

The Hanbury Arms Caerleon, Newport

Historic Building Recording

Cofnod Adeilad Hanesyddol



*Report prepared for:
Promontoria Brew Propco Ltd*

CA Project: CR1416

CA Report: CR1416_2

November 2023



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CRYNODEB

Enw'r Prosiect: Hanbury Arms

Lleoliad: Caerllion, Casnewydd

Cyf. GC: 334175, 190382

Ym mis Ebrill 2023, roedd Promontoria Brew Propco Ltd wedi comisiynu Cotswold Archaeology i gynnal cofnod o adeilad hanesyddol yr Hanbury Arms, Uskside, Caerllion. Mae'r cofnod yn ofynnol o dan Amod 2 Cydsyniad Adeilad Rhestredig 19/0779 i arsylwi a chofnodi mân waith adfer i strwythur llawr/nenfwd y gegin (llawr cyntaf), bwyty (llawr gwaelod) a'r seler i dynnu pyst heb ganiatâd ac i osod bariau dur T i sefydlogi trawstiau llawr sy'n crymu. Mae'r adeilad wedi'i restru ar gyfer Gradd II (Cyfeirnod Cadw 2995) ac mae'n hen dŷ o'r 16eg ganrif wedi'i droi'n dafarn gydag ychwanegiadau diweddarach o'r 17eg a'r 18fed ganrif.

Mae Cynllun Ymchwilio Ysgrifenedig (WSI) wedi cael ei lunio a'i gyflwyno i Gyngor Dinas Casnewydd i gyflawni'r Amod yn rhannol. Cadarnhawyd drwy ymgynghoriad mai lefel y cofnod yw Lefel 3 yn unol â chanllawiau Historic England yn *Understanding Historic Buildings, A Guide to Good Recording Practice* (2016). Cofnod dadansoddol yw Lefel 3, ac mae'n cynnwys disgrifiad rhagarweiniol wedi'i ddilyn gan ddisgrifiad systematig o darddiad, datblygiad a defnydd yr adeilad. Mae'r cofnod Lefel 3 wedi'i gyfyngu i'r elfennau hynny o'r adeilad sy'n destun y gwaith adfer ymyriadaol uchod yn unig.

Bydd canlyniadau'r cofnod Lefel 3 ar yr adeilad a gyflwynir yma yn cael eu harchifo yn unol â thelerau'r Cynllun Ymchwilio Ysgrifenedig (Atodiad 1).

SUMMARY

Project Name: The Hanbury Arms

Location: Caerleon, Newport

NGR: 334175, 190382

In April 2023, Promontoria Brew Propco Ltd commissioned Cotswold Archaeology to undertake historic building recording of the Hanbury Arms, Uskside, Caerleon. The recording is required under Condition 2 of Listed Building Consent 19/0779 to observe and record minor remediation works to the floor/ceiling structure of the kitchen (first floor), restaurant (ground floor) and basement to remove unconsented props and to insert T steels to stabilise bowing floor beams. The building is Grade II Listed (Cadw ref 2995) and is a 16th century former house converted into an inn with later 17th and 18th century additions.

A Written Scheme of Investigation (WSI) has been drafted and submitted to Newport City Council to partially discharge the Condition. The level of recording has been confirmed through consultation as Level 3 according to Historic England's guidelines contained in *Understanding Historic Buildings, A Guide to Good Recording Practice* (2016). Level 3 is an analytical record, and comprises an introductory description followed by a systematic account of the building's origins, development and use. The Level 3 record is restricted to only those elements of the building which are subject to the aforementioned intrusive remediation works.

The results of the Level 3 building recording presented here will be archived as per the terms of the WSI (Appendix 1).

1. INTRODUCTION

- 1.1. In April 2023 Cotswold Archaeology (CA) was commissioned by Promontoria Brew Propco Ltd to undertake a programme of historic building recording at the Hanbury Arms, hereafter referred to as the building. (Fig.1, NGR 334175, 190382). The building, which is Grade II listed and which dates to the 16th century with later 17th and 18th century additions, is a longstanding public house. Listed Building Consent (19/0779) has been granted for remedial works to reverse unauthorised works from 2016 and to provide an alternative form of structural stabilisation to the deflecting first floor beams. The consent states that:

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

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

- 1.2. The areas which were recorded comprise the floor/ceiling of the first floor kitchen, ground floor restaurant and the basement area where intrusive remedial works were undertaken to remove unconsented props and insert T steels to support deflecting central tie beams.

Location

- 1.3. The building is located on the River Usk on an historic quay in Caerleon, between the Caerleon Bridge and the High Street. Caerleon is located in the county borough of Newport and lies 5 miles north-east of Newport City Centre.

Significance

- 1.4. The Building is Grade II listed (CADW ref 2995)¹. At the south-west corner of the pub is a medieval quay tower which is Grade II* listed with 13th century origins (Cadw ref 2996). The building is set against the stone-faced Quay Walls which are Grade II listed (Cadw ref 26127). The building is located within Caerleon Conservation Area.

¹ <https://cadwpublic-api.azurewebsites.net/reports/listedbuilding/FullReport?lang=&id=2995>

The building is considered to be a 'Positive Contributor' to the Conservation Area as noted in the Caerleon Conservation Area Appraisal.

Written scheme of investigation and scope of work

- 1.5. A Written Scheme of Investigation (WSI) was submitted to Newport City Council to agree the scope of the recording works and was agreed via partial discharge of condition (23/0346). The WSI is reproduced in Appendix 1 of this report. The Condition is understood to have been imposed as a result of consultation with the Glamorgan Gwent Archaeological Trust who are the Council's advising consultees on these matters.
- 1.6. The scope of the recording is to observe and photograph the removal of the concrete piers to the basement space, the removal of the timber piers to the ground floor and the intrusive works to strengthen the first-floor floor beams, to ensure that an appropriate record of the work is made and historic fabric that is uncovered is recorded *in situ*. The recording works are restricted only to these areas (basement under restaurant, restaurant and first floor above) and will not cover other rooms or spaces, though a brief contextual history of the building will be provided.



- Site location
- ★ Hanbury Arms

0 1km

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Ordnance Survey 0100031673



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PROJECT TITLE

Hanbury Arms Historic Building
Recording, Caerleon

FIGURE TITLE

Site location plan

DRAWN BY HMM
CHECKED BY DJB
APPROVED BY SH
PROJECT NO. CR1416
DATE 20/11/2023
SCALE @A4 1:25,000

FIGURE NO.

1

2. AIMS AND OBJECTIVES

- 2.1. The overall objective of the project is to observe and photograph the removal of the unauthorised supports at basement and ground floor level, and the installation of the steel T sections in the first-floor primary beams. This will involve stripping back works which may reveal fabric and features which also require recording. A further aim of the recording is to gather additional information on the fabric and structure of the building in these specific areas which will augment the understanding of the Grade II building and to preserve them by record. The recording works will comprise a form of 'watching brief' as building works are undertaken. The work was undertaken at a Level 3 standard as set out in the Historic England guidance '*Understanding Historic Buildings: A Guide to Good Recording Practice*' (2016).

Professional standards

- 2.2. Cotswold Archaeology (CA) is a Registered Organisation with the Chartered Institute for Archaeologists (CIfA). This report has been prepared in accordance with the appropriate standards and guidance issued by Historic England (2016) *Understanding Historic Buildings – A Guide to Good Recording Practice* and the CIfA's *Standard and Guidance for the archaeological investigation and recording of standing buildings and structures* (2020). The recording is broadly defined as a 'Level 3 analytical' standard, in accordance with Historic England recording guidelines (HE 2016).

3. METHODOLOGY

Level 3 Building Record

- 3.1. The building recording comprises a Level 3 record as set out in the Historic England guidance '*Understanding Historic Buildings: A Guide to Good Recording Practice*' (2016). It is required in Condition 2 of Listed Building Consent 19/0779. A Level 3 building record is defined by Historic England as an 'analytical record', which consists of a drawn, written and photographic record of the building.

Site Visit

- 3.2. Site visits were completed on 15 August and 26 September 2023; this consisted of a visual inspection of the site of the works and the uncovered fabric of the building as works unfolded.

Drawn record

- 3.3. This element includes items 2-3 of the Historic England guidance regarding 'the drawn record'. A site plan has been compiled, showing the location of the relevant rooms within the building which are subject to the recording. Any other illustrations to support the historical analysis (such as mapping or annotated structural drawings) will be provided, and any sketch drawings which illustrate structural features or specific fabric.

Photographic record

- 3.4. A digital photographic record has been compiled. Photography was undertaken with a Canon 600D 20mpx TTL digital camera set to TIFF format and other digital cameras as required. This will be in-line with items 1-9 of the Historic England guidance. The photographic record includes general views of the building for context, plus specific detailed photography of the rooms and fabric in question. Specific architectural details that relate to date, alteration, or function has been subject to more detailed photographic recording.
- 3.5. Some files have been converted to .jpeg format for use in the report, but original RAW or TIFF versions will be maintained in the project archive. Appropriate levels of Metadata will be maintained and included in the digital archive following the approach set out in the aforementioned guidance.

Written record

- 3.6. The Level 3 written record includes the building location, the dates of the record and the name of the recorder. It includes a brief summary of the building's historic and architectural context, based upon the site inspection and the available reports such as the Heritage Statement by Boyer Planning 2019 (no new documentary research is scoped as part of the building recording Level 3 works). It includes commentary and analysis of the specific features and fabric uncovered in the basement, ground and first floor rooms which may well reveal additional evidence and information about the historical development of the building and its uses and alterations over time.
- 3.7. The report includes a map regression to illustrate the development of the building from the 19th century to the present date.

Report and archive

- 3.8. An illustrated report will be compiled on the results of the work. The report will be completed within 6 months of completion of the fieldwork. Copies of the report will be

deposited with the Glamorgan Gwent Archaeological Trust within 12 months of the date of completion of the approved programme of field work, unless a revised timescale is agreed in writing with the LPA within 3 months of the completion of the approved programme of field work. The report will also be uploaded to OASIS and will in due course appear on the Archaeology Data Service records.

- 3.9. The key element of the archive will comprise the photographic record, which will be placed on CD-ROM, with a guide to the contents on an accompanying Excel spreadsheet. Cotswold Archaeology will make arrangements with the appropriate local depository for the deposition of the site archive at the conclusion of the project.

Limitations of the assessment

- 3.10. This assessment is principally based upon a historic building survey, undertaken on 18 August and 26 September 2023, which has been supplemented by images and secondary information derived from a variety of sources, only some of which have been directly examined for the purpose of this assessment. The assumption is made that this data, as well as that derived from other secondary sources is reasonably accurate.
- 3.11. Access to the building was possible within all areas as defined by the WSI. The focus of the survey was the observation and photographing of the removal of the concrete piers to the basement space, the removal of the timber piers to ground floor and the intrusive works to strengthen the first-floor floor beams. The recording works were restricted to the basement under the restaurant, the restaurant and the first floor above of the building only and does not cover other rooms or spaces.

4. HISTORIC CONTEXT

Historical development of Caerleon

- 4.1. The building is located on the River Usk on an historic quay in Caerleon, between the Caerleon Bridge and the High Street. Caerleon is situated in the county borough of Newport and lies 5 miles north-east of Newport City Centre.
- 4.2. The area surrounding Caerleon has been inhabited since at least the Iron Age when a pattern of settlement was established which consisted of larger defended sites, smaller farmsteads and areas of scrub and grassland for grazing animals. A defensive hill fort at Lodge Wood Hill was established in c.600 BC to the north-west of the present town. Smaller Iron Age enclosures, which were likely family-held farmsteads, such as those at Pen-toppen-ash and Cae Cam, practised a mixture of agricultural farming and animal husbandry².
- 4.3. During the Romano-British period Caerleon was the site of an important legionary fortress, known as 'Isca', which was supported by a small town outside the barracks and was responsible for the administration of the Welsh tribes³. Caerleon today is an important archaeological Roman site with the remains including the Amphitheatre, town walls, baths and barracks (caerleon.net/history 2023).
- 4.4. In 1086 the Domesday Book recorded the presence of a castle at Caerleon, and the castle and lordship were under Welsh control until the 13th century. The early castle would have been a motte and bailey made of earth and timber, and the motte earthwork still exists which is known locally as 'The Mynde'. A borough (a self-governing walled town) was first recorded in 1171, but the Charter does not survive. William Marshal the 1st Earl of Pembroke seized the castle and Lordship in 1217 after which the town was under Norman control, and the castle was rebuilt in stone⁴.
- 4.5. During the Medieval period Caerleon supported a thriving market and a port which maintained a prosperous trade across the Severn with ships travelling as far as Portugal. The River Usk has played an important part in Caerleon since its earliest development, with a quay and a bridge known to have been in existence during the Roman period close to the site of the Hanbury Arms (caerleon.net/history/port 2023). The medieval wharf was also built in this area with a wooden bridge located just

² caerleon.net/history 2023

³ newport.gov.uk/documents/Planning-Documents/Conservation/2020/Caerleon-CAA-27March19 2023

⁴ caerleon.net/history 2023

upstream. The remnants of an 18th-century quay wall and slip just below the Hanbury Arms are now Grade II listed⁵. By the 15th century Caerleon Castle was ruined and although standing walls still existed in the 1500s, the ruins had completely collapsed by the late 18th century.

4.6. Up until the 19th century Caerleon had been the major port on the river Usk. The old timber bridge had fallen into disrepair during the 18th century and in the early 19th century a new stone bridge was constructed further downstream from the Hanbury Arms. By this stage, larger ships could no longer reach this part of the River Usk and Newport Docks had drawn most of the river trade away, having been developed during the Industrial Revolution and benefiting from their connection to the inland industrial areas via the Monmouthshire Canal and early tramroads⁶. Newport had surpassed Caerleon in importance and Caerleon eventually became a suburb of Newport, although mapping shows it continued to develop in size over the 19th and 20th centuries.

4.7. Caerleon is now widely recognised for its important Roman history and archaeological remains and is a popular tourist destination as well as a dormitory for commuters to Newport.

Historical development of the building

4.8. The Hanbury Arms dates from the 16th century during which time Caerleon was thriving as a port town⁷. The main river frontage range of the building is believed to have been constructed c.1565 and was built adjacent to the River Usk and would have been very close to the medieval wharf and bridge.

4.9. The Hanbury Arms was built by the Morgan family, a prominent and influential local dynasty who had held property in the area for hundreds of years. The house was known as 'Ty Glyndwr'. Glyndwr loosely translates (from Welsh) as Waterside [glan - (river) bank; dwr - water] and the name may literally mean 'waterside house.' The name Glyndwr is also associated with Owain Glyndwr, the last Prince of Wales who instigated the Glyndwr Uprising against English rule⁸. Caerleon historically has links

⁵ <https://cadwpublic-api.azurewebsites.net/reports/listedbuilding/FullReport?lang=&id=2995>

⁶ <https://cdn.cyfoethnaturiol.cymru/media/682621/nlca35-cardiff-and-newport-description> 2023

⁷ coflein.gov.uk 2023

⁸ bbc.co.uk/wales/history/sites/themes/figures/owain_glyndwr 2023

to Owain Glyndwr as in 1402 one of his generals, Rhys Gethin, took back Caerleon Castle by force from English control during the uprising⁹.

- 4.10. Although it was constructed as a house, the building was created with extensive cellarge which suggests that it may have been designed for use in trade from its beginning, perhaps to capitalise on the prosperity of the nearby river trade. In its south-west corner the building incorporated a 13th century stone tower which was constructed c.1219 and is believed to have formed the south-eastern corner of the bailey of Caerleon Castle. This tower is now the principal surviving structure of Caerleon Castle and is Grade II* listed¹⁰ and a scheduled monument¹¹ in its own right.
- 4.11. During the 17th century the building became an Inn, and it has remained in commercial use since that date, having operated as a brewery during the 19th and 20th centuries and now as a public house. At some point in its history one of the rooms was used as a Magistrate's Court with a lock-up located in the adjacent tower¹². The rear wing of the building is believed to have been reconstructed during the 18th century¹³.
- 4.12. The Hanbury Arms also has a historical association with Alfred, Lord Tennyson who stayed at the Hanbury Arms in 1856 while working on his poem 'Morte D'Arthur' (caerleon.net/history/Arthur 2023) The poem is a retelling of the tales of King Arthur and the Knights of the Round Table, and Lord Tennyson was drawn to Caerleon because of its longstanding association with King Arthur and the historical writings suggesting that Caerleon was the original location of Camelot.
- 4.13. In the early 19th century, the windows of the building were extensively replaced although some original 16th century windows remain on the upper floor¹⁴. An 1800 drawing¹⁵ shows a view of the Hanbury Arms from the opposite riverbank and details the building as it looked before 19th century window alterations as well as showing the pre-19th century wooden bridge in its original location and the still-functioning quay and slipway between the river and the building. An 1890s drawing¹⁶ of the Hanbury Arms by Samuel Loxton for the Bristol Observer shows the addition of a bay

⁹ tredelyn.blogspot.com 2023

¹⁰ <https://cadwpublic-api.azurewebsites.net/reports/listedbuilding/FullReport?lang=&id=2996>

¹¹ <https://cadwpublic-api.azurewebsites.net/reports/sam/FullReport?lang=&id=2967>

¹² historypoints.org 2023).

¹³ cadwpublic-api.azurewebsites.net 2023

¹⁴ cadwpublic-api.azurewebsites.net 2023

¹⁵ <https://en.wikipedia.org/wiki/Caerleon>

¹⁶ https://www.caerleon.net/archive/paintings/samuel_loxton.html

and window on the eastern side of the south elevation which was added as part of the early 19th century changes to the fenestration.

- 4.14. A 1909 postcard¹⁷ shows a view of the Hanbury Arms from the opposite bank of the River Usk with the building on the right-hand side of the image, and provides a dated image of the fenestration on the south elevation before further additions were undertaken. A 1928 photograph¹⁸ of the building taken from the riverbank looking towards the south and east elevations reveals that an additional window has been inserted immediately to the right of the western first floor window. This image also shows the additional outbuildings abutting the north elevation of the east range which were first recorded on the 1920 Ordnance Survey (OS) Illustration of Caerleon and were later demolished. A very small window is located at ground floor level on the far left-hand side of the south elevation. This window was depicted on the building from the early 1800s images and is still visible in the 1928 photograph, but the window has been blocked in at some point between that date and the present day, although the cill is still visible.
- 4.15. The earliest available map consulted is the 1840 Tithe Map which records the building plan in clear detail (Fig. 2). The main range and the rear wing can be seen forming an L-shape, with the 13th century tower attached to the south-west corner of the main range. To the north-west of the main building a detached building can be seen which was functioning as an outhouse at this date. There also appears to be a small ancillary building attached to the north elevation of the rear east wing. The land which forms the courtyard, the land to the south of the building on the river foreshore, the 13th century tower, and two small areas of land to the north of the rear range of the building are all recorded as plots on the Tithe Map.

¹⁷ https://www.caerleon.net/archive/huxtables/paddle_s.htm

¹⁸ <https://www.caerleon.net/history/photo/326/index.html>



Fig. 2 Extract of 1840 Tithe Map of Caerleon (courtesy of the Genealogist)

- 4.16. The 1883 OS illustration of Caerleon records the L-shaped building and the detached outbuilding to the north-west of the main building. This map also records a small detached building to the north of the east range. Some small extensions have also been added to the main building, with two small additions constructed against the north elevation where the main range meets the east range, and two small additions to the north-west side of the building between the main range and the detached outbuilding.

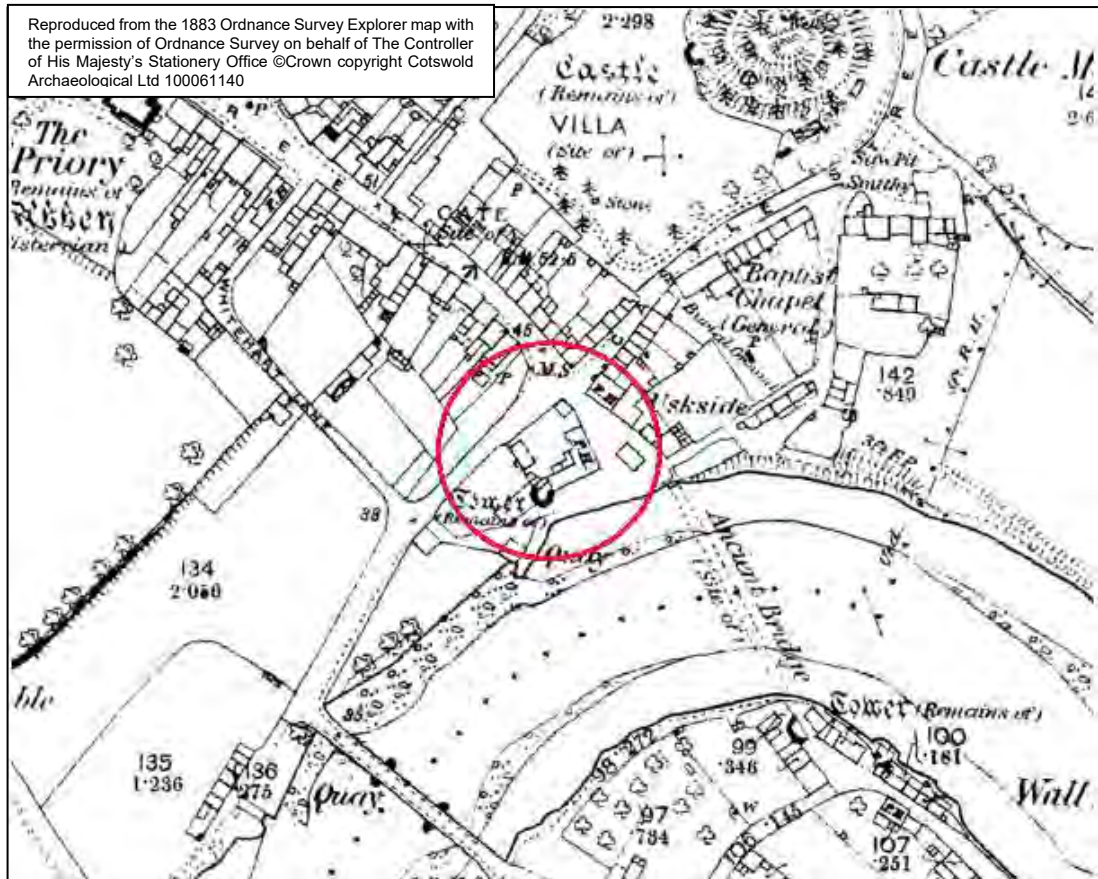


Fig. 3 1883 Ordnance Survey Illustration of Caerleon

- 4.17. The 1920 OS Illustration (Fig. 4) records further changes to the building. The two small extensions which were built on the north elevation of the main range, within the courtyard, are now shown as being incorporated within the overall plan of the main building. A very small square-shaped extension is now recorded as being attached to the main building in the corner where the main range meets the east range on the north elevation. A small rectangular extension has been added to the east elevation of the east range which extends into the courtyard area. The small building located to the north of the east range is still *in situ* and two similarly-sized buildings have been constructed which directly abut the south and west elevations of this building. These additions create an L-shape of three distinct outbuildings which directly join to the main building and were probably constructed to serve the public house although their precise function is not known.

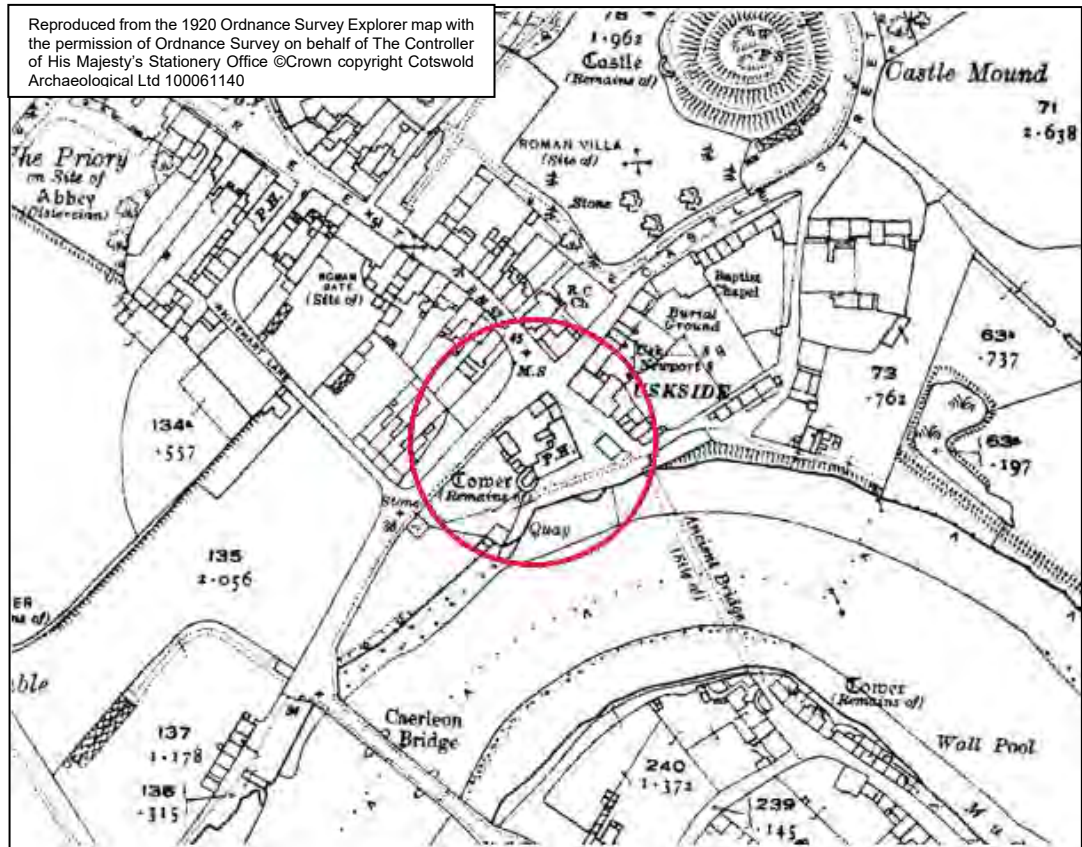


Fig. 4 1920 OS Illustration of Caerleon

- 4.18. The 1957-1970 OS Illustration (Fig. 5) reveals that some of the ancillary outbuildings have been removed in the intervening years following the 1920 OS Illustration. The two additional buildings to the north of the east elevation which joined the earlier outbuilding to the main building and were recorded on the 1920 OS Map have now been removed, although the earlier detached outbuilding is still *in situ*. The rectangular ancillary building which was attached to the west elevation of the east range and extended into the courtyard area has been removed. Other than these changes, the main building and its extensions and ancillary outbuildings remain largely unchanged from their form in the 1880s.

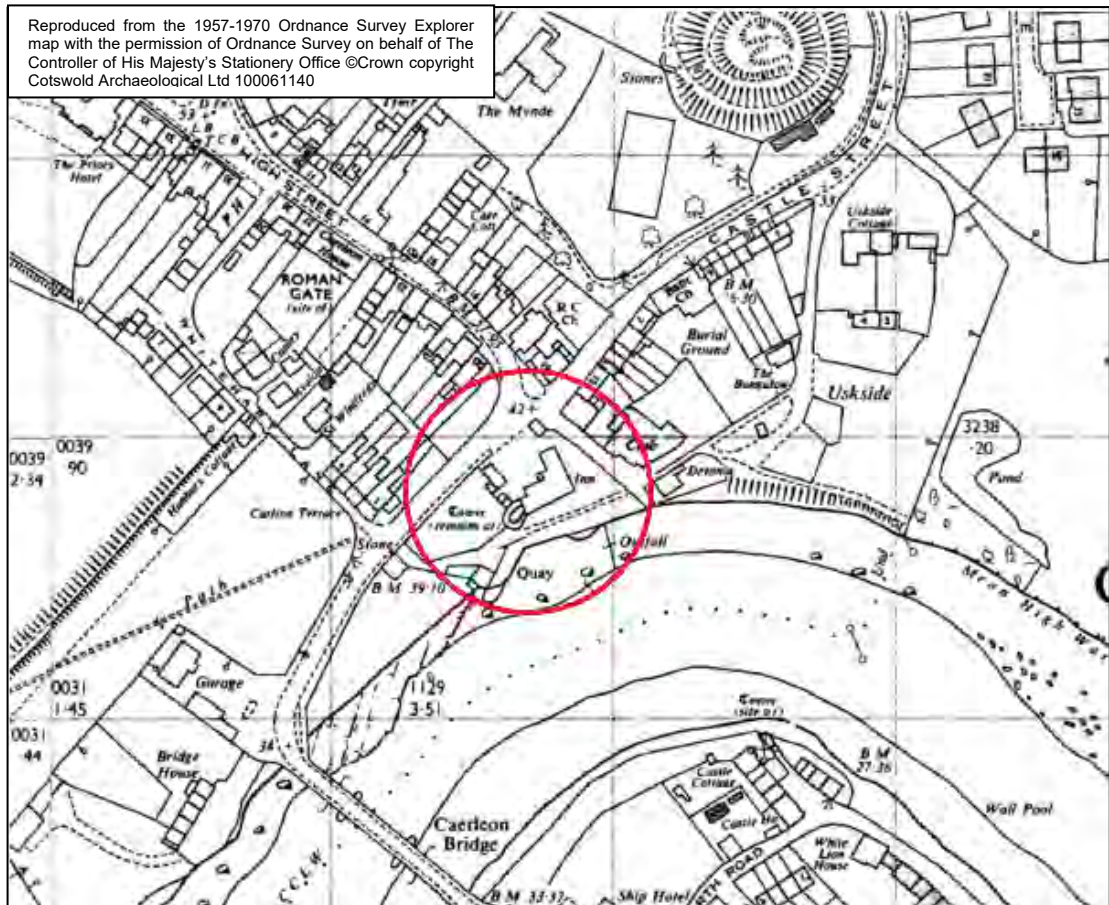


Fig. 5 1957-1970 OS Illustration of Caerleon

- 4.19. In the present day the outbuilding located to the north-west of the main range has now been fully incorporated into the main building with the addition of a more substantial connecting extension. The outbuilding which first appeared on the 1883 OS map and was originally located to the north of the east range was demolished at some point following the recording of the 1970 OS Illustration of Caerleon.

5. BUILDING RECORDING

Introduction

- 5.1. The building works were observed and recorded throughout August and September 2023 with the primary visits being 15 August and 26 September 2023. The recording was undertaken by Sacha Hunter IHBC, Senior Historic Buildings Consultant.

The consented works

- 5.2. The consented works comprise the removal of floor coverings to the first floor kitchen area to reveal the two historic timber tie beams. These beams, which are bowing, were subject to unauthorised propping via the insertion of oak piers in the dining room below (ground floor) and a further cement blockwork pier in the basement. Mann Williams (structural engineers) devised a system of beam support through the insertion of a T steel to each of the beams as per the structural drawings reproduced in Appendix 2. This remedial work, which includes the removal of the oak and cement piers in the ground and basement levels was approved under Listed Building Consent 19/0779.
- 5.3. The affected areas for recording are located in the westernmost section of the historic building and both mapping (Figs. 2 to 5) and historic images suggest this section is either original to the construction of the building, or at least 17th century in date. The cohesive group of three 3-light mullioned windows to the first floor suggest the former. The affected area in relation to the overall building footprint is annotated on Figure 6 below.

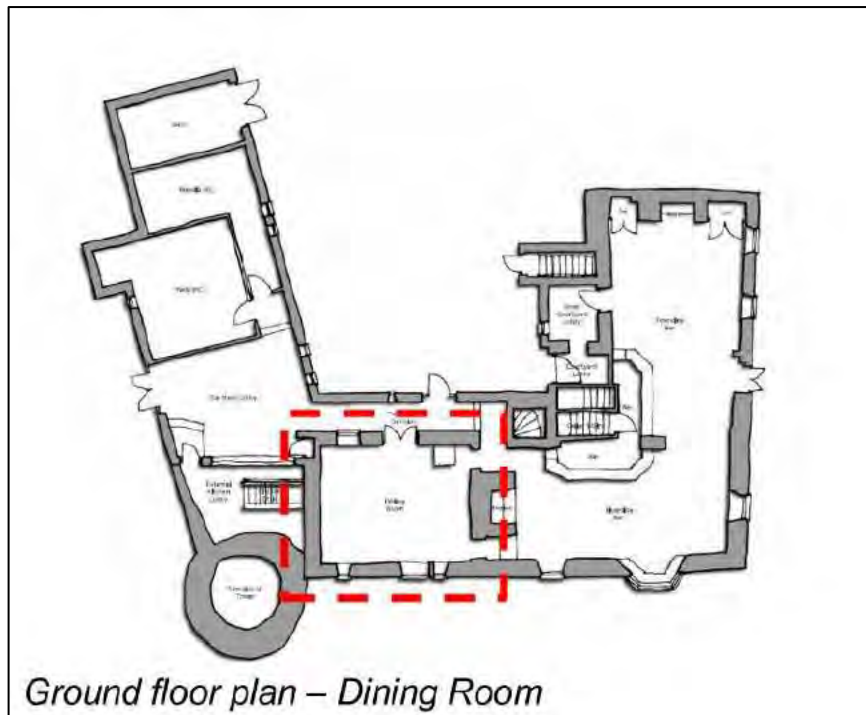
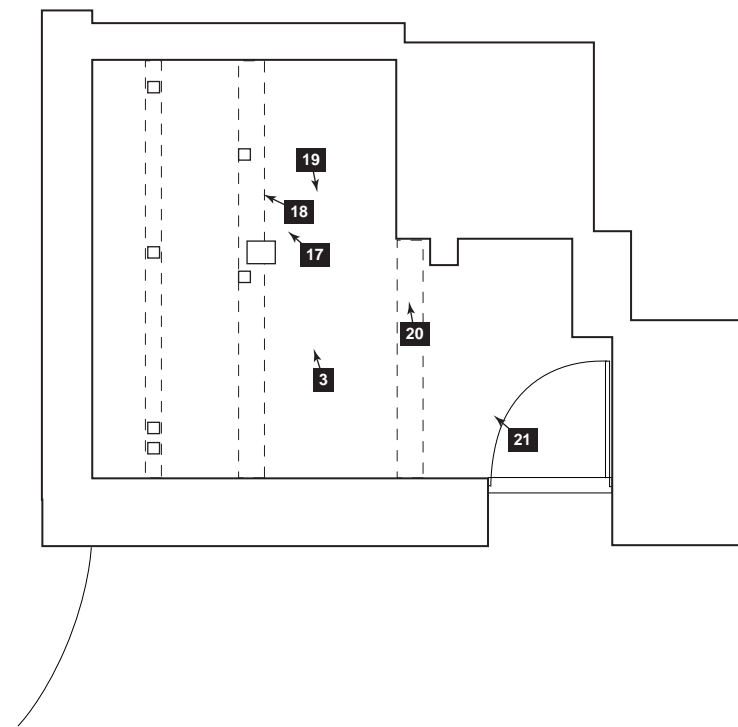


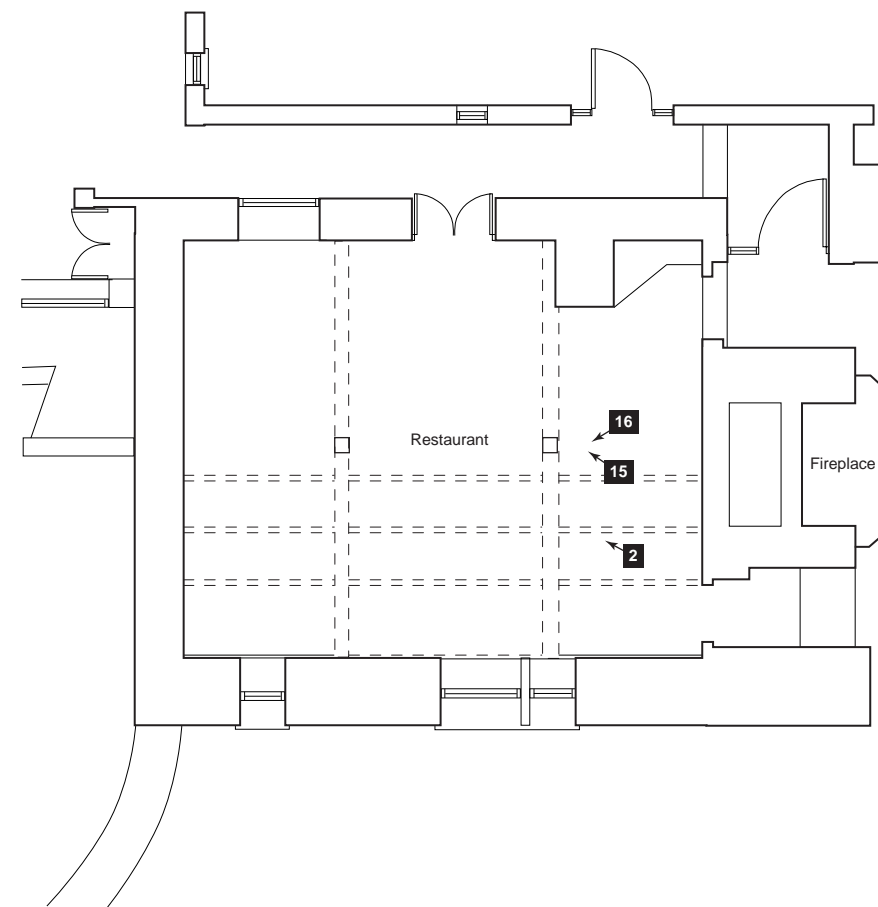
Fig. 6 Ground floor plan, with area of works outlined (courtesy of Mann Williams)

- 5.4. Figure 7 below provides floorplans of the affected areas with photo locations for orientation.
- 5.5. Photos 1 to 4 illustrate the rooms prior to the consented works. As can be seen in Photo 1, the first floor space is a commercial kitchen area. This is subdivided by a modern stud wall as annotated on Figure 7 (Floorplans). Photo 2 depicts the ground floor restaurant with oak piers *in situ* whilst Photo 3 illustrates the concrete block pier in the basement area.

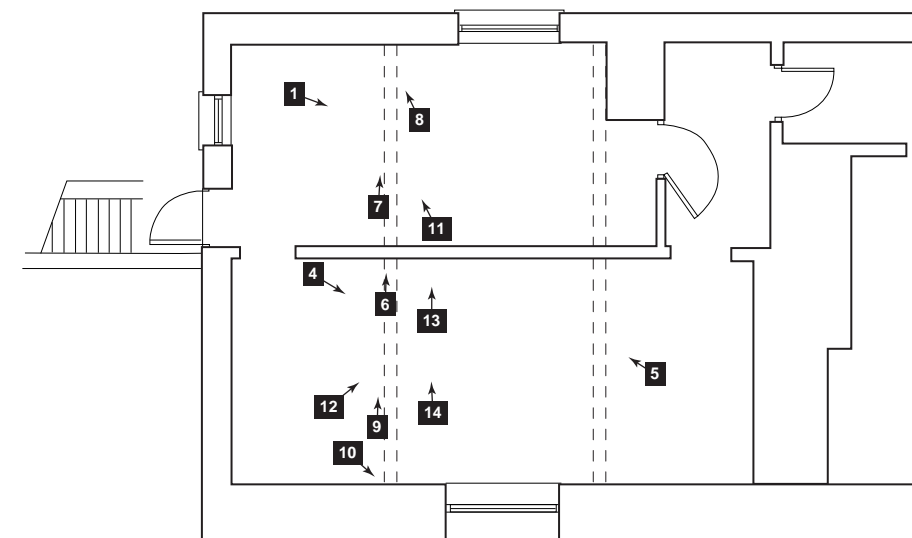
Part basement floor plan



Part ground floor plan



Part first floor plan



0 Direction of photograph

0 1:200 10m



Andover 01264 347630
Cirencester 01285 771022
Milton Keynes 01908 564660
Suffolk 01449 900120
w www.cotswoldarchaeology.co.uk
e enquiries@cotswoldarchaeology.co.uk

PROJECT TITLE

Hanbury Arms Historic Building Recording

FIGURE TITLE

Floor plans with photograph locations

DRAWN BY	HMM	PROJECT NO.	CR1416	FIGURE NO.
CHECKED BY	DJB	DATE	20/11/2023	7
APPROVED BY	SH	SCALE	A3 1:200	



Photo 1 View looking east in the first-floor kitchen (approx. location of eastern beam arrowed)



Photo 2 The ground floor restaurant with unauthorised piers



Photo 3 **The unauthorised piers in the basement (arrowed)**

- 5.6. As part of the consented work, the commercial kitchen equipment and the modern subdividing stud wall was removed to reveal the extant flooring, which was covered in a linoleum surface commonly seen in commercial kitchens. The areas of lino are laid over a flat plywood surface comprising a floating floor over two other layers of timber flooring. This is best illustrated in Photos 4 and 5, with the floating floor being laid on .10m x .05m joists resting on what appears to be a late 19th or 20th century pine tongue and groove floor surface. The pine boards are .10m wide and sit flush to the central thin transverse joist which supported the stud wall subdividing the kitchen. The nature of the relationship of the transverse joist and the tongue and groove pine flooring suggest they were inserted contemporaneously. The pine boards are varnished, which suggests they were a visible floor surface.
- 5.7. Directly below, also bearing on transverse joists .05m x .02.5m, this middle layer rests on wider oak floorboards of 0.28m width which are likely the original boards or at least of some considerable antiquity (Photo 6). Only areas over the two main beams which are subject to the works were fully uncovered.
- 5.8. This floating floor build up is illustrated in Figure 8 below. Joists increased in height towards the centre of the bowing to level up the uneven surface and may have been used to conceal surfaces.



Photo 4 The floor surface during early uncovering (red arrow denotes plywood layer, green arrow the tongue and groove layer, and blue the wide oak boards)



Photo 5 Following removal of the plywood layer and showing the pine tongue and groove layer with areas of removal to reveal the two beams (arrowed)



Photo 6 The oak floorboards present as the first layer over the beams and joists

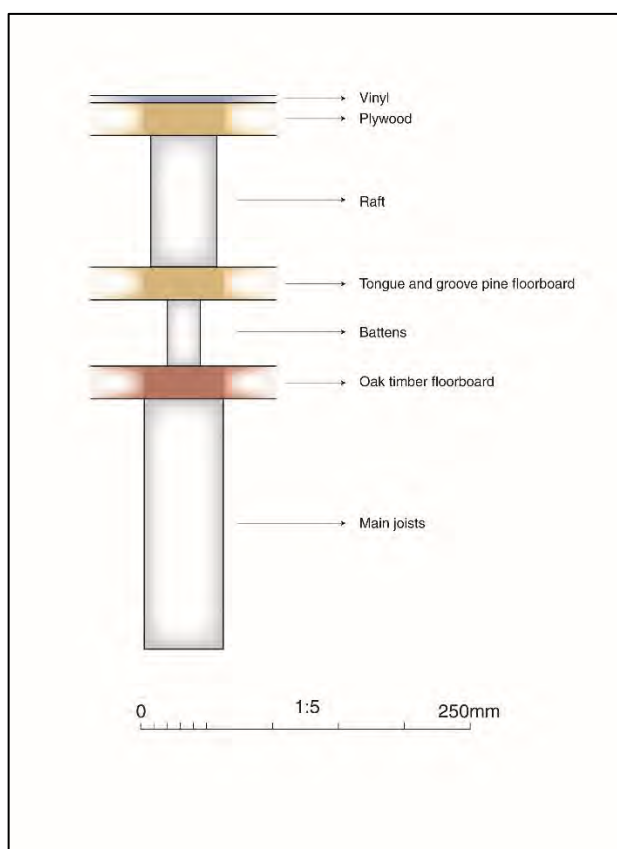


Fig.8 Section of floor build up

-
- 5.9. The historic wide oak floorboards (Photo 6) have a typical pit sawn character, with rough edges and a relatively flat surface. There is evidence of changes over time such as nail holes and some cutting to facilitate new flooring being laid on top.
- 5.10. The removal of sections of the flooring to reveal the two beams subject to the remedial works revealed that the beams are .28m wide and .28-.30m deep. The beams, which appear to be oak, are rough hand cut and there is no evidence to suggest they are not original to the early phases of the building. As illustrated in Photo 7, the beams have been subject to some alterations over time. These include notching for joists, some ironwork additions, presumably for structural strengthening (Photo 8), and some insect and environmental damage, including an area of blackening which is suggestive of minor fire damage.



Photo 7 The westernmost beam, uncovered



Photo 8 Evidence of previous structural additions, possibly joist brackets

- 5.11. The ceiling joists were shown to be attached via a mortice and tenon joint evidenced by dowels at each junction of the joist (Photo 9). The historic joists are .06m x .19m deep and spaced at .40m widths. These were observed on the ground floor to be rough hand cut members and to have additional modern timbers bolted to the original joists within the central bay of the floor. The space between joists was observed to be infilled with a boarding identified by Mann Williams as hardboard, though it may be a more fibrous material, which is painted but exposed on the ground floor.



Photo 9 View of one of the beams with areas of aging, dowels to joists (circled) and boarding between joists

- 5.12. The south-western beam end was observed to quite substantially rotted and eroded (Photo 10) and barely resting on the wall plate if at all. The issue appears to be partially related to insect damage/rot which would indicate the presence of water ingress and damp at periods during the building's history.



Photo 10 Image of the rotted southern beam end of the western beam at the bearing of the wall plate

- 5.13. Observations later in the remedial works illustrate the beams with a central notched valley having been cut to receive the leg of the T section of the proposed steel insertions. This confirmed the beam is of heart wood core construction which is evidenced by the lack of insect infestation or other types of deterioration associated with soft wood (Photo 11). Photo 12 illustrates both beams with the central valley have been cut out to receive the steel T section.



Photo 11 **View of the one of the beams with central valley ready to receive the T steel section**



Photo 12 Both beams ready to receive the T steel section

- 5.14. Photo 13 provides a view of the beam with the steel members having been installed. As detailed in the structural drawings in Appendix 1, the steel is supported on battens to the centre of the beam where the deflection is greatest. The T section is inserted a minimum of .06m into the core of the beam at the outer ends (Mann Williams structural drawings, Appendix 2), with a smaller length, c.02-3m inserted at the centre where the bowing occurs. The joists are stabilised by the insertion of steel plates at angles to the T section and secured into the joists; again where deflection is greatest the plates sit on packing pieces to maintain an even surface to the centre of the floor (Photo 14).

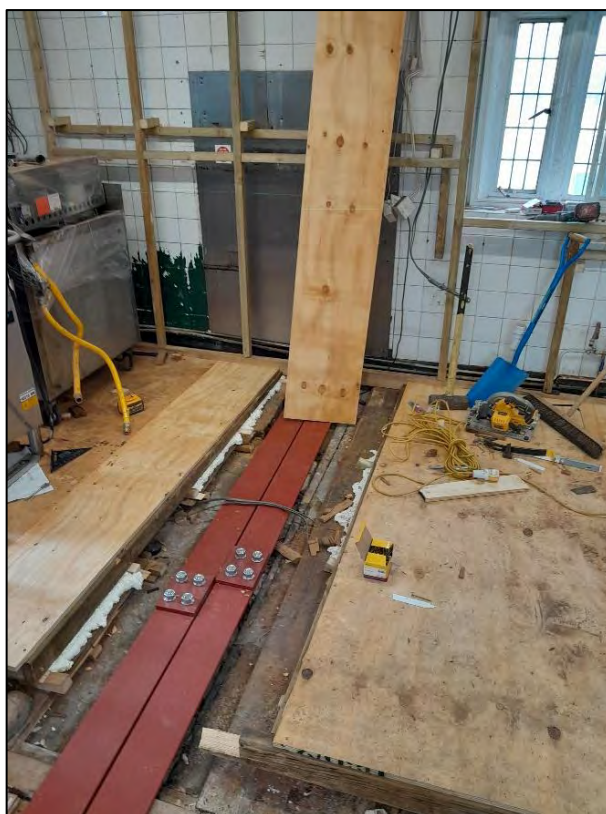


Photo 13 **The T steel installed in the western beam**

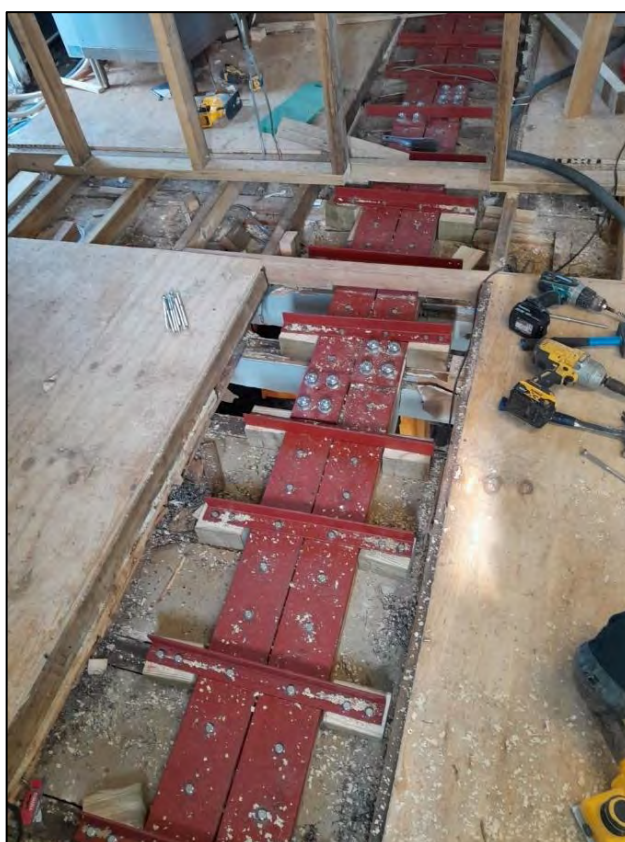


Photo 14 **The western beam with T steel and joist plates inserted**

-
- 5.15. As also seen in Photo 14, the floor surrounding the beams is being re-laid with historic fabric *in situ* and ply over as per the recent arrangement. The stud wall is being recreated centrally within the room to allow the reintroduction of the kitchen plan and equipment.

The ground floor restaurant

- 5.16. The oak piers and steel plates inserted in the unauthorised previous works were removed to reveal the timber beams in their entirety. There was an historic bolted iron strap to the central section of the eastern pier that have clearly been installed in the previous phases of stabilisation works, possibly 19th century in date (Photos 15 and 16). In the central section of the western beam historic support had been installed via the use of a bolted timber section spanning the central area of weakness (Photo 2).
- 5.17. The eastern side of the eastern timber beam had a large crack present in the central joist bay which had been previously covered by the steel plate from the 2016 works (Photo 16). The bolted iron strap below it evidences that this is an historic crack but that it no doubt played a part in the deflection of the beam by providing an area of weakness, albeit supported, probably insufficiently by the iron strap.



Photo 15 The interface of the to-be-removed pier and steel plate to the underside of the eastern primary beam on the ground floor



Photo 16 **The eastern side of the beam with eastern pier removed**

The basement works

- 5.18. The piers to be removed as part of the consent (annotated in Photo 17, all other supports are part of previous consented works) was removed as a final stage to the project. The ground floor is supported on two primary beams, one of which is partially built into a supporting wall (Fig. 7), with three bays of joists. The central primary beam has been found to be not supported on masonry (Mann Williams 2019 et al) and is now propped with steel posts and concrete footings as part of previous consented works as is the secondary beam in the west of the space. Historic cobbles are extant throughout most of the basement floor surface; they show drainage channels and likely relate to the earlier phases of the building as a house and possible trading depot.
- 5.19. The unauthorised piers were formed of concrete blockwork laid on a poured concrete pad over DPM. Photos 18-21 illustrate the removal of the piers, the uncovering of a chamfered ground floor timber beam and the subsequent making good following removal. As can be seen the historic cobbles were undisturbed by both the 2016 installation and removal of the piers and the historic walling was also undisturbed. The chamfered central beam (Photo 19) was observed to be a substantial timber

commensurate with those seen at first floor level and is therefore highly likely to be original building fabric. In the section that was exposed there was evidence of beetle infestation and nail holes from previous works.



Photo 17 Part way through removal of the concrete pad



Photo 18 View of the chamfered western beam uncovered as part of the removal



Photo 19 **Detail of the western beam uncovered**



Photo 20 **The undisturbed cellar wall after the concrete pier was removed**

5.20. The areas of removal were made good as seen in Photo 21.



Photo 21 **The basement level with piers removed**

Observations on the building recording

- 5.21. This building recording has observed the removal of unauthorised propping works and the insertion of new T sections in steel to the first floor structure to stabilise the floor which is bowing due to the deflection of main floor beams under the load.
- 5.22. The recording has also observed that the first floor surface is formed of a several layers which include a modern plywood over a late 19th or 20th century machine cut tongue and groove pine boarding, laid over wide oak floorboards likely to be original or to date to at least earlier than the 18th century. These layers are packed and supported on timber battens, some of which have been of increased size or with increased packing to mitigate for and level the deflection at the centre of the floor.
- 5.23. This layered floor system provides evidence of phases of change within the building, and suggests that in the late 19th or 20th century the space was subdivided (as the tongue and groove pine boarding butts up to the central stud wall). The pine flooring is varnished which suggests it was visible as a floor surface. The presence of a

fireplace hearth on the east wall suggests the room was prior to this a single heated space. The floor layers also evidence the increasing deflection of the primary beams and were also probably installed to provide some levelling up of the surface, which was then again levelled up with the extant plywood and lino surface which relates to its latter use as a commercial kitchen and wash up.

- 5.24. The beams which were uncovered were found to be very likely original oak beams of some .28m wide by .30m depth. They had some evidence of alteration and addition, though this was entirely cosmetic and restricted to the surface levels. On the southern wall they were found to be quite deteriorated at the wall plate section through possible rot and beetle infestation associated with possible water ingress to the wall itself, which is an exposed wall facing the river, and which may well have flooded over the years. The age of the beams could not be determined but they may well date to around the construction phase of the building, or be reused from an earlier building on the site related to the activity around the riverside quay and castle. In situ analysis could not determine this.
- 5.25. Removal of unauthorised support piers at ground and basement level revealed no new or previously unknown information about the historic building. On the ground floor a crack to one side of the eastern primary beam previously covered by the 2016 steel plate presents evidence of the impacts of deflection over time on the large beam. In the case of the basement, the historic cobbles beneath the central concrete pier remained in situ as the previous unauthorised works were undertaken sensitively to retain and preserve them under DPM membrane.

6. CONCLUSIONS

- 6.1. This document presents the results of a Level 3 analytical historic building recording of a programme of remedial works to the Hanbury Arms in Caerleon, Wales. The remedial works comprise the insertion of steel T bars to the two primary beams of the first floor westernmost room, and the removal of unauthorised oak and cement piers to the ground floor and basement respectively.
- 6.2. The recording was required under Condition 2 of 19/0779 which provided consent for the proposed remediation. The primary first floor beams require support due to quite pronounced deflection or bowing at their centres and the deterioration of their end sections bearing onto the southern wall plate. There is evidence of previous bolted iron strapping and bolted timber supports to the underside of the beam having been utilised which identifies that the deflection has been an ongoing historic issue.
- 6.3. The recording has found evidence that the extant floor surface consists of three layers of surface (plywood, tongue and groove boarding and wide oak planks, all supported on packing and battens) which bear onto the primary beams. These layers evidence phases of addition which reflect the changing use of the space but also likely previous phases of remedial work to level up the floor surface over the bowing beams. The beams themselves were discovered to be thick oak members consistent with the original construction of the building in the 16th century. Removal of the unauthorised piers to ground and basement floor revealed no new building fabric or detail.
- 6.4. This work will be archived according to the details provided within the WSI and reproduced within Chapter 2 of this document.

7. REFERENCES

- Boyer Planning 2019 *Heritage Impact Statement*
- ClfA 2020 *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*
- Ministry of Housing, Communities and Local Government 2021 *National Planning Policy Framework (NPPF)*; published July 2021
- Mann Williams *Hanbury Arms Structural Report 2019*
- Planning (Listed Buildings and Conservation Areas) Act 1990 Act of UK Parliament

Cartographic sources (viewed at Promap and Genealogist)

1840	Tithe Map
1888	OS Map 1:2500
1920	OS Map 1:2500
1957-1970	OS Map 1:2500

Online sources (accessed 9th November 2023)

<https://archaeologydataservice.ac.uk/library>

https://www.bbc.co.uk/wales/history/sites/themes/figures/owain_glyndwr.shtml

<https://cadw.gov.wales/advice-support/cof-cymru/search-cadw-records>

<https://www.caerleon.net/>

<https://cdn.cyfoethnaturiol.cymru/media/682621/nlca35-cardiff-and-newport-description.pdf>

<https://coflein.gov.uk/>

<https://historypoints.org/index.php?page=the-hanbury-arms-caerleon>

<https://www.newport.gov.uk/documents/Planning-Documents/Conservation/2020/Caerleon-CAA-27March19.pdf>

<https://www.thegenealogist.co.uk/>

APPENDIX 1: WRITTEN SCHEME OF INVESTIGATION

The Hanbury Arms Caerleon

Written Scheme of Investigation for a Programme of Level 3 Historic Building Recording

CA Project: CR1416

prepared by	Sacha Hunter, Senior Historic Building Consultant
date	April 2023
approved by	Jane Phimester, Principal Historic Building Consultant
signed	
date	April 2023
issue	1

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e. enquiries@cotswoldarchaeology.co.uk			

1. INTRODUCTION

Background

- 1.1. This document sets out details of a Written Scheme of Investigation (WSI) for a programme of 'Level 3' historic building recording at the Hanbury Arms, Uskside, Caerleon, Newport. The building is a public house of 16th century origin, and is a Grade II Listed Building (CADW ref 2995).
- 1.2. Listed Building Consent under 19/0779 has recently been permitted for internal structural works to the ceiling/floor works and remediation works to kitchen, restaurant and boiler room. The works seek to remove unconsented structural props inserted in 2017, and to add properly scoped structural repairs to a structurally unsafe floor beam at first floor level above the restaurant.
- 1.3. Condition 2 of the consent requires that:

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

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

- 1.4. It is understood that the scope of the recording works is to observe and photograph the removal of the concrete piers to the basement space, the removal of the timber piers to ground floor and the intrusive works to strengthen the first-floor floor beams so that an appropriate record of the work is made and historic fabric that is uncovered is recorded in situ. The recording works are restricted only to these areas (basement under restaurant, restaurant and first floor above) of the building only and will not cover other rooms or spaces, though a brief contextual history of the building will be provided in the subsequent recording report.

The Building

- 1.5. The building is located on the River Usk on an historic quay in Caerleon, between the Caerleon Bridge and the High Street (Photo 1). The building is Grade II Listed and is a 16th century coaching inn with later 17th century additions. It is two storeys in height with a cellar level which lies adjacent to the river bank due to topography. At the

south-west corner of the pub is a medieval tower which is Grade II* listed with 13th century origins (CADW ref 2996). The site is set against the stone-faced Quay Walls which are Grade II listed (CADW ref 26127).



Photo 1 The Hanbury Arms (credit: Andy Perkins)
https://commons.wikimedia.org/wiki/File:Hanbury_Arms,_Caerleon.jpg

- 1.6. In 2017 two pier beams were fitted to the ground floor restaurant, whilst a cement block column, timber column and timber beams were installed in the basement to support the ground floor piers. This was to support an unstable and bowing beam in the first-floor floor structure. These works were not consented and were considered to be unacceptable from a heritage point of view.
- 1.7. The extant consent therefore proposes the careful removal of these modern structural additions, and the insertion of a steel T plate to the unstable beam with associated joists and fixings to secure it.

The planning condition

- 1.8. The objective of the proposed recording works is to observe and photograph the removal of the unauthorised supports at basement and ground floor level, and the installation of the steel T section in the first-floor beam. This will involve uncovering works which may reveal fabric and features which also require recording. The

recording is required to gather additional information on the fabric and structure of the building in these specific areas which will augment the understanding of the Grade II building and to preserve them by record. A plan of the location of the works is included in Appendix 2 of this document. It is envisaged that the recording works will comprise a form of 'watching brief' as building works are undertaken.

- 1.9. The level of recording has not been specified but an analytical Level 3 recording according to Historic England recording protocols (as laid out in *Understanding Historic Buildings: A Guide To Good Recording Practice* 2016) is deemed to be an appropriate level for this type of bespoke 'watching brief' recording. It is understood that these protocols are used regularly for recording historic buildings in Wales.
- 1.10. This WSI sets out the method statement for and proposed scope of the building recording, the 'specification'. It will be submitted to Newport City Council for Discharge of Condition 2 prior to the works commencing on site.

2. LEVEL 3 BUILDING RECORDING METHODOLOGY

- 2.1. The building recording will comprise a Level 3 record as set out in the Historic England publication 'Understanding Historic Buildings: A Guide to Good Recording Practice' (2016) (see Appendix 1 below), and as requested in Condition 3. Further relevant guidance comprises the '*Standard and Guidance for the archaeological investigation and recording of standing buildings or structures*' (ClfA 2020); the *Management of Archaeological Projects 2* (English Heritage 1991); the *Management of Research Projects in the Historic Environment the MoRPHE Manager's Guide* (English Heritage 2006).
- 2.2. A Level 3 building record is defined by Historic England as an 'analytical record'. It is not an analysis of heritage significance such as informs the decision-making process.

Level 3 drawn record

- 2.3. This element will include items 2-3 of the Historic England guidance regarding 'the drawn record'. A site plan will be compiled, showing the location of the relevant rooms within the building which are subject to the recording. Any other illustrations to support the historical analysis (such as mapping or annotated structural drawings) will be provided, and any sketch drawings which illustrate structural features or specific fabric.

- 2.4. Existing measured elevations and floor plans will be used where appropriate to illustrate the relevant areas of the building. The measured survey will be checked to ensure that the measurements are accurate and that all appropriate details have been captured, but the scope of the record does not include for a new measured survey.

Level 3 photographic record

- 2.5. A digital photographic record will be compiled. Photography will be undertaken with a Canon 600D 20mpx TTL digital camera set to TIFF format. This will be in-line with items 1-9 of the Historic England guidance. The photographic record will include general views of the building for context, plus specific detailed photography of the rooms and fabric in question. Specific architectural details that relate to date, alteration, or function will be subject to more detailed photographic recording. Where surviving, internal detail (structural or decorative) relevant to the building's design, development and use will be photographed, with scales where appropriate. The photographic survey will comprise digital images of the building and the specific areas and features of interest.
- 2.6. Some files may be converted to .jpeg format for use in the report, but original RAW or TIFF versions will be maintained in the project archive. Appropriate levels of Metadata will be maintained and included in the digital archive following the approach set out in the aforementioned guidance.

Level 3 written record

- 2.7. The Level 3 written record will include the building location, the dates of the record and the name of the recorder. It will include a brief summary of the building's historic and architectural context, based upon the site inspection and the available reports such as the Heritage Statement by Boyer (no new documentary research is scoped as part of the building recording Level 3 works). It will include commentary and analysis of the specific features and fabric uncovered in the basement, ground and first floor rooms which may well reveal additional evidence and information about the historical development of the building and its uses and alterations over time.

Level 3 documentary research

- 2.8. The previously compiled Heritage Statement for the Site will inform the work, alongside online research. No archive visits are thought to be necessary.

Level 3 report and archive

- 2.9. An illustrated report will be compiled on the results of the work. The report will be completed within 6 months of completion of the fieldwork. Copies of the report will be deposited with the Glamorgan Gwent Archaeological Trust within 12 months of the date of completion of the approved programme of field work, unless a revised timescale is agreed in writing with the LPA within 3 months of the completion of the approved programme of field work. The report will also be uploaded to OASIS and will in due course appear on the Archaeology Data Service records.
- 2.10. The key element of the archive will comprise the photographic record, which will be placed on CD-ROM, with a guide to the contents on an accompanying Excel spreadsheet. Cotswold Archaeology will make arrangements with the appropriate local depository for the deposition of the site archive at the conclusion of the project.

3. TIMING OF THE WORK

- 3.1. The Level 3 recording work will take place during the construction phase of the development works. It is envisaged that one or more site visit/s will be necessary to observe the removal and installation works being undertaken which will be aligned with the contractor programme. If necessary two or more site visits will be made if the works programme requires it and/or additional historic fabric is uncovered which is of interest to the record.

4. MANAGEMENT

- 4.1. This project will be under the management of Jane Phimester, Principal Historic Building Consultant, Cotswold Archaeology.

5. HEALTH AND SAFETY

CA will conduct all works in accordance with the Health and Safety at Work Act 1974 and all subsequent Health and Safety legislation, and CA Health, Safety and Welfare Policy (2010) and procedures. A risk assessment will be undertaken prior to commencement of fieldwork. Additional risk assessments and control measures related to the current Covid-19 pandemic will also be undertaken prior to the site visits.

6. INSURANCES

- 6.1. Cotswold Archaeology holds Public Liability Insurance to a limit of £15,000,000 and Professional Indemnity Insurance to a limit of £10,000,000. No claims have been made, or are pending, against these policies in the last three years.

7. QUALITY ASSURANCE

- 7.1. CA is a Registered Organisation (RO) with the Chartered Institute for Archaeologists (CIfA) (RO Ref. No. 8). As a RO, CA endorses the *Code of Conduct* (CIfA 2019). All CA Project Managers and Project Officers hold either full Member or Associate status within the CIfA.

CA operates an internal quality assurance system in the following manner. Projects are overseen by a Project Manager who is responsible for the quality of the project. The Project Manager reports to the Chief Executive who bears ultimate responsibility for the conduct of all CA operations. Matters of policy and corporate strategy are determined by the Board of Directors, and in cases of dispute recourse may be made to the Chairman of the Board.

8. REFERENCES

Boyer *Heritage Statement 2019*

Chartered Institute for Archaeologists 2020 *Standard and Guidance for the archaeological investigation and recording of standing buildings or structures*

English Heritage 1991 *Management of Archaeological Projects 2*

English Heritage 2006 *Management of Research Projects in the Historic Environment the MoRPHE Manager's Guide*

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

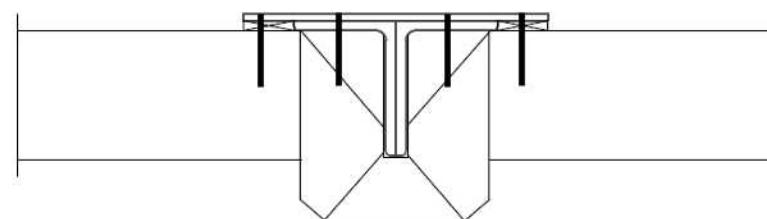
Option A

"T section"

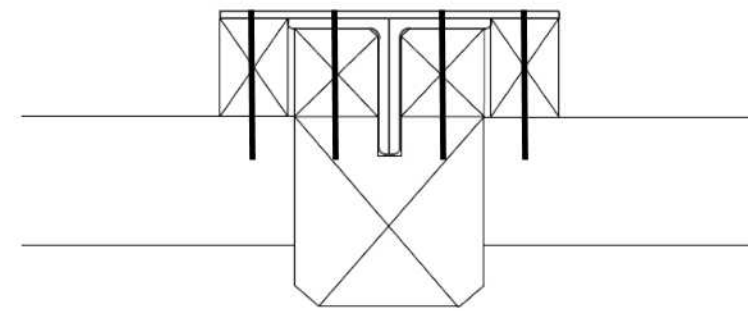
- 2 x 200x150 x15 Grade S275 or S355
- Fixed to primary beam with 2 x 8mmØ wood screws. 60mm min penetration into primary beam
- Pairs of fixings spaced between each joists (approx. 400mm c/c's)

Joists

- 10mm thick x 30mmx450mm steel plates sat on top of "T section"
- Fix into "T section with pairs of 5mm Tek Screws
- Fix into each joist with 1 x 8mmØ wood screw, min embedment 60mm, located centrally on joist



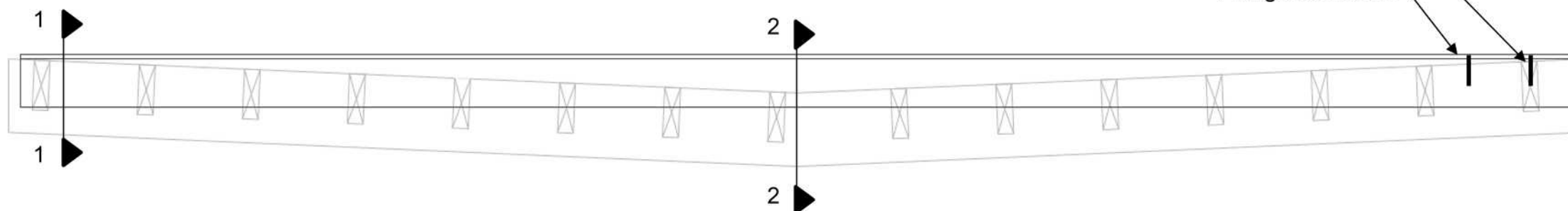
Section 1-1



Section 2-2

Example of fixings spacing-
Fixings into joists

Fixings into beam



Remedial Repair Detail Option A

Option B

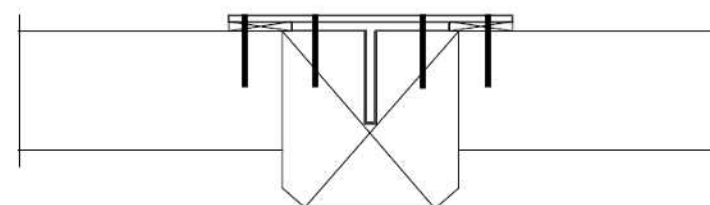
"T section"

- Profiled fabricated T-
Flange 250x15mm web 190-250mmx 15mm Grade S275
Or
Flange 250x15mm web 160-250mmx 15mm Grade S355
- Fixed to primary beam with 2 x 8mmØ wood screws. 60mm min penetration into primary beam
- Pairs of fixings spaced between each joists (approx. 400mm c/c's)

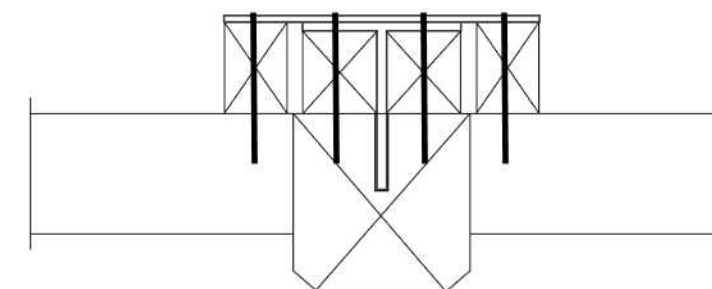
◆ Splice connections can be detailed using 15mm flat plate site welded to form the connections. Plates to be installed to web and flange. Length of plate min 100mm on both sections full profile weld min 6mm.

Joists

- 10mm thick x 30mmx450mm steel plates sat on top of "T section"
- Fix into T section with pairs of 5mmØ Tek Screws – full penetration into T section.
- Fix into each joist with 1 x 8mmØ wood screw, min embedment 60mm, located centrally on joist



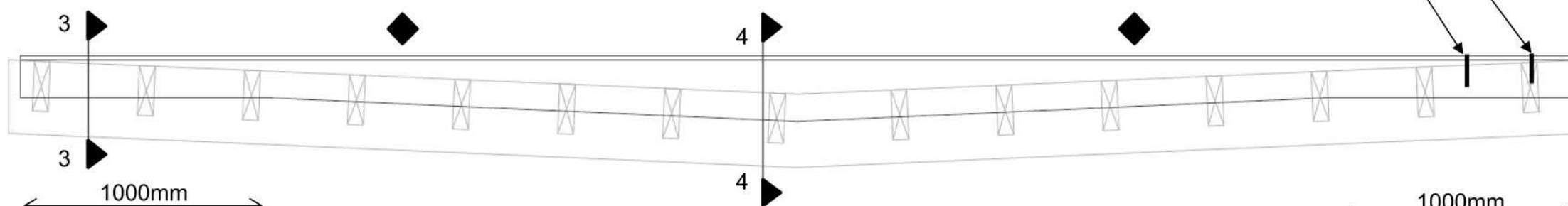
Section 3-3



Section 4-4

Example of fixings spacing -
Fixings into joists

Fixings into beam



Min depth of section as quoted

KD106 - Version 2 - March 2019

Remedial Repair Detail Option B

Min depth of section as quoted

NOTES:-

- 1) This drawing is copyright and may not be reproduced without the permission of Mann Williams
- 2) This drawing is not to be scaled
- 3) All dimensions are to be checked on site and any discrepancies reported to the engineer before work commences
- 4) Any ambiguities or discrepancies between this drawing and any other information given elsewhere must be reported to Mann Williams for clarification before work proceeds
- 5) All drawings to be read in conjunction with the project specification with all works carried out in accordance with the latest British Standards and codes of practice

REV	DESCRIPTION	BY	DATE
T1	TENDER ISSUE	NM	12/04/2019

PROJECT
HANBURY ARMS

TITLE
PROPOSED 1ST FLOOR
REMEDIAL REPAIR
OPTIONS A & B

Mann Williams
Consulting Civil And
Structural Engineers
53 Mount Stuart Square
Cardiff CF10 5LR
t 02920 480333 f 02920 435920
e cardiff@mannwilliams.co.uk

DRAWN	CHKD	SIZE	SCALE	DATE
NM	TH	A3	--	Apr '19
STATUS TENDER				
PROJECT 8825	SKETCH SK_05	REV T1		

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