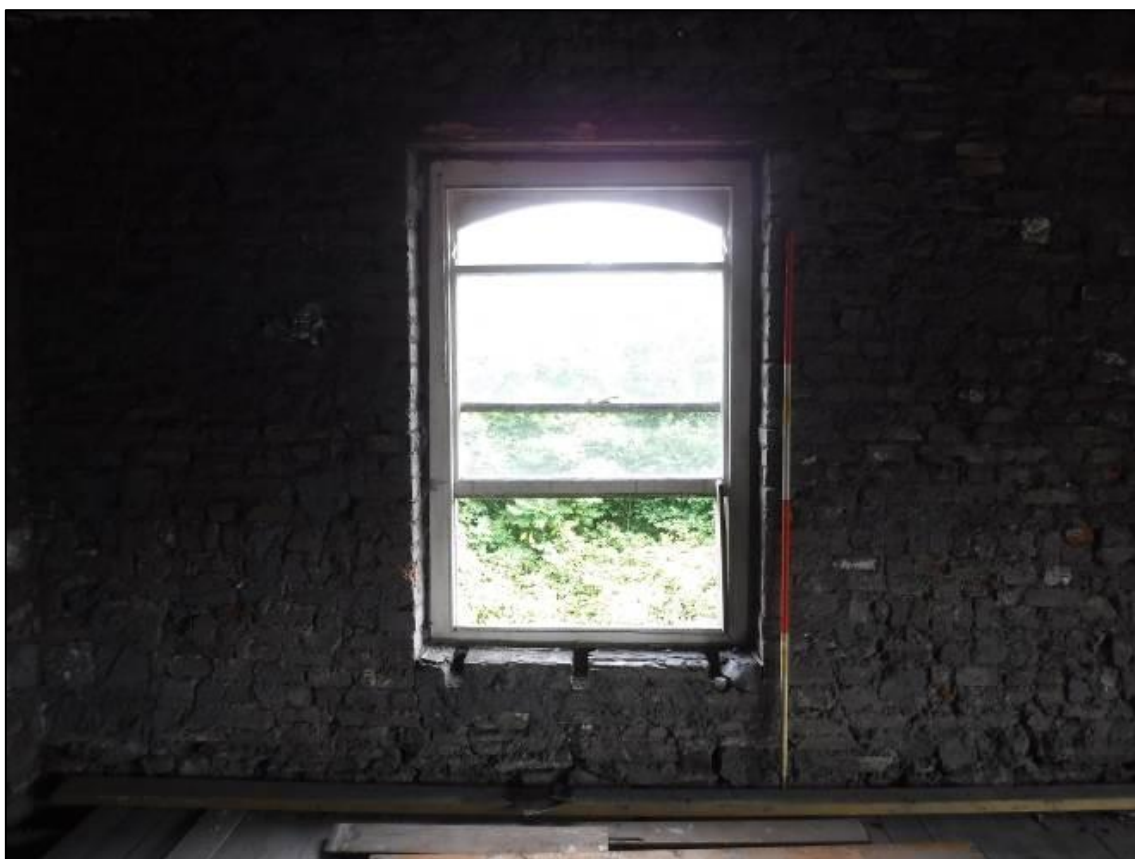


Plate 22. First floor: northern wall, window, facing north, 2m scale



Plate 23. First Floor, northern wall, chimney breast with blocked fireplace, facing north, 2m scale



Plate 24. First Floor, northern wall, chimney breast with blocked fireplace, facing north, 1m scale



Plate 25. First floor: view towards northern and western walls, facing north-west, 2m scale



Plate 26. First floor: eastern wall, windows, facing north-east, 2m scale



Plate 27. First floor: eastern wall, windows, facing east, 2m scale



Plate 28. First floor: eastern wall, windows, facing north-east, 2m scale



Plate 29. First floor: eastern wall, windows, facing south-east, 2m scale



Plate 30. First floor: southern wall, chimney breast behind debris and covered by plaster and wallpaper, south facing, 2m scale



Plate 31. First floor: view towards western wall, with wood partition posts in foreground, west facing, 2m scale



Plate 32. First floor: view towards western wall, with wood partition posts in foreground, west facing, 2m scale



Plate 33. First floor: southern wall, with chimney breast partially exposed along with exposed floor joists, south-west facing, 2m scale



Plate 34. First floor: western wall, window with exposed floor joists in foreground, west facing, 2m scale



Plate 35. First floor: western wall, window, west facing, 2m scale



Plate 36. First floor: western wall, north-west facing, 2m scale



Plate 37. First floor: view towards eastern wall, with wood partition posts in foreground, east facing, 2m scale



Plate 38. First floor: view towards eastern wall, with wood partition posts in foreground, east facing, 2m scale



Plate 39. First floor: view towards eastern wall, with wood partition posts in foreground, north-east facing, 2m scale



Plate 40. First floor: facing towards southern wall, with staircase in foreground, south facing, 2m scale



Plate 41. First floor: facing towards southern wall, with wooden partitions in foreground, south facing, 2m scale



Plate 42: First floor: wooden staircase, with northern wall beyond, north facing, 1m scale



Plate 43. First floor: view down staircase, towards blocked window in western wall, west facing, 2m scale



Plate 44. First floor: view towards southern and western walls, south-west facing, 2m scale



Plate 45. First floor: view towards western and northern walls, north-west facing, 2m scale



Plate 46. First floor: view of attic space and exposed ceiling joists, south facing



Plate 47. First floor: view of attic space and exposed ceiling joists, south facing



Plate 48. Ground floor, Room 2: western wall with chimney breast, west facing, 2m scale



Plate 49. Ground floor, Room 2: view towards western wall and northern wall with window, north-west facing, 2m scale



Plate 50. Ground floor, Room 2: view towards Room 3, south-western facing, 2m scale

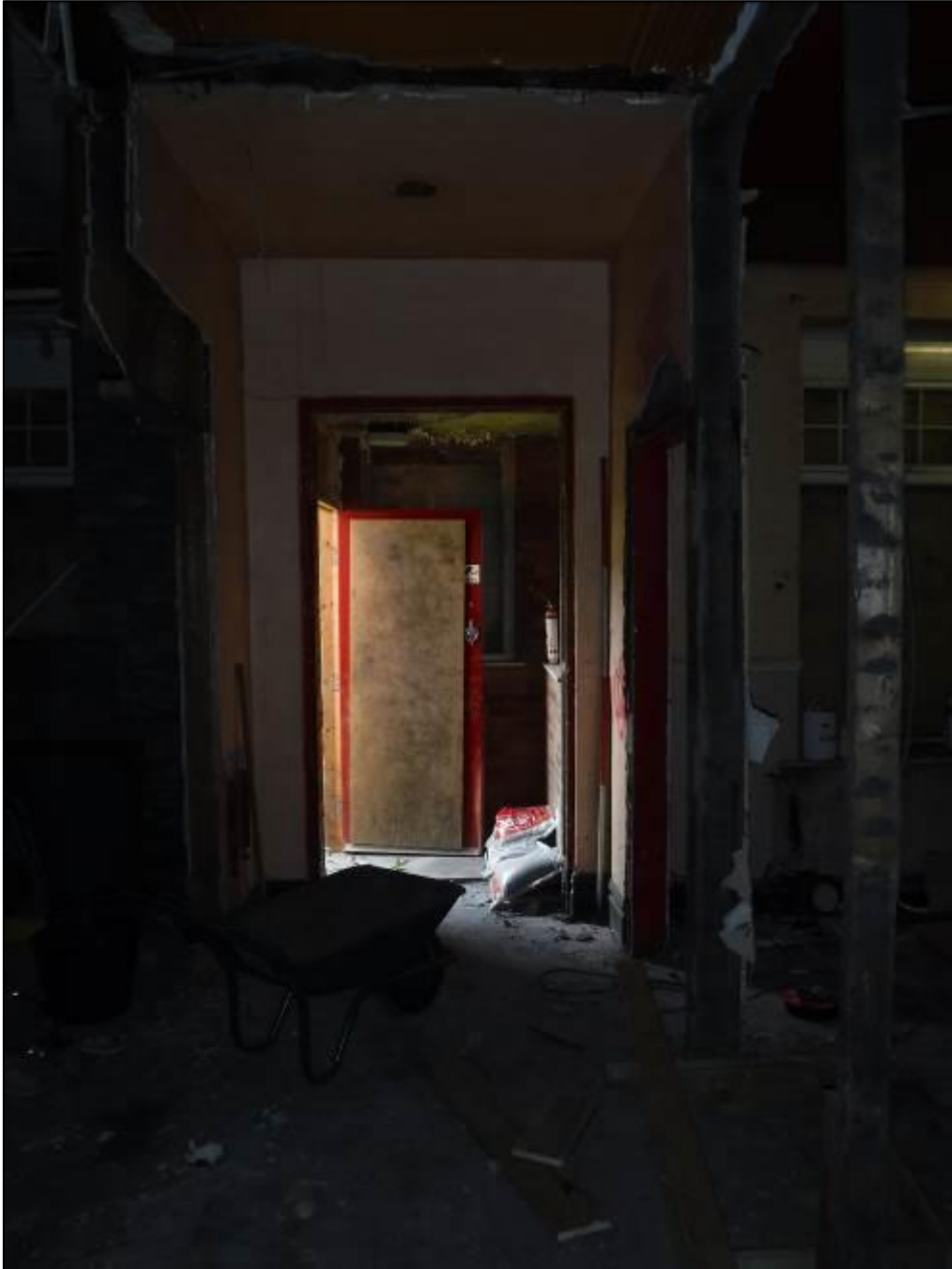


Plate 51. Ground floor, Room 3: view towards front entrance and porch, with Room 2 to the north and Room 4 to the south, west facing, 2m scale



Plate 52. Ground floor, Room 3: view towards staircase, with Room 2 to the north and Room 4 to the south, facing east, 2m scale



Plate 53. Ground floor, Room 3: view towards Rooms 6 & 7, with staircase in foreground, facing west, 2m scale



Plate 54. Ground floor, Room 3: view towards western wall, with doorway to Room 6 visible to the south, west facing, 2m scale



Plate 55. Ground floor, Room 3: view towards western wall and blocked doorway of Room 7, west facing, 2m scale



Plate 56. Ground floor, Room 3: behind wooden staircase, stone steps leading to basement, east facing, 1m scale



Plate 57. Ground floor, Room 4: facing towards Room 3 and staircase, north facing, 2m scale



Plate 58. Ground floor, Room 4: view towards partial northern wall, with Room 3 & 2 beyond, north facing, 2m scale



Plate 59. Ground floor, Room 4: eastern wall with blocked windows, north-east facing, 2m scale



Plate 60. Ground floor, Room 4: eastern wall with blocked window, north-east facing, 2m scale



Plate 61. Ground floor, Room 4: southern wall with chimney breast and bricked-up fireplace, south facing, 2m scale



Plate 62. Ground floor, Room 4: southern wall with chimney breast with fireplace covered up by plaster and paint, south facing, 2m scale



Plate 63. Ground floor, Room 4: view towards western wall, original window can clearly be seen blocked up with concrete blocks, with doorway to Room 5 adjacent to window, west facing, 2m scale



Plate 64. Ground floor, Room 5: western and northern walls, north-west facing, 2m scale



Plate 65. Ground floor, Room 5: eastern wall and original exterior wall of building, with blocked window clearly visible, alongside doorway to Room 4, south-east facing, 2m scale



Plate 66. Ground floor, Room 5: southern wall with blocked window, south facing, 2m scale



Plate 67. Ground floor, Room 6: view towards southern wall, south-west facing, 2m scale



Plate 68. Ground floor, Room 7, blocked entrance to room, west facing, 2m scale



Plate 69. Basement: view towards stone steps, north-west facing, 1m scale



Plate 70. Basement, Room 8: view of room with chute in background, south-east facing, 1m scale



Plate 71. Basement, Room 8: south facing view



Plate 72. Basement, Room 9: north facing view



Plate 73. Basement, Room 9: north-east facing view

Archaeology Wales

APPENDIX III: Written Scheme of Investigation

Written Scheme of Investigation

Level 2 Building Recording

at

**Cross Keys Hotel, Old Road,
Skewen, Neath Port Talbot**

Project No: 2815

July 2020



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Figures

Figure 1. Location of development area (red)

Summary

This written scheme of investigation (WSI) details a programme of building recording to be undertaken by Archaeology Wales Ltd (AW).

The archaeological building recording will consist of a Level 2 standard according to Historic England 'Understanding Historic Buildings' guidelines. This will be undertaken prior to the commencement of works.

All work will be undertaken in accordance with the standards and guidelines of the chartered institute for archaeologists (2019/20).

1. Introduction and Planning Background

This WSI details the methodology for a programme of building recording (Level 2) to be undertaken in association with the proposed development at Cross Keys Hotel, Old Road, Skewen, Neath Port Talbot, SA10 6AR (Figure 1). The associated planning application number is P2020/0391

The recommendation to Neath Port Talbot Council by their archaeological advisors (the Glamorgan-Gwent Archaeological Trust – Archaeological Planning Management (GGAT-APM)) states;

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

The purpose of the Level 2 archaeological building recording is to ensure that all archaeological and historical components of the affected building are fully investigated and recorded if they are to be disturbed as a result of activities associated with the development.

This WSI has been prepared by Charley James-Martin MCIfA of Archaeology Wales Ltd (henceforth - AW). The methodology set out in this WSI has been agreed with GGAT – APM, in their capacity as archaeological advisors to the local planning authority.

All work will be undertaken to the standards and guidance set by the Chartered Institute for Archaeologists (2019/20). AW is a Registered Organisation with the CfA.

2. Site Description

The site is set within a residential area of Skewen, in an area between Old Road to the south and St. John's Terrace to the north, main access to the site is from the south (NGR SS 73125 97345, Figure 1). The building has car parks to the east and west and areas of vegetation to the north and south.

3. Historical Background

The GGAT-APM letter of 29th June 2020 details some of the history of the site:

'Information in the Historic Environment Record shows that the Cross Keys is shown on historic mapping sequences, including the First Edition OS map of 1876, as a public house. It was built in association with the historic development of Skewen, in the mid to later 19th century, forming part of the socio-cultural and economic surroundings which included minerals extraction and transportation links, chapels, schools and housing. It forms an important visual part of the street scene. There is no information in the Historic Environment Record that suggest a buried archaeological resource exists.'

On the tithe map of 1844 there is a structure shown in this location, however, the apportionment lists this as cottages and gardens.

4. Objectives

This WSI sets out a program of works to ensure that the Building Recording Level 2 will meet the standard required by The Chartered Institute for Archaeologists' *Standard and Guidance for Archaeological Building Investigation and Recording* (2019) and according to Historic England's *Understanding Historic Buildings: A Guide to Good Recording Practice* (2016).

The objective of the building recording will be to describe and record, by means of high resolution digital photography and measured drawings where required, 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.

Level 2 is a descriptive record, and will comprise an introductory description followed by a systematic account of the building's origins, development and use. The record will include an account of the evidence on which the analysis has been based, allowing the validity of the record to be re-examined in detail.

It will also include all drawn and photographic records that may be required to illustrate the building's appearance and structure and to support an historical analysis.

The work will result in a report, which will provide a comprehensive record of all the work undertaken.

5. Timetable of Works

5.1. Fieldwork

The Level 2 archaeological building recording will be undertaken prior to the commencement of works associated with the proposed development.

5.2. Report Delivery

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

6. Details of Work

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 (2019).

6.1. Building Survey

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:

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.

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.

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.

A site visit has been carried out and it was noted that that the interior of the structure is in a poor condition although appears safe to enter. Accessibility and visibility is poor as the building contains a lot of property and is badly lit but every attempt will be made to record all parts of the building. It is not anticipated that there will be any significant constraint to the ability to record the exterior or interior of the structure. Should this prove to be the case

however further consultation with GGAT-APM will be undertaken on the appropriate level of internal recording required.

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

Wherever possible, existing plans and elevations will be used to supplement the report and further measured plans and elevations may also be provided to illustrate features not more readily obtained by photography. Plans will be used to highlight photographic locations within the final report.

7. Monitoring

GGAT-APM will be contacted prior to the commencement of archaeological works, and subsequently once the work is underway.

Any changes to the WSI that AW may wish to make after approval will be communicated to GGAT-APM for approval on behalf of planning authority.

Representatives of GGAT-APM will be given access to the site so that they may monitor the progress of the building recording. GGAT-APM will be kept regularly informed about developments, both during the site works and subsequently during post-excavation.

8. Archive and Reporting Programme

8.1. Archive

8.1.1. Site Archive

An ordered and integrated site archive will be prepared in accordance with: management of research projects in the historic environment (MORPHE) (Historic England 2006) upon completion of the project.

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*, 2020).

8.1.2. Analysis

Following a 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 in English and Welsh
- Location plan showing the building/s assessed by the building recording, with all structures and features investigated

- Plan and elevation drawings with ground level, ordnance datum and vertical and horizontal scales.
- Written description and interpretation of all structural features identified, including their character, function, potential dating and relationship to adjacent features.
- Conclusion(s) as appropriate of all the structural remains investigated.
- A discussion of the local, regional and national context of the building by means of reviewing published reports, unpublished reports, historical maps, documents from local archives and the regional her as appropriate.
- Appendices as appropriate including maps, drawings and photographs taken.

8.2. Reports and Archive Deposition

8.2.1. Report to Client

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, the local planning authority and the GGAT-APM. On approval the final report should be submitted in high resolution PDF format to the historic environment record officer for inclusion within the historic environment record. The project will adhere to the Welsh Archaeological Trust's joint *Guidance for the Submission of Data to the Welsh Historic Environment Records* (2018).

8.2.2. Additional Reports

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

8.2.3. Summary Reports for Publication

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

8.2.4. Notification of Important Remains

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

8.2.5. Archive Deposition

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

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

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

A project archive will be prepared in accordance with the National Monuments Record (Wales) agreed structure and be deposited with the National Monuments Records, held and maintained by the RCAHMW, Aberystwyth, on completion of site analysis and report production. It will also conform to the guidelines set out '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 digital archive will be deposited with the NMR.

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. The project will adhere to the Welsh Archaeological Trust's joint *Guidance for the Submission of Data to the Welsh Historic Environment Records* (2018).

9. Staff

The project will be managed by Charley James-Martin MCIfA (AW Project Manager) and the fieldwork undertaken by Archaeology Wales staff. Any alteration to staffing before or during the work will be brought to the attention of GGAT-APM and the client.

10. Health and Safety

10.1. Risk Assessment

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

10.2. Other Guidelines

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

11. Community Engagement and Outreach

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.

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

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

13.1. Professional Standards

AW works to the standards and guidance provided by the *Chartered Institute For Archaeologists*. AW fully recognise and endorse the Chartered Institute For Archaeologists' *Code of conduct, code of approved practice for the regulation of contractual arrangements in field archaeology* and the *standard and guidance for archaeological 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.

13.2. Project Tracking

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

14. Arbitration

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

15. References

- Chartered Institute for Archaeologists, 2020. *Standards and guidance for the creation, compilation, transfer and deposition of archaeological archives*.
- Chartered Institute for Archaeologists, 2019. *Standard and Guidance for The Archaeological Investigation and Recording of Standing Buildings or Structures*.
- English Heritage, 2006. *Management of Research Projects in the Historic Environment (MORPHE)*.
- Historic England, 2016. *Understanding Historic Buildings: A Guide to Good Recording Practice*
- National Panel for Archaeological Archives in Wales. 2017. *The National Standard and Guidance to Best Practice for Collecting and Depositing Archaeological Archives in Wales 2017*
- Welsh Archaeological Trusts, 2018. *Guidance for the Submission of Data to the Welsh Historic Environment Records (HERs)*

16 Old Road, Skewen, Neath, SA10 6AR



Figure 1. Location of development area (red)

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