

Archaeological Watching Brief 9 Harper's Lane, Presteigne, Powys

April 2023



Report No. 2179
By Charley James-Martin





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Version	Date	Sections Revised	Prepared/Revised by	Checked & Authorised by
1	11/04/2023	Original	Charley James-Martin	Paul W Huckfield







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Non-Technical Summary

This report results from work undertaken by Archaeology Wales Ltd (AW) at the request of Mr Alex Dufort. An archaeological watching brief was conducted during the ground intrusive works in relation to the construction of a single-story extension at 9 Harper's Lane, Presteigne, LD8 2AH NGR SO 31550 64410.

Planning consent was granted (Application 22/1920/HH) with a condition recommended by Clwyd-Powys Archaeological Trust — Archaeological Planning (CPAT-AP), in its capacity as archaeological advisor to Powys County Council (PCC).

There were no features or deposits of archaeological significance revealed within the excavated areas. The stratigraphy across the site remained consistent within the areas subject to archaeological monitoring.

All work was undertaken in accordance with the standards and guidelines of the Chartered Institute for Archaeologists (2020).

Crynodeb

Mae'r adroddiad hwn yn deillio o waith a wnaed gan Archaeology Wales Ltd (AW) ar gais Mr Alex Dufort. Cynhaliwyd briff gwylio archeolegol yn ystod y gwaith ymwthiol ar y ddaear mewn perthynas ag adeiladu estyniad unllawr yn 9 Harper's Lane, Llanandras, LD8 2AH NGR SO 31550 64410.

Rhoddwyd caniatâd cynllunio (Cais 22/1920/HH) gydag amod a argymhellwyd gan Ymddiriedolaeth Archeolegol Clwyd-Powys - Cynllunio Archeolegol (CPAT-CA), yn rhinwedd ei swydd fel cynghorydd archeolegol i Gyngor Sir Powys (CSP).

Ni ddatgelwyd unrhyw nodweddion na dyddodion o arwyddocâd archeolegol yn yr ardaloedd a gloddiwyd. Parhaodd y stratigraffeg ar draws y safle yn gyson o fewn yr ardaloedd a oedd yn destun monitro archeolegol.

Cyflawnwyd yr holl waith yn unol â safonau a chanllawiau Sefydliad Siartredig yr Archeolegwyr (2020).

1. Introduction

- 1.1.1 Archaeology Wales (henceforth AW) was commissioned Alex Dufort to undertake an archaeological watching brief during groundworks associated with the construction of a single-story extension at 9 Harper's Lane, Presteigne, LD8 2AH NGR SO 31550 64410.
- 1.1.2 Clwyd-Powys Archaeological Trust- Archaeological Planning (CPAT-AP), in its capacity as archaeological advisors to PCC, recommended that a watching brief of the development area was undertaken during all groundworks, to mitigate the impact of the proposed development on the archaeological resource (Application 22/1920/HH). Subsequently a Written Scheme of Investigation (WSI) was prepared by Archaeology Wales and approved by CPAT-PS (Appendix II).
- 1.1.3 The watching brief took place between the 1st- 7th March 2023. The site was supervised by Juan Moreno and Charley James-Martin. The project was managed by Paul W Huckfield. All work conformed to the standards and guidance set by the Chartered Institute for Archaeologists (2020). AW is a Registered Organisation with the CIfA.

2. Site Description

- 2.1.1 The development area, 9 Harper's Lane, hereafter referred to as the 'Site', is a detached dwelling located on the north edge of the town of Presteigne, LD8 2AH at NGR: SO 31550 64410 (Figure 1).
- 2.1.2 The proposed development area is at the east end of a block bounded by Hereford Street, Harpers Lane and Back Lane. The development site comprises a brick paved yard, an outbuilding containing the outside toilet and shower, and a grass strip at the rear of 9 Harpers Lane, the former Presteigne Police station.
- 2.1.3 The underlying geology is defined by Pridoli Rocks mudstone, siltstone and sandstone formed during the Silurian Period. No superficial soils are recorded. (BGS 2023).

3. Archaeological & Historical Background

- 3.1.1 The history of development of Presteigne goes as far back as to the 12th century. The first documented reference to the town dates to 1170 and refers to the holdings of Osbern fitz Richard le Scrope in 1137. Earlier mentions may be found in the Shropshire Domesday Book which described the area as waste in 1066 and 1086. By 1144 the control of the town was seized by Roger Port of Kington. A century later, the manor was controlled by the Mortimers of Wigmore (Silvester 1994).
- 3.1.2 While evidence for an existing small community is documented in the 12th century, it is known that the town grew considerably by mid-13th century, with the area having c70 recorded taxpayers. Evidence of medieval activity in the town still is visible in the built environment. The most substantial structure is Presteigne Castle (CPAT318; SAM Rd052). Other examples include a late medieval T-plan house present at 42 High Street (CPAT30350; LB 30350).

3.1.3 Buried remains of medieval chronologies are known to exist close to the town core, and is highlighted in a letter issued by CPAT-AP during the planning consultation stage, in which it stresses that;

'The proposed development lies within the medieval historic core of Presteigne and to the rear of a street frontage which would have been present within the medieval layout. The rear plots in Presteigne tend to produce sub-surface evidence of medieval activity including outbuildings, gardens, refuse pits and light industrial usage (eg. corn drying).'

4. Methodology

- 4.1.1 The watching brief was carried out by a suitably qualified archaeologist on groundworks associated with the construction of the extension where sub-surface deposits were likely to be exposed or cut into. The groundworks were carried out using a mechanical excavator.
- 4.1.2 All deposits were recorded by means of a continuous context numbering system and recorded on pro-forma context sheets. A table of contexts can be found in Appendix I.
- 4.1.3 Sections and plans of the excavation were photographed using a 12MP digital camera. All works were undertaken in accordance with the ClfA's *Standards and Guidance for an archaeological watching brief* (Updated 2020) and current Health and Safety legislation.

5. Watching Brief Results

- 5.1.1 The watching brief observed the excavation of an area to the immediate south of the property in advance of foundation works shown in Figure 2.
- 5.1.2 The basal deposit encountered was a grey brown silty sand and clay natural (102). The deposit contains pockets of silt, palm size and larger than fist size sub angular stone. This deposit was excavated to a depth of 0.1m but not bottomed. Overlying (102) was a subsoil deposit of made ground possibly mixed with a remnant garden soil. The subsoil was reached at a depth of 0.08m below original ground level and was up to 0.70m thick. The soil was dark grey silty sandy clay containing thin and thick roots, metal, slate, broken brick and a large quantity of 19TH century and modern pottery and glass fragments.

6. The Finds

6.1.1 During the course of the ground disturbance work, only the above mentioned finds were located. These were all every day in nature and related to the production, storage and consumption of food and beverage. A selective sample of finds were photographed and recorded on site before being discarded.

7. Discussions and Conclusions

7.1.1 In the trenches that were observed, there were no features or deposits of archaeological significance revealed. The stratigraphy across the site remained fairly consistent within the areas subject to archaeological monitoring.

8. Bibliography

General

Archaeology Wales, 2023. Written Scheme of Investigation for an Archaeological Watching Brief at Graig Cottage, Bangor on Dee, Wrexham.

Chartered Institute for Archaeologists, 2020. *Standards and guidance for an archaeological watching brief*

Silvester, R J 1994. Radnorshire Historic Settlements. CPAT report 92.

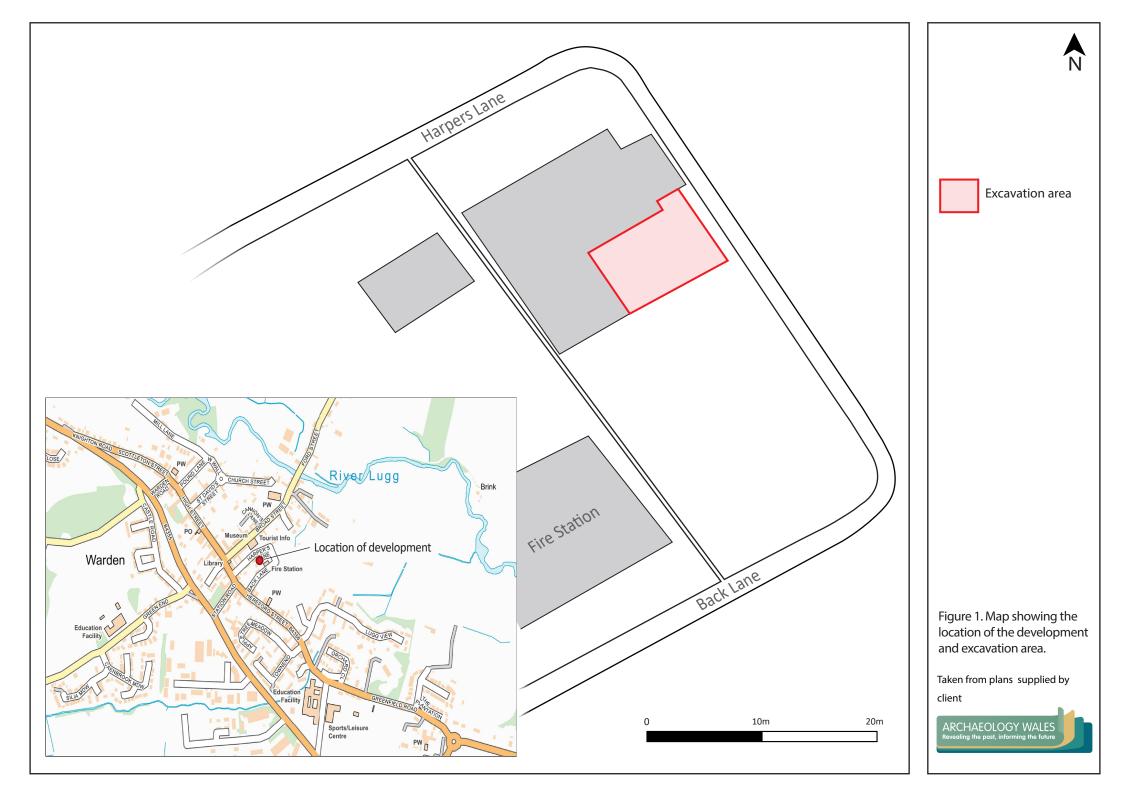
Silvester, R J and Martin H R. 2011. Historic settlements in Radnorshire. CPAT report 1088.

Websites

British Geological Survey: Geology of Britain viewer, www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html (accessed 07/03/2023)



Figures





Plates



Plate 1. Representative section of the external excavations, view to the south. Scale 1m.

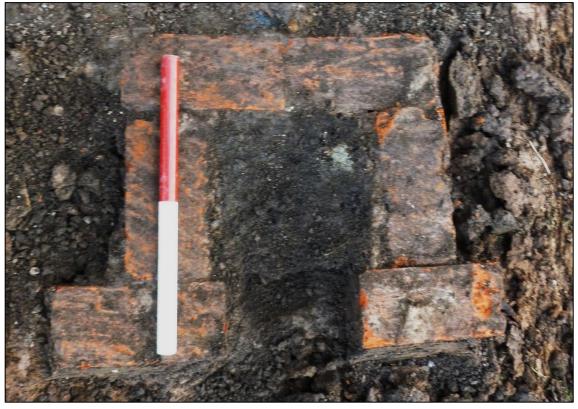


Plate 2. Remains of former outhouse drainage, view to the south. Scale $0.5\mbox{m}$



Plate 3. Internal excavation. Scale 0.5m.



Appendix I: Context Register

Appendix I: Context Register

Context No.	Туре	Description	Relationship
100	Deposit	Light orange/pink clay natural	Underlying (101)
101	Deposit	Made ground- a dark brown clayey silt containing brick and CBM inclusions	Below (102); above (100)
102	Deposit	Topsoil – silty loam	Above (101)
200	Deposit	Light orange/pink clay natural	Underlying (201)
201	Deposit	Bedding material with high quantities of CBM	Overlying (200)



Appendix II: Selection Strategy

Selection Strategy

Project Information		
ID	2993	
Name	9 Harper's Lane, Presteigne	
Project Management		
Project Manager	Paul Huckfield	
Post Excavation Manager	Rhiannon Philp	
Organisation	Archaeology Wales	
Stakeholders		
Collecting Institution(s)	Heneb – Clwyd-Powys HER; RCAHMW	
Project Lead / Project Assurance	Paul Huckfield	
Landowner / Developer	Mr Alex Dufort	
Other		
Resources	No unusual resources required outside of AW normal operating equipment and personnel to implement this Selection Strategy.	

Context

An archaeological watching brief was conducted during the ground intrusive works in relation to the construction of a single-story extension at 9 Harper's Lane, Presteigne, LD8 2AH NGR SO 31550 64410.

There were no features or deposits of archaeological significance revealed within the excavated areas. The stratigraphy across the site remained consistent within the areas subject to archaeological monitoring.

Digital Data

Stakeholders

Rhiannon Philp (PX manager), Paul Huckfield (Project Manager), RCAHMW, Heneb – Clwyd-Powys HER

Data Management Plan (DMP)

Selection and De-selection

DMP Attached as a separate document

Amendments

Detail any amendments to the above selection strategy here.

Date	Amendment	Rationale	Stakeholders
14/05/25	DMP updated	Full archive quantities included	AW; RCAHMW; Heneb – Clwyd- Powys HER

Documents

Stakeholders

Rhiannon Philp (PX manager), Paul Huckfield (Project Manager),

Selection and De-selection

Selection

- 2.1. All original documentary material created during data gathering will be selected for inclusion in the final archive. Duplicates, photocopies of originals and research materials will be de-selected during archive completion
- 2.2. Selection reviews will be undertaken after the following phases:
 - Fieldwork
 - Reporting
 - Archive Completion
- 2.3. Relevant Standards and Guidance:
 - CIfA. 2020. Standard and Guidance for the Collection, Documentation, Conservation and Research of Archaeological Materials.
 - CIfA. 2022 revision. Code of conduct: professional ethics in archaeology
 - Any information provided by Receiving Institutions
- 2.4. It is not envisaged that the selection decisions will deviate from standard guidelines

De-selection

It is envisaged that the material de-selected from inclusion in the preserved archive will be duplicates, re-productions, miscellaneous material, correspondence and GDPR/confidentiality created during the analysis phase of the project. De-selected material will therefore be retained to supplement AW/AE's research files. A copy of the complete digital working archive incl. the preserved archive is stored on AW/AE's server.

Amendments

Detail any amendments to the above selection strategy here.

Date	Amendment	Rationale	Stakeholders
14/05/25	Physical documentary archive deselected	Full digital copy uploaded to RCAHMW	AW; RCAHMW

Materials

Materials Selections Template

No	Find type	Selection Strategy	Stakeholders
3.1	Pottery	Retain until at least after Assessment. Further selection decisions to follow results of assessment.	Specialist; PXM; Receiving Institution
3.2	СВМ	Retain until at least after Assessment. Further selection decisions to follow results of assessment.	Specialist; PXM; Receiving Institution
3.3	Metals	Retain until at least after Assessment. Further selection decisions to follow results of assessment.	Specialist; PXM; Receiving Institution
3.4	Worked Stone	Retain until at least after Assessment. Further selection decisions to follow results of assessment.	Specialist; PXM; Receiving Institution
3.5	Animal Bone	Retain until at least after Assessment. Further selection decisions to follow results of assessment.	Specialist; PXM; Receiving Institution
3.6	Lithics	Retain until at least after Assessment. Further selection	Specialist; PXM; Receiving Institution

		decisions to follow results of assessment.	
3.7	Small Finds	Retain until at least after Assessment. Further selection decisions to follow results of assessment.	Specialist; PXM; Receiving Institution
3.8	Environmental Material	Retain until at least after Assessment. Further selection decisions to follow results of assessment.	Specialist; PXM; Receiving Institution
3.9	Modern (post 20 th C) Material	Note in paperwork and discard on site.	Site Staff; PXM

No ALL Material type

Stakeholders

Rhiannon Philp (PX manager), Paul Huckfield (Project Manager), Receiving Institution

Selection

- a) All artefacts are returned to AW/AE Finds and Environmental processing facility and dealt with in accordance with the professional standards set in the Chartered Institute for Archaeologists' Standard and Guidance for the Collection, Documentation, Conservation and Research of Archaeological Materials (2020). Selection may also be made prior to deposition based on Society of Museum Archaeologists' Selection, Retention and Dispersal of Archaeological Collections guidelines (1993), National Standard and Guidance to Best Practice for Collecting and Depositing Archaeological Archives in Wales (2017) and consultation of the receiving institution's deposition guidelines
- b) Selection reviews will be undertaken after the following phases:
- Fieldwork
- Assessment
- Analysis (if required)
- Archive Completion
- c) Relevant Standards and Guidance:
 - CIfA. 2020. Standard and Guidance for the Collection, Documentation, Conservation and Research of Archaeological Materials
 - Historic England. 2011. Environmental Archaeology: A Guide to the Theory and Practice of Methods, from Sampling and Recovery to Post-excavation (second edition)
 - Society of Museum Archaeologists. 1993. Selection, Retention and Dispersal of Archaeological Collections

- National Panel for Archaeological Archives in Wales. 2017. The National Standard and Guidance to Best Practice for Collecting and Depositing Archaeological Archives in Wales
- d) It is not envisaged that the selection decisions will deviate from standard guidelines

Uncollected Material

All material will be collected in the first instance unless obviously modern (plastics/post 20th century artefacts).

De-Selected Material

After assessment stage material may be deselected based on the advice of the relevant material specialist and the requirements of the receiving institution. The selection strategy will be updated to reflect any decision made on de-selected material.

De-selected material will be assessed for educational value and retained/passed to an educational provider if deemed of use. If no further use is identified the deselected material shall be discarded via Smiths Waste Management and deposited within their South Wales waste processing facility.

Amendments

Detail any amendments to the above selection strategy here.

Date	Amendment	Rationale	Stakeholders
14/05/2025	Finds deselected	All later post medieval or modern and within insecure contexts – discarded as per The National Standard and Guidance to Best Practice for Collecting and Depositing Archaeological Archives in Wales	AW; Specialist



Data Management Plan

Data Management Plan

Section 1: Project Administration

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2993

Project Name

9 Harper's Lane, Presteigne

Project Description

An archaeological watching brief was conducted during the ground intrusive works in relation to the construction of a single-story extension at 9 Harper's Lane, Presteigne, LD8 2AH, NGR SO 31550 64410.

There were no features or deposits of archaeological significance revealed within the excavated areas. The stratigraphy across the site remained consistent within the areas subject to archaeological monitoring.

Project Funder / Grant reference

Mr Alex Dufort

Project Manager

Paul Huckfield

Principal Investigator / Researcher

Charley James-Martin/Juan Moreno

Data Contact Person

Rhiannon Philp (rhiannon.philp@arch-wales.co.uk)

Date DMP created

21.02.2023

Date DMP last updated

14.05.2025

Version

V2

Related data management policies

This DMP is guided by the Project Brief, CIfA Standards and guidance, trusted digital repository guidelines (RCAHMW) or other best practice guidance (see brief for details)

Section 2: Data Collection

What data will you collect or create?

The table below provides a summary of the data types, formats and estimated archive volume for data collected / created as part of this project. As the project progresses, more detail regarding files will be added to this DMP.

Туре	Format	Estimated volume (Data Archived)
Text/documents	PDF (.pdf)	4
Images	Photographs (.jpg)	31
Spreadsheets	Excel spreadsheet (.xlsx)	1
GIS	Shapefiles (.shp plus associated files)	1 group

How will the data be collected or created?

Data Standards / Methods

- Standard methods of data collection will be applied throughout the project, working
 to best practice guidance where applicable / available. In general, data acquisition
 standards are defined against RCAHMW Guidelines. Specific or additional guidance
 relevant to this project are listed below, and will
- be updated as the project progresses.
- Methods of collection are specified within the Project Design and will meet the requirement set out in the Project Brief, the organisation recording manual and relevant CIfA Standards and guidance.
- Where appropriate, project contributors external to the organisation will be required to include data standards, collection methodology and metadata with individual reports and data.
- Specific guidance:
 - Chartered Institute for Archaeologists, 2020. Standard 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

Data storage / file naming

- The data produced will be uploaded at regular intervals during the project as a way of backing up the information.
- The working project archive will be stored in a project specific folder on the internal organisational server. The internal organisation server is backed up to a cloud based storage system to maintain an up to date security copy of the organisation wide data
- Project folders are named following established organisational procedures and the folder hierarchy and organisation devised will be understood by all members of staff involved in the project.
- Data collected will be downloaded and raw data will be stored in the appropriate folder.
- File naming conventions following established organisational procedures, based on RCAHMW file naming guidance, and include version control management.
- The data stored will be checked by the project manager regularly as a means of quality assurance.

Section 3: Documentation and metadata

What documentation and metadata will accompany the data?

- Data collected will include standard formats which maximise opportunities for use and reuse in the future (see Section 2, above).
- A RCAHMW metadata document will be included with the digital archive and include all data types included within the archive. A working copy will be kept on the organisational server in the Project Folder. A copy of the form containing HER required data will also be created.
- Data documentation will meet the requirement of the Project Brief, Museum Deposition Guidelines, Digital Repository Guidelines and the methodology described in the Project Design methodology.

 An archive catalogue documenting both physical and digital archive products will be maintained and submitted with both the Museum and Trusted Digital Repository

Section 4: Ethics and legal compliance

How will you manage any ethical, copyright and Intellectual Property Rights (IPR) issues?

- The project archive will include the names and contact details of individuals who
 intend to volunteer or participate in the excavation and post excavation stages. We
 have a GDPR compliant Privacy Policy which underpins the management of personal
 data; any personal data is managed through a secure cloud-based database and not
 retained on the project specific folders.
- Personal data will be removed from the archaeological project archive and permission to include individual's names in any reporting is gained prior to use.
- Copyright for all data collected by the project team belongs to the organisation, and formal permission to include data from external specialists and contractors is secured on the engagement of the specialist or contractor.
- Where formal permissions and/or license agreements are linked to data sharing, they
 will be included in the project documentation folders and will accompany the
 archaeological project archive.

Section 5: Data Security: Storage and Backup

How will the data be stored, accessed and backed up during the research?

- Organisational IT is managed by an external data management provider, who is also responsible for the management and verification of our daily back-ups and who supports access to security copies as needed
- Sufficient data storage space is available via the organisational server, which includes permissions-based access. The server is accessible by staff on and offsite through a secure log-in
- Off-site access to the project files on the organisation's server is provided to support back-up of raw data while fieldwork is ongoing. Where internet access for data back up is not possible, the raw data will be backed up to a separate media device (such as laptop and portable external hard drive).
- Project files will be shared with external specialists and contractors directly using the same system, with the wider project team gaining access to only the files needed using permissions-based access

Section 6: Selection and Preservation

Which data should be retained, shared, and/or preserved?

- The Selection Strategy and DMP will be reviewed and updated as part of the Post Excavation Assessment and Updated Project Design, and following full analysis. Updated documentation will be included in all reporting stages.
- Prior to deposition, the Selection Strategy and DMP will be updated and finalised in agreement with all project stakeholders (including the Local Planning Archaeologist, Client, Museum, RCAHMW).
- Selection will be informed by the Project Design, defined against the research aims, regional and national research frameworks, specialist advice and the significance of the project results.
- The project will be published as an online technical report (accessible via RCAHMW and as part of this the archive), with full access to research data.

- The data archive will be ordered, with files named and structured in a logical manner, and accompanied by relevant documentation and metadata, as outlined in Sections 2 and 3 of this DMP.
- Deselection will be undertaken automatically on any duplicate or unusable files, such as blurry or superfluous photographs.

What is the long-term preservation plan for the dataset?

- The digital archive will be deposited with the RCAHMW, which is working towards becoming a certified repository with Core Trust Seal.
- The archive will be prepared for deposition by the project team and the costs for the time needed for preparation, and the cost of deposition have been included in the project budget.

Have you contacted the data repository?

 AW has an ongoing agreement with the RCAHMW who are the intended repository for digital data.

Have the costs of archiving been fully considered?

• A costing estimate has been produced to allow for the preparation of the archive and has been included in the project budget.

Section 7: Data Sharing

How will you share the data and make it accessible?

- The museum and digital archive repository and will be updated as the project progresses.
- The investigations have resulted in the following documents: Project Design, Watching Brief Report
- A final version of the project report will be supplied to the Historic Environment Record, and any data which they request can also be provided directly.
- The location (s) of the final Archaeological Archive will be included in the final report

Are any restrictions on data sharing required?

- A temporary embargo may be required on the sharing of the project results. If this is the case, specific details once agreed will be included in the updated version of this DMP and will be documented in the overarching Project Collection Metadata.
- Data specific requirements, ethical issues or embargos which are linked to particular data formats will be documented within the relevant metadata tables accompanying the project archive

Section 8: Responsibilities

Who will be responsible for implementing the data management plan?

- The Project Manager and Post Excavation Manager will be responsible for implementing the DMP, and ensuring it is reviewed and revised at each stage of the project.
- Data capture, metadata production and data quality is the responsibility of the Project Team, assured by the Project Manager and Post Excavation Manager.
- Storage and backup of data in the field is the responsibility of the field team.
- Once data is incorporated into the organisations project server, storage and backup is managed by an external company.

- Data archiving is undertaken by the project team under the guidance of the Post Excavation Manager, who is responsible for the transfer of the Archaeological Project Archive to the agreed repository.
- Details of the core project team can be found in the Project Design.



Appendix IV:
Written
Scheme of
Investigation



WRITTEN SCHEME OF INVESTIGATION FOR AN ARCHAEOLOGICAL WATCHING BRIEF AT

9 Harpers Lane, Presteigne, Powys. LD8 2AN,

Prepared for: Alex Dufort

Project No: 2993

February 2023







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1. Introduction and Planning Background

- 1.1.1. This Written Scheme of Investigation (WSI) details a program of archaeological mitigation to be undertaken by Archaeology Wales Ltd (henceforth AW) at the request of Mr Alex Dufort (henceforth 'the Client').
- 1.1.2. A planning application for the erection of artist's studio at 9 Harper's Lane (20/0458/FUL), was approved by Powys County Council on 25 June 2020.
- 1.1.3. Condition 20 of the Full Planning Permission, outlined the guidance to mitigate any loss to the archaeological resource, as provided by Clwyd Powys Archaeological Trust Archaeological Planning Services (henceforth CPAT-AP), in their role as archaeological advisors to the council. This condition stated that;

'an archaeologist is contracted to be present throughout the duration of initial site preparation and ground reduction works in order that an adequate record of any archaeological features revealed by these works can be made'.

- 1.1.4. Archaeology Wales was commissioned by the client to oversee the archaeological element of this groundwork.
- 1.1.5. A further application was submitted in 2022 for the demolition of outside toilet and shower and the construction of a rear extension (22/1920/HH).
- 1.1.6. Following discussions with CPAT-AS, it was agreed that a joint WSI to set out the methodology in regard to the mitigation strategy and standards to be employed during the fieldwork element of both projects would be acceptable.
- 1.1.7. The initial planning application comprises the construction of an artist's studio, covering an area of 120 m², and associated groundworks at the rear of the property (see Appendix II). The second, is for the demolition of an existing outhouse and the construction of a single storey extension covering an existing courtyard. The combined existing area is 45m² (see Appendix III).
- 1.1.8. The purpose of the archaeological mitigation (watching brief) is to provide the local planning authority with sufficient information regarding the nature of archaeological remains on the site of the development, the requirements for which are set out in Planning Policy Wales (edition 11 February 2021), and Technical Advice Note (TAN) 24. The work is to ensure that all buried artefacts and deposits are fully investigated and recorded if they are disturbed or revealed as a result of activities associated with the development.
- 1.1.9. This WSI has been prepared by Paul W Huckfield, Archaeology Wales Ltd, at the request of the client.

1.1.10. All work will be undertaken to the standards and guidance set by the Chartered Institute for Archaeologists; *Standard and guidance for an archaeological watching brief* (2020 update). AW is a Registered Organisation with the CIfA.

2. Site Description

- 2.1.1. 9 Harper's Lane, hereafter referred to as the 'Site', is a detached dwelling located on the north edge of the town of Presteigne, LD8 2AH at NGR: SO 3155 6441 (Figure 1).
- 2.1.2. The proposed development area is at the east end of a block bounded by Hereford Street, Harpers Lane and Back Lane. The development site comprises a brick paved yard, an outbuilding containing the outside toilet and shower, and a grass strip at the rear of 9 Harpers Lane, the former Presteigne Police station.
- 2.1.3. The underlying geology is defined by Pridoli Rocks mudstone, siltstone and sandstone formed during the Silurian Period. No superficial soils are recorded. (BGS 2023).

3. Historical and Archaeological Background

- 3.1.1. The history of development of Presteigne goes as far back as to the 12th century. The first documented reference to the town dates to 1170 and refers to the holdings of Osbern fitz Richard le Scrope in 1137. Earlier mentions may be found in the Shropshire Domesday Book which described the area as waste in 1066 and 1086. By 1144 the control of the town was seized by Roger Port of Kington. A century later, the manor was controlled by the Mortimers of Wigmore (Silvester 1994).
- 3.1.2. While evidence for an existing small community is documented in the 12th century, it is known that the town grew considerably by mid-13th century, with the area having c70 recorded taxpayers. Evidence of medieval activity in the town still is visible in the built environment. The most substantial structure is Presteigne Castle (CPAT318; SAM Rd052). Other examples include a late medieval T-plan house present at 42 High Street (CPAT30350; LB 30350).
- 3.1.3. Buried remains of medieval chronologies are known to exist close to the town core, and is highlighted in a letter issued by CPAT-AP during the planning consultation stage, in which it stresses that;

'The proposed development lies within the medieval historic core of Presteigne and to the rear of a street frontage which would have been present within the medieval layout. The rear plots in Presteigne tend to produce sub-surface evidence of medieval activity including outbuildings, gardens, refuse pits and light industrial usage (eg. corn drying).'

4. Objectives

- 4.1.1. This WSI sets out a program of works to ensure that the watching brief will meet the standard required by The Chartered Institute for Archaeologist's *Standard and guidance for archaeological watching briefs* (update 2020).
- 4.1.2. The objective of the watching brief will be:
 - to allow the investigation and recording of any archaeological features that are uncovered during the proposed groundworks within the application area.
 - to provide the opportunity, if needed, for the watching archaeologist to signal to all interested parties, before the destruction of the material in question, that an archaeological find has been made for which the resources allocated to the watching brief are not sufficient to support the treatment to a satisfactory or proper standard.
- 4.1.3. A written report will be compiled following the fieldwork. Sufficient desk-top research will be undertaken to ensure that the results of this work are properly understood, interpreted, and reported.
- 4.1.4. The report will include a comprehensive assessment of the historic context within which the archaeological evidence rests and will aim to highlight any relevant research issues within regional, national and, if relevant, international research frameworks.

5. Timetable of works

5.1. Fieldwork

5.1.1. The programme of mitigation will be undertaken during ground works associated with the proposed development. Archaeology Wales will update CPAT-AP with the exact dates in which the development is monitored.

5.2. Report delivery

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

6. Fieldwork

6.1. Detail

- 6.1.1. The work will be undertaken to meet the standard required by The Chartered Institute for Archaeologist's *Standard and guidance for watching briefs* (2020).
- 6.1.2. The watching brief should be undertaken using a tracked 360 degree excavated equipped with a flat-bladed bucket and will be monitored by a suitably qualified archaeologist.
- 6.1.3. The site archaeologist undertaking the watching brief will be afforded the required access by the main contractor in order to observe and where necessary to record any archaeological remains revealed. Groundwork will not be undertaken without the presence of the site archaeologist. The site archaeologist will record finds and less significant archaeological deposits and features without significant delay to the work program.
- 6.1.4. Where significant or complex archaeological deposits or features are encountered there will be a requirement for those areas to be fenced off and highlighted to all contractors employed on the site. Machines or contractors shall not enter this area until archaeological recording has been completed. If significant archaeological features are revealed during the work a meeting between the client, CPAT-AP and AW will be called at the earliest convenience.
- 6.1.5. If significant archaeological features are encountered contingency arrangements will be made. Contingency costs will be agreed in advance before any extension to the program commences and will follow a site meeting between Archaeology Wales, the client (or their representatives) and CPAT-AP.

6.2. Recording

- 6.2.1. Recording will be carried out using AW recording systems (pro-forma context sheets, etc.) using a continuous number sequence for all contexts.
- 6.2.2. Plans and sections will be drawn to a scale of 1:50, 1:20 and 1:10 as required and related to Ordnance Survey datum and published boundaries where appropriate.
- 6.2.3. All features identified will be tied into the OS survey grid and fixed to local topographical boundaries.
- 6.2.4. Photographs will be taken in digital format with an appropriate scale, using a 12MP camera with photographs stored in Tiff format.

6.3. Finds

6.3.1. The professional standards set in the Chartered Institute for Archaeologists'

- standards and guidance for the collection, documentation, conservation, and research of archaeological (2020) will form the basis of finds collection, processing, and recording.
- 6.3.2. Finds will be carefully excavated by hand. The excavation of fragile or particularly significant finds will be undertaken in consultation with an appropriate archaeological conservator. Finds will be bagged by archaeological context, the location of special finds and flint working deposits will be recorded three dimensionally.
- 6.3.3. In most cases all finds will be recovered from site, quantified and assessed by specialist. Finds retention and discard policies will be drawn up in conjunction with specialist advice and the requirements of the receiving archive or regional/national guidelines (NPAAW 2019) in conjunction with the CIfA Selection Strategy Tool Kit (CIfA 2019). If large quantities of material are identified, an onsite discard policy may be implemented under the guidance of relevant finds specialists and the local authority archaeologists.
- 6.3.4. Retained finds will be suitably bagged, boxed and marked. Following cataloguing and initial analysis finds of low archaeological significance may be discarded.
- 6.3.5. Finds recovered that are regarded as Treasure under The Treasure Act 1996 will be reported to HM Coroner for the local area.
- 6.3.6. Any finds which are considered to be in need of immediate conservation will be referred to a UKIC qualified conservator (normally Phil Parkes at Cardiff University).

6.4. Environmental Sampling Strategy

- 6.4.1. In areas that have previously been disturbed, environmental sampling is unlikely to be required, unless excavations go beyond the disturbed layers and archaeology is encountered below that level.
- 6.4.2. Features or archaeological deposits that are encountered will be sampled by means of the most appropriate method (bulk, column, etc.) up to 40 litres in size.
- 6.4.3. Where sampling will provide a significant contribution to the understanding of the site AW will draw up a site-specific sampling strategy alongside a specialist environmental archaeologist. All environmental sampling and recording and will follow English Heritage's *Guidelines for Environmental Archaeology* (2002).

6.5. Human Remains

6.5.1. In the event that human remains are encountered, their nature and extent will be established, and the coroner informed. All human remains will be left in situ and protected during backfilling. Where preservation in situ is not possible the human

remains will be fully recorded and removed under conditions that comply with all current legislation and include acquisition of licenses and provision for reburial following all analytical work. Human remains will be excavated in accordance with the Chartered Institute for Archaeologist's Excavation and Post-Excavation Treatment of Cremated and Inhumed Human Remains: Technical Paper Number 13 (1993), and the Chartered Institute for Archaeologist's Updated Guidelines to the Standards for Recording Human Remains (2017).

6.5.2. A meeting with the client, CPAT-AP, and AW will be called if the human remains uncovered are of such complexity or significance that the contingency arrangement would not be of sufficient scope.

6.6. Specialist Advisers

6.6.1. In the event of certain finds, features or sites being discovered, AW will seek specialist opinion and advice. A list of specialists is given in the table below although this list is not exhaustive.

Artefact type	Specialist
Lithics	Dr Julie Birchenall (Freelance)
Animal bone	Dr Richard Madgwick (Cardiff University)
CBM, heat affected clay, Daub etc.	Dr Siân Thomas (Archaeology Wales) Dr Phil Mills (Freelance) Sandra Garside Neville (Freelance)
Clay pipe	Charley James Martin (Archaeology Wales)
Glass	Rowena Hart (Archaeology Wales)
Cremated and non-cremated human bone	Malin Holst (University of York) Dr Richard Madgwick (Cardiff University)
Metalwork	Dr Rhiannon Philp (Archaeology Wales) Dr Kevin Leahy (PAS/University of Leicester) Quita Mould (Freelance)
Metal work and metallurgical residues	Dr Tim Young (GeoArch)
Neo/BA pottery	Dr Alex Gibson (Freelance) Dr David Mullin (Freelance)
IA/Roman pottery	Dr Jane Timby (Freelance)
Roman Pottery	Dr Siân Thomas (Archaeology Wales) Dr Peter Webster (Freelance)
Medieval and Post Medieval Pottery	Paul Blinkhorn (Freelance)
Charcoal (wood ID)	Dana Challinor (Freelance)
Waterlogged wood	Professor Nigel Nayling (University of Wales Trinity St Davids – Lampeter)
Pollen	Dr Rhiannon Philp (Archaeology Wales)
Charred and waterlogged plant remains	Wendy Carruthers (Freelance) Kath Hunter Dowse (Freelance)

6.7. Specialist Reports

6.7.1. Specialist finds and palaeoenvironmental reports will be written by AW specialists, or sub-contracted to external specialists when required.

7. Monitoring

- 7.1.1. CPAT-AP will be contacted approximately two weeks prior to the commencement of archaeological site works, and subsequently once the work is underway.
- 7.1.2. Any changes to the WSI that AW may wish to make after approval will be communicated to CPAT-AP for approval on behalf of Planning Authority.
- 7.1.3. CPAT-AP will be given access to the site so that they may monitor the progress of the watching brief. No area will be backfilled until CPAT-AP has had the opportunity to inspect it and signs off the area. CPAT-AP will be kept regularly informed about developments, both during the site works and subsequently during post-excavation.

8. Post-fieldwork programme

8.1. The Site Archive

- 8.1.1. An ordered and integrated site archive will be prepared in accordance with: Management of Research Projects in the Historic Environment (MoRPHE) (Historic England 2006) upon completion of the project.
- 8.1.2. The site archive (including artefacts and samples) will be prepared in accordance with the National Monuments Record (Wales) agreed structure and deposited with an appropriate receiving organisation, in compliance with CIfA Guidelines (Standard and guidance for the creation, compilation, transfer and deposition of archaeological archives', 2020). It will also conform to the guidelines set out in 'The National Standard and Guidance to Best Practice for Collecting and Depositing Archaeological Archives in Wales 2019' (National Panel for Archaeological Archives in Wales 2019). The legal landowner's consent will be gained for deposition of finds. The project will adhere to the Welsh Archaeological Trust's joint Guidance for the Submission of Data to the Welsh Historic Environment Records (2018).

8.2. Analysis

- 8.2.1. Following a rapid review of the potential of the site archive, a programme of analysis and reporting will be undertaken. The report 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. This will result in the following inclusions in the final report:
 - Non-technical summary, in English and Welsh
 - Location plan showing the area/s covered by the groundworks, all artefacts, structures, and features found
 - Plan and section drawings (if features are encountered) with ground level, ordnance datum and vertical and horizontal scales.
 - Written description and interpretation of all deposits identified, including their character, function, potential dating, and relationship to adjacent features.
 Specialist descriptions and illustrations of all artefacts and soil samples will be included as appropriate.
 - An indication of the potential of archaeological deposits which have not been disturbed by the development
 - A discussion of the local, regional, and national context of the remains by means of reviewing published reports, unpublished reports, historical maps, documents

from local archives and the regional HER as appropriate.

• A detailed archive list at the rear listing all contexts recorded, all samples finds and find types, drawings and photographs taken. This will include a statement of the intent to deposit, and location of deposition, of the archive.

8.3. Report to client

8.3.1. Copies of all reports associated with the watching brief, together with inclusion of supporting evidence in appendices as appropriate, including photographs and illustrations, will be submitted to the client and CPAT-AP upon completion.

8.4. Additional reports

8.4.1. 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 CPAT-AP.

8.5. Summary reports for publication

8.5.1. 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.

8.6. Notification of important remains

8.6.1. 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.

8.7. Archive deposition

- 8.7.1. The final archive (site and research) will, whenever appropriate, be deposited with a suitable receiving institution, usually the relevant Local Authority museums service. Arrangements will be made with the receiving institution before work starts.
- 8.7.2. Although there may be a period during which client confidentiality will need to be maintained, copies of all reports and the final archive will be deposited no later than six months after completion of the work.
- 8.7.3. The regional HER will receive a high-res PDF copy of the report along with a summary of the contents of the archive via https://cpat.org.uk/heddos.html and the full digital archive and an archive index will be deposited with the National Monuments Record, RCAHMW, Aberystwyth.

8.7.4. Only significant finds would go to the Local Authority museums service along with a digital copy of the report.

8.8. Finds deposition

8.8.1. The finds, including artefacts and ecofacts, excepting those which may be subject to the Treasure Act, will be deposited with the same institution, subject to the agreement of the legal landowners.

8.9. Staff

8.9.1. The project will be managed by Paul W Huckfield (AW Project Manager), and the fieldwork undertaken by AW Staff. Any alteration to staffing before or during the work will be brought to the attention of CPAT-AP and the client.

9. Health and Safety

9.1. Risk Assessment

9.1.1. Prior to the commencement of work AW will carry out and produce a formal Health and Safety Risk Assessment in accordance with The Management of Health and Safety Regulations 1999. 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.

9.2. Other Guidelines

9.2.1. 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).

10. Community Engagement and Outreach

- 10.1.1. Wherever possible, AW will ensure suitable measures are in place to inform the local community and any interested parties of the results of the site investigation 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.
- 10.1.2. 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.
- 10.1.3. 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

11. Insurance

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

12. Quality Control

12.1. Professional standards

12.1.1. AW works to the standards and guidance provided by the Chartered Institute for Archaeologists. AW fully recognise and endorse the Chartered Institute for Archaeologists' Code of Conduct, Code of Approved Practice for the Regulation of Contractual Arrangements in Field Archaeology and the Standard and Guidance for archaeological field evaluation (CIfA 2020) 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.

12.2. Project tracking

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

13. Arbitration

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

14. References

British Geological Survey: *Geology of Britain viewer*. www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html (accessed 05/02/23).

Chartered Institute for Archaeologists, 2020. *Standards and guidance for an archaeological watching brief*

Chartered Institute for Archaeologists, 2020. Standards and guidance for the collection, compilation, transfer and deposition of archaeological archives.

Chartered Institute for Archaeologists, 2020. *Standards and guidance for the collection, documentation, conservation and research of archaeological materials.*

Chartered Institute for Archaeologist, 2017. *Updated Guidelines to the Standards for Recording Human Remains*

English Heritage, 2002. Guidelines for Environmental Archaeology.

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

National Panel for Archaeological Archives in Wales, 2019. The National Standard and Guidance to Best Practice for Collecting and Depositing Archaeological Archives in Wales.

Silvester, R J 1994. Radnorshire Historic Settlements. CPAT report **92**.

Silvester, R J and Martin H R. 2011. *Historic settlements in Radnorshire*. CPAT report **1088**.

Welsh Archaeological Trusts, 2018. Guidance for the Submission of Data to the Welsh Historic Environment Records (HER)

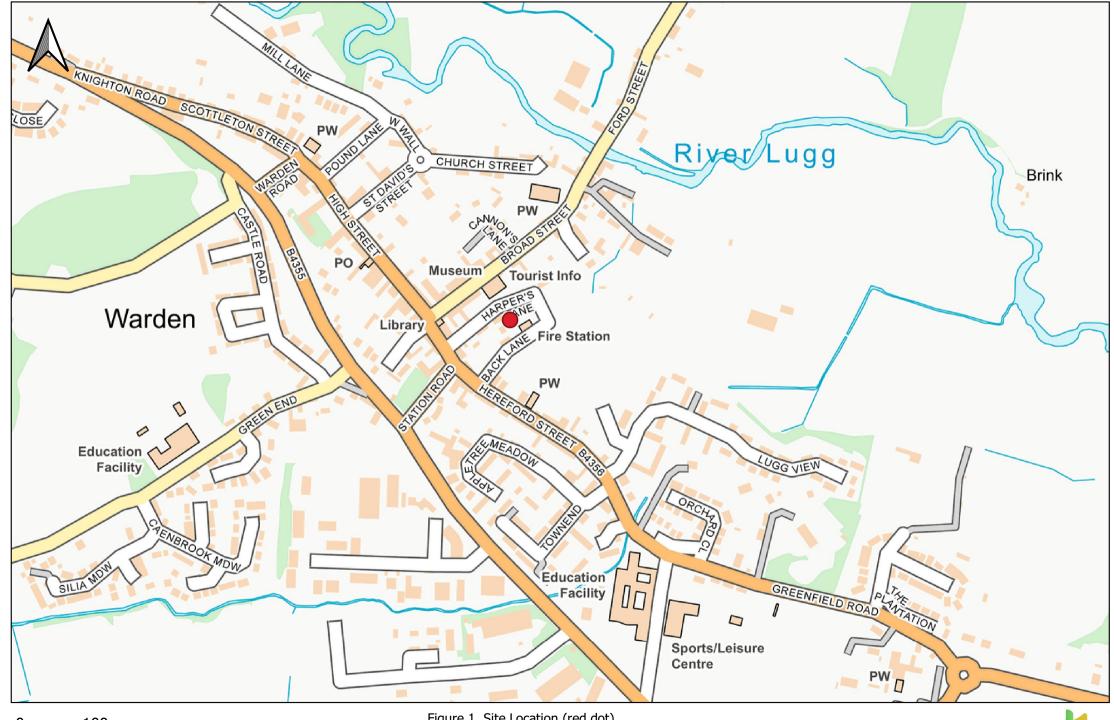


Figure 1. Site Location (red dot).



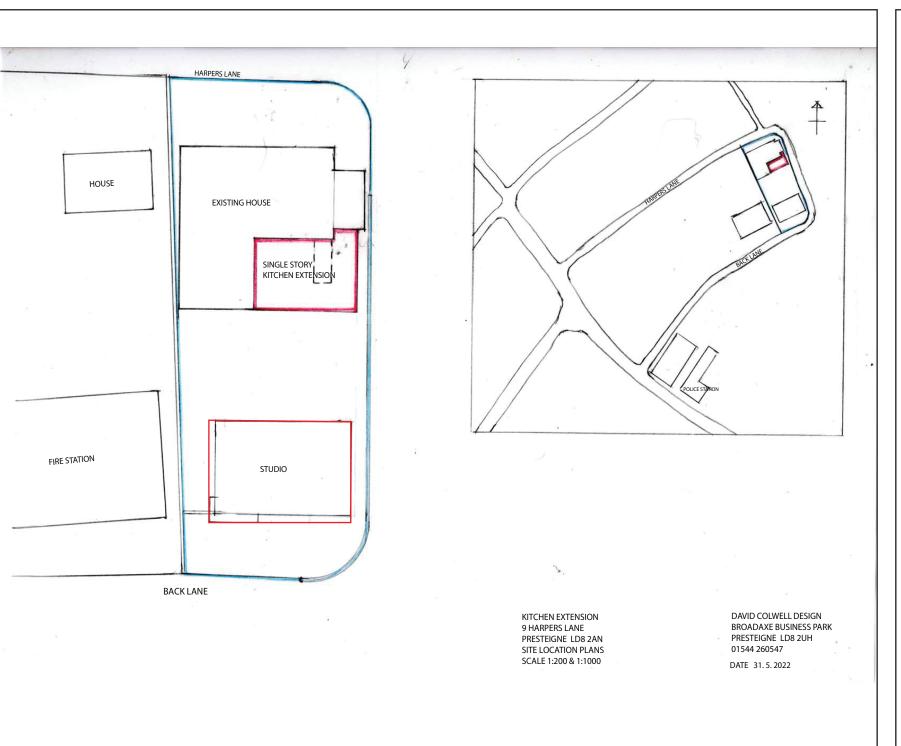


Figure 2. Extent of archaeological watching brief (in red).

Information from client





Appendix I: Data Management Plan

Appendix I Data Management Plan

Project Name and ID

2993 – 9 Harpers Lane, Presteigne, Powys. HLP/23/WB

Project description

The archaeological mitigation will consist of a watching brief and will be undertaken during ground works associated with the construction of an artist's studio, covering an area of 120 m², and the demolition of an existing outhouse and the construction of a single storey extension covering an existing courtyard at 9 Harper's Lane a detached dwelling located on the north edge of the town of Presteigne, LD8 2AH (NGR: SO31556441).

Funder of client

Project Manager

Paul W. Huckfield - AW Project Manager - paul@arch-wales.co.uk

Principal investigator and contact

Same as above

Date DPM created and subsequent amendments

Created on 21/02/2023

Related Data Management policies

Project Brief, ClfA Standards and guidance, trusted digital repository guidelines (ADS and RCAHMW) or other best practice guidance (see brief for details).

Data type

Spreadsheets will include all registers; context sheet information and other metadata generated during the process of interpretation and write up of the report. The Excel file will be converted into a CSV and will be linked to the survey data whenever possible.

PDFs of the report, WSI and all the paper archive generated onsite.

All site drawings that are selected during the DMP will be stored as AI and PDF files.

The survey data will be stored both as raw data (text file/csv) and as shapefiles (shp). This will include a polygon showing the limits of the development area. The database generated with GIS will be stored so it is accessible by future users.

How will data be generated?

Project Brief will determine the nature of data collection. The project brief has been produced taking into consideration guidance offered by CIfA, and by relevant repositories.

While the data selection strategy may change during the course of the watching brief attending to the demands of the findings, an initial methodology is outlined in the brief which includes advice offered by specialists (e.g. environmental specialist). A list of specialists that can be contacted to seek for advice is included in the brief.

Data generated during the site work will be regularly updated to the served and stored within well-defined folder. The folder hierarchy and organisation devised will be understood by all members of staff involved in the project. The data stored will be checked by the project manager regularly as a means of quality assurance. The survey data will also be plotted regularly to assure that it is correct and that the instruments on site are working properly.

Further documentation accompanying the resulting archive

Data collected will include standard formats which maximise opportunities for use and reuse in the future. The archive will be associated to metadata summary which outlines details of all data types, quantities and all archive components.

Data documentation will meet the requirement of the Project Brief, Museum Deposition Guidelines, Digita Repository Guidelines and the methodology described in the Project Design methodology. These details are checked and taken into consideration prior the start of the project.

Data protection

We have a GDPR compliant Privacy Policy. Sensitive data is never retained in the project folder.

Copyright permission is sought from all specialists and other providers outside the organisation. Data sharing is also subjected to license agreements.

Storage

The project manager is responsible to the regular inspection of the data produced and stored in the server The data produced is uploaded regularly as a way of backing up the information. Time and resources are given to the site staff to be able to back up the data. Alternatively, laptops are issued to use during the time onsite.

Data retention

The DMP will be updated in light with the findings. This process will also inform any possible future project designs and further work associated with the project. The data selection plan will take into consideration the research agenda for Wales and any other local frameworks.

At the deposition stage, the DMP will be finalised in agreement with all project stakeholders.

The project results will be included in the Historic Environment Record.

Long term preservation plan

The digital archive will be deposited with the Archaeology Data Service, which is a certified repository with Core Trust Seal.

Data repository and costs

The digital archive will be deposited with the National Monuments Record, RCAHMW, Aberystwyth. Estimated cost for deposition with ADS have also been included in the project budget.

Data sharing and accessibility

A summary of the project will be provided for the museum and digital archive repositories once the work begins. Regular updates will be carried out to fit the emerging needs of the project. The documents expected for this project include a WSI and WB Report, although this is dependent on the results of the fieldwork which may warrant a Post Excavation Assessment, Updated Project Design and possibly Final Report.

The final report is expected to be completed within 3 months of the completion of fieldwork. Should the work reveal significant archaeology and therefore, specialists are required during the post-ex process, therefore the report might take up to twelve months to be submitted.

A final version of the project report will be supplied to the Historic Environment Record along with any further data they request.

DMP responsibility

The Project Manager will be responsible for implementing the DMP

Data capture, metadata production and data quality are the responsibility of the Project Team, assured by the Project Manager.

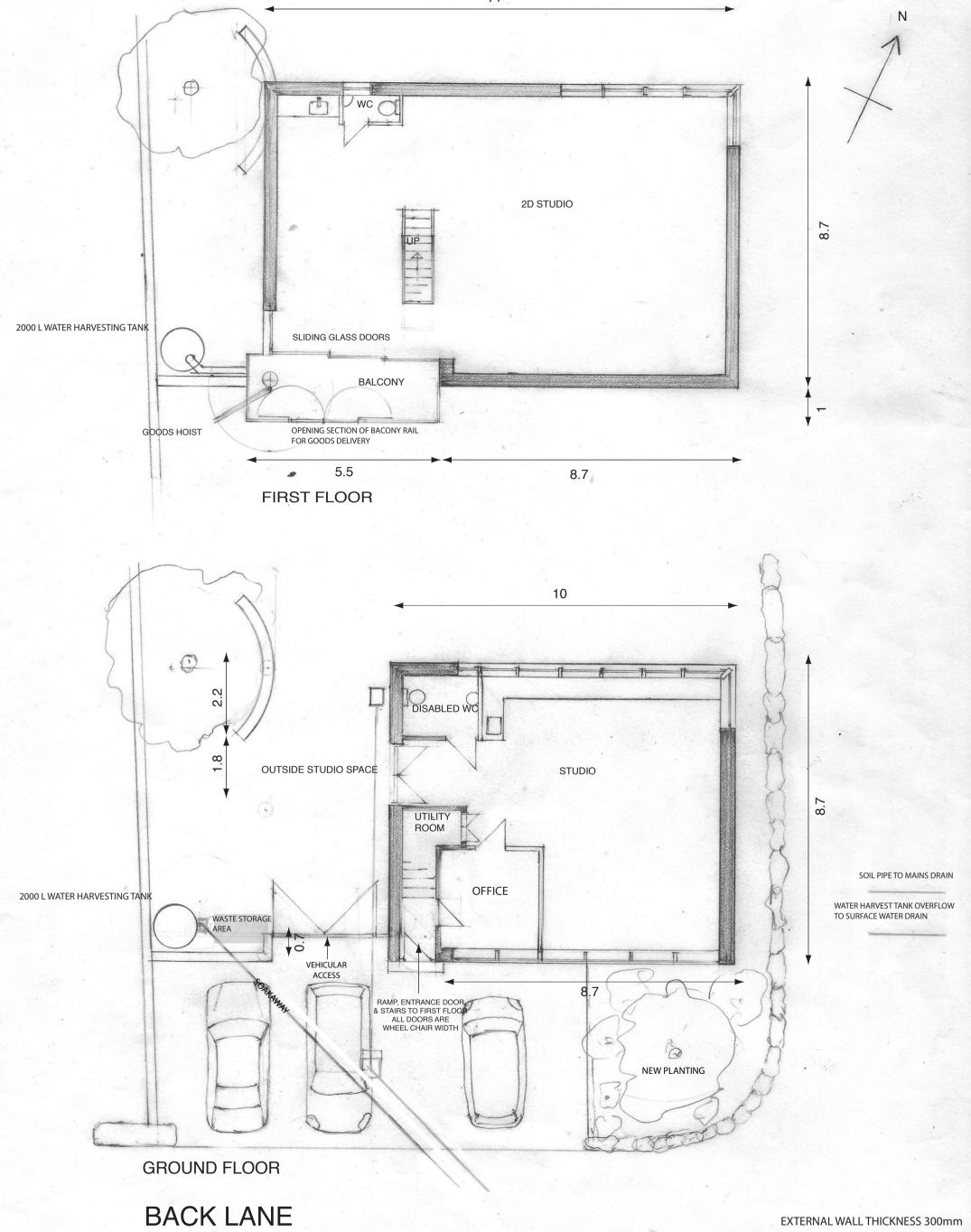
Storage and backup of data in the field is the responsibility of the field team.

Once data is incorporated into the organisations project server, storage and backup is managed by the project manager

Data archiving is undertaken by the Archives Officer, who is responsible for the transfer of the Archaeological Project Archive to the agreed repository.



Appendix II: Clients documents application 20/0458/FUL



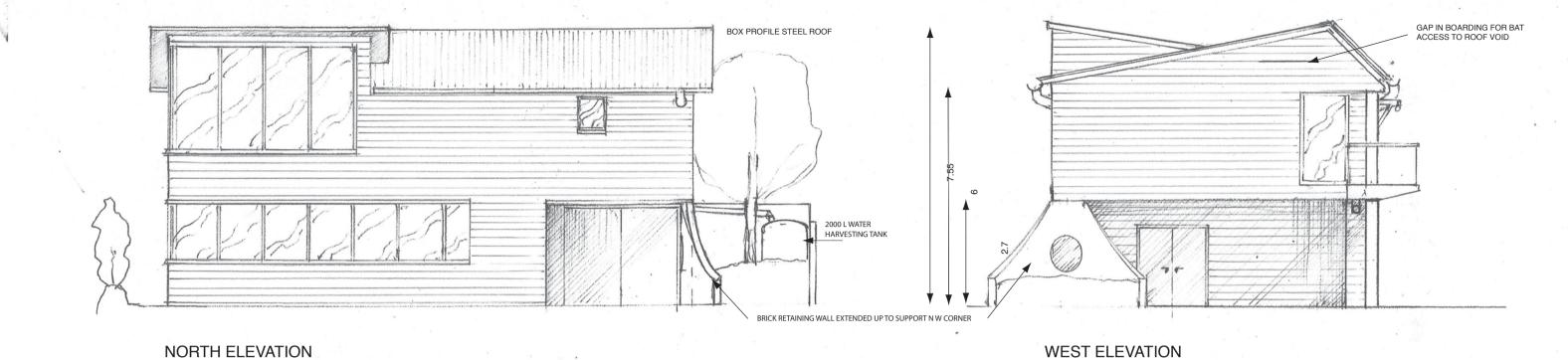
STUDIO BUILDING at 9 HARPERS LANE PRESTEIGNE. LD8 2AN FLOOR PLANS Scale 1:100 Date 6.12. 2019 Ammended 6. 1. 2020 20. 4. 2020

DAVID COLWELL DESIGN BROADAXE BUSINESS PARK PRESTEIGNE LD8 2UH 01544 260547

EXTERNAL WALL THICKNESS 300mm

OVER ALL DIMENSIONS ARE EXTERNAL IN METERS

DRAWING NUMBER AD 1



GANINFORHOST

GENERAL CLADDING

SEAST ELEVATION

GENERAL EXTERNAL CLADDING

SOUTH ELEVATION

GENERAL EXTERNAL CLADDING, SHIPLAP LARCH BOARDING

STUDIO BUILDING at 9 HARPERS LANE
PRESTEIGNE. LD8 2AN
BROADAXE BUSINESS PARK
ELEVATIONS
Scale 1:100 Date 13.12. 2019

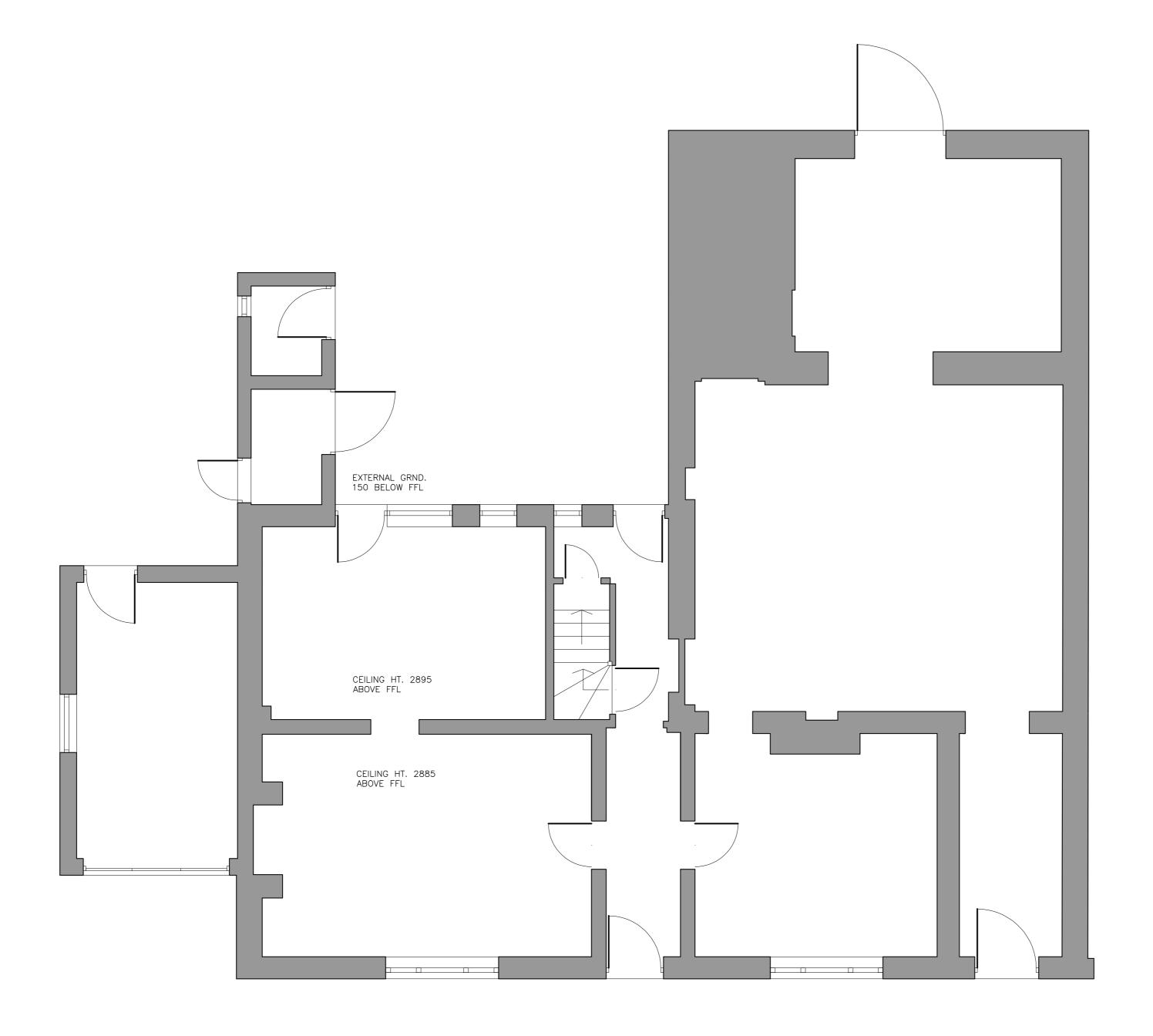
Ammended 06.01.2020, & 9.3.2020
20. 04. 2020

DAVID COLWELL DESIGN
BROADAXE BUSINESS PARK
PRESTEIGNE LD8 2UH
01544 260547

DRG No. AD 2



Appendix III:
Clients documents
application 22/1920/HH



GROUND FLOOR

NOTES

- DO NOT SCALE THIS DRAWING.
 ANY DISCREPANCIES BETWEEN
 STRUCTURAL INFORMATION SHOWN ON
 THIS DRAWING AND SITE CONDITIONS
- STRUCTURAL INFORMATION SHOWN ON THIS DRAWING AND SITE CONDITIONS TO BE REPORTED TO ENGINEER.

 3. ALL LEVELS AND SETTING—OUT DIMENSIONS ARE TO BE CONFIRMED BY ARCHITECT AND CHECKED ON SITE BY CONTRACTOR.

 4. TEMPORARY WORKS IS THE
 - TEMPORARY WORKS IS THE CONTRACTOR'S RESPONSIBILITY. METHOD STATEMENTS FOR ALL TEMPORARY AND PROPPING WORKS ARE TO BE SUBMITTED TO THE CAFOR APPROVAL.

DRAWING SCALE

1:50 AT A2 SIZE.

A2 DIM CHECK: 50mm

 P1
 PRELIMINARY ISSUE
 DM
 05.06.17

 Rev.
 Note
 Init.
 Date

Status PRELIMINARY

DONALD McINTYRE DESIGN LTD Structural Engineer

3 BROADAXE BUSINESS PARK PRESTEIGNE LD8 2UH T. +44 (0) 1544 260 271 W. www.donaldmcintyredesign.com

THE OLD POLICE STATION 9 HARPERS LANE PRESTEIGNE

EXISTING GROUND FLOOR PLAN

Date MAY '17 Scale 1:50 Sht. A2

Ref. ADF01 Dwg. 01 Rev.



SOUTH EAST ELEVATION

NOTES

- 1. DO NOT SCALE THIS DRAWING.
 2. ANY DISCREPANCIES BETWEEN
 STRUCTURAL INFORMATION SHOWN ON
 THIS DRAWING AND SITE CONDITIONS
 TO BE REPORTED TO ENGINEER.
 3. ALL LEVELS AND SETTING—OUT
 DIMENSIONS ARE TO BE CONFIRMED
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 FOR APPROVAL.

DRAWING SCALE

1:50 AT A2 SIZE.

A2 DIM CHECK: 50mm

P1 PRELIMINARY ISSUE DM 05.06.17 Init. Date

Status PRELIMINARY

DONALD MCINTYRE DESIGN LTD Structural Engineer

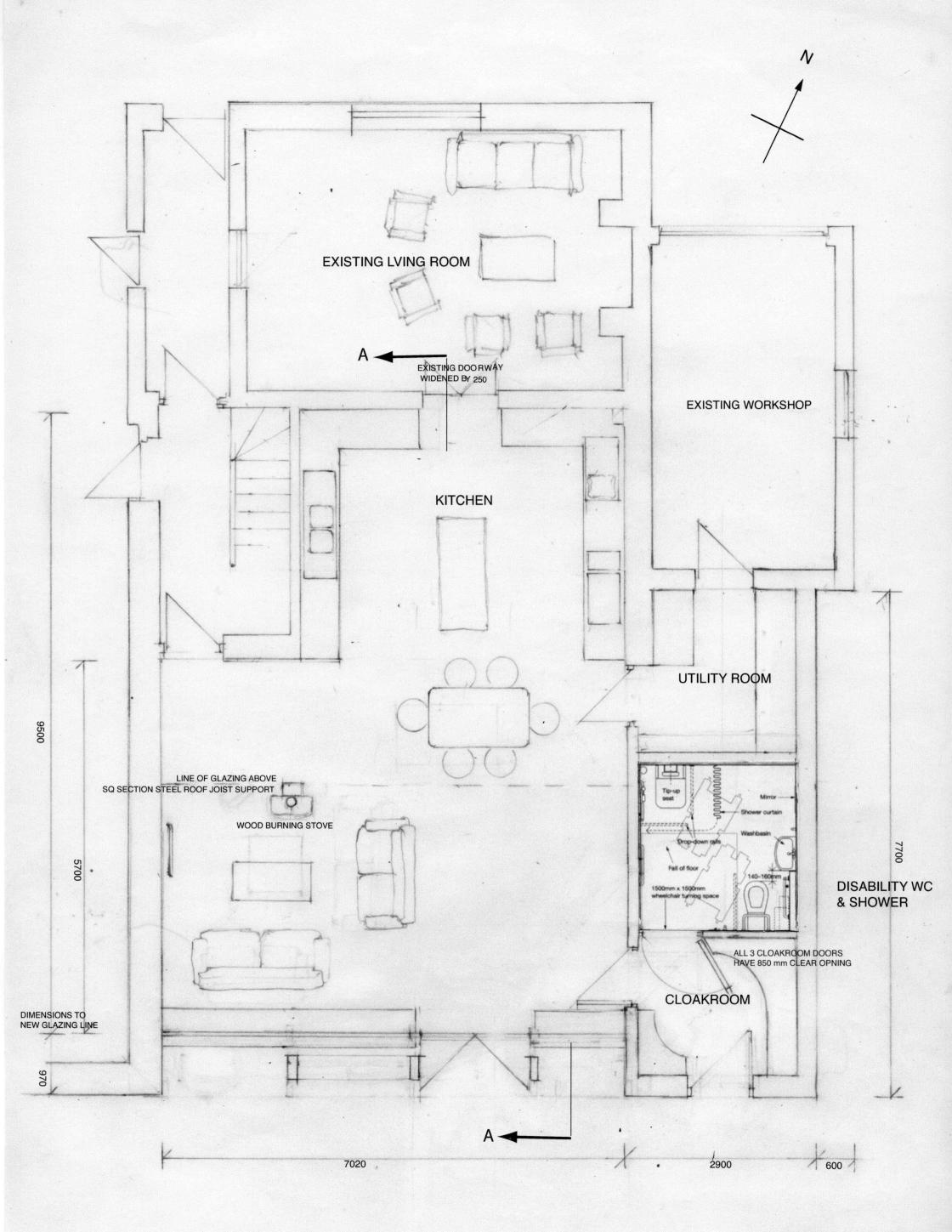
3 BROADAXE BUSINESS PARK PRESTEIGNE LD8 2UH
T. +44 (0) 1544 260 271 W. www.donaldmcintyredesign.com

THE OLD POLICE STATION 9 HARPERS LANE PRESTEIGNE

EXISTING ELEVATIONS

Date MAY '17 Scale 1:50 Sht. A2

Ref. ADF01 Dwg. 04



KITCHEN EXTENSION at 9 HARPERS LANE PRESTEIGNE. LD8 2AN PLAN

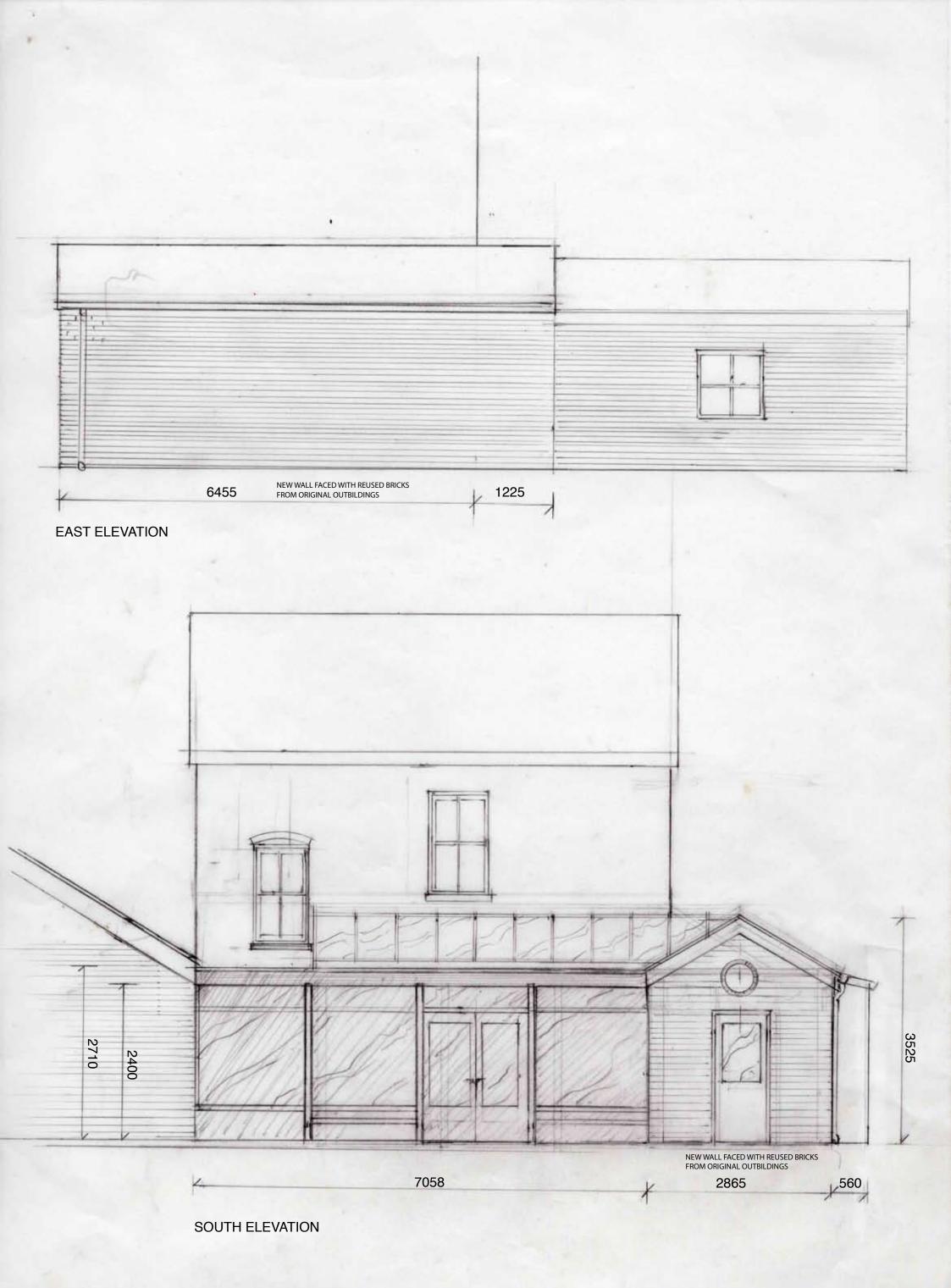
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AMMENDED 05. 05. 22. & 09. 05. 22.

DIMENSIONS REFER TO EXTENSION AND ARE IN MM

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Drg No. ADK 01









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