

**WRITTEN SCHEME OF INVESTIGATION**

**FOR AN ARCHAEOLOGICAL**

**WATCHING BRIEF**

**AT WELSHPOOL SOCIAL CLUB, BRONYBUCKLEY, WELSHPOOL,**

**POWYS, SY21 7NJ**

**Prepared for:**

**Mid Wales Property Ltd**

**Planning Application Number: P/2017/1348**

**Project No: 2630**

**25/6/2018**



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Figure 1. Site location

Figure 2. OS map County Series, First Edition 1.500 (approx. site boundary marked in red)

## Summary

*This Written Scheme of Investigation (WSI) details an archaeological mitigation to be undertaken by Archaeology Wales at the request of Mid Wales Properties Ltd.*

*The archaeological mitigation will consist of a watching brief, and will be undertaken during ground works associated with the proposed development of demolition of existing building and erection of 17 flats at Welshpool Social Club, Bronybuckley, Welshpool, Powys, SY21 7NJ centred on SJ 22403 07756. The associated Planning Application No. is P/2017/1348.*

*The 1840's Tithe map as well as the First OS map edition documents the existence of a building demolished during the construction of the Social Club. CPAT-DC has requested that a watching brief is carried out over the proposed development area to reveal and record the remains of the abovementioned structure and to document and record any other archaeological remains that might be present within the development area.*

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

## 1. Introduction and planning background

This WSI details the methodology for archaeological mitigation (watching brief) to be undertaken in association with the proposed development of demolition of existing building and erection of 17 flats at Welshpool Social Club, Bronybuckley, Welshpool, Powys, SY21 7NJ centred on SJ 22403 07756 (Figure 1). The associated Planning Application No. is P/2017/1348.

The 1840's Tithe map as well as the First OS map edition documents the existence of a building demolished during the construction of the Social Club. CPAT-DC has requested that a watching brief is carried out over the proposed development area to reveal and record the remains of the abovementioned structure and to document and record any other archaeological remains that might be present within the development area.

This WSI has been prepared by Dr Irene Garcia Rovira, Project Manager, Archaeology Wales Ltd (henceforth - AW) at the request of Mid Wales Property Ltd.

The methodology set out in this WSI has been agreed with CPAT - DC in its capacity as archaeological advisors to Powys County Council. CPAT-DC has recommended that an archaeological mitigation (watching brief) of the development area is undertaken during ground works to mitigate the impact of the proposed development on the archaeological resource.

The recommendations made by CPAT-DC are set out in a letter to Powys County Council dated 08/01/2018.

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 (revised edition 9, 2016), Section 6.5 and Technical Advice Note (TAN) 24: The Historic Environment (2017). 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.

All work will be undertaken to the standards and guidance set by the Chartered Institute for Archaeologists (2014). AW is a Registered Organisation with the CIfA.

## **2. Site Description**

The proposed site measures approximately 1,054 square metres, and it is characterised by a green open area to the north of the development, by a large structure used as a social club to the centre of the development, and by a car park located to the south. The topography slopes down from 99m AOD to the north and 92m AOD to the south of the site.

The underlying geology is characterised by Caradoc Rocks and comprised Mudstone, Siltstone and Sandstone, formed during Ordovician period. Superficial soils are defined by Till – diamicton formed during the Quaternary period (BGS 2018).

## **3. Archaeological background**

In a letter dated 08/01/2018 by CPAT-DC it was stated that information in the regional HER shows that the proposed development will be in part over a house and out building which was recorded in 1840 on OS maps (Figure 2). This building was demolished for construction of the Social Club. Sub-surface remains of the building's foundations may be found upon breaking up of carpark so an appropriate level of Archaeological monitoring during initial groundwork is required during initial ground preparation and construction phase to ensure identification and recording of buried features.

## **4. Objectives**

This WSI sets out a program of works to ensure that the mitigation (watching brief) will meet the standard required by The Chartered Institute for Archaeologists' *Standard and Guidance for Archaeological Watching Briefs* (2014).

The objective of the watching brief will be:

- to allow a rapid 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.

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.

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.

#### **4.1. Site Specific Research Aims**

It is important to recognize that whilst primarily designed to mitigate impacts, developer-led archaeology is also regarded as research activity with an academic basis, the aim of which is to add to the sum of human knowledge. Curators recognize the desirability of incorporating agreed research priorities as a means of enhancing the credibility of the development control process, ensuring cost-effectiveness and legitimately maximizing intellectual return.

A research framework for the archaeology of Wales has been produced (2011-2014) and currently in the process of review.

This mitigation has the capacity to identify areas which may contribute to the following published research aims:

- By revealing the foundations of the structure in the 1840's tithe map, we can gain an understanding of the structure's origin and phasing.
- The watching brief has the potential to find other remains that may inform regarding the history of Welshpool.

## **5. Timetable of works**

### **5.1. Fieldwork**

The programme of mitigation will be undertaken during ground works associated with the proposed development. Archaeology Wales will update CPAT-DC with the exact date.

## 5.2. Report delivery

The report will be submitted to Mid Wales Property Ltd and to CPAT-DC 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

The work will be undertaken to meet the standard required by The Chartered Institute for Archaeologists' Standard and Guidance for Watching Briefs (2014).

The Watching Brief Archaeologist will monitor all ground works. Including;

- Initial top soiling
- Ground preparation
- Foundation excavations

The structure documented in the Tithe map of the area as well as the OS map first edition is located between the following coordinates: E322398 N30773 and E322413 N307729. It measures approximately 15m in length and 5.4 in width (see Figure 2).

The watching brief will be undertaken using a tracked 360 degree excavator equipped with a flat bladed bucket, and will be monitored by a suitably qualified archaeologist until the natural substrate has been reached.

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.

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 Mid Wales Property Ltd, CPAT-DC and AW will be called at the earliest convenience.

To comply with professional guidelines, a contingency for a maximum of three days' uninterrupted access to each such area and for a team of up to two further archaeologists to be employed should be provided. Contingency costs will be agreed in advance before any extension to the programme commences and will follow a site meeting between Archaeology Wales, Mid Wales Property Ltd and CPAT-DC.

## 6.2. Recording

Recording will be carried out using AW recording systems (pro-forma context sheets etc) using a continuous number sequence for all contexts.

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.

All features identified will be tied in to the OS survey grid and fixed to local topographical boundaries.

Photographs will be taken in digital format with an appropriate scale, using a 12MP camera with photographs stored in Tiff format.

The archaeologist undertaking the watching brief will have access to the AW metal detector and be trained in its use.

## 6.3. Finds

The professional standards set in the Chartered Institute for Archaeologists' *Standard and guidance for the collection, documentation, conservation and research of archaeological (2014)* will form the basis of finds collection, processing and recording.

All manner of finds regardless of category and date will be retained.

Finds recovered that are regarded as Treasure under *The Treasure Act 1996* will be reported to HM Coroner for the local area.

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

Deposits with a significant potential for the preservation of palaeoenvironmental material will be sampled, by means of the most appropriate method (bulk, column etc). 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 will follow English Heritage's *Guidelines for Environmental Archaeology* (2<sup>nd</sup> Edition 2011).

## 6.5. Human remains

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).

A meeting with CPAT-DC, Mid Wales Property Ltd and AW will be called if the human remains uncovered are of such complexity or significance that the contingency arrangement (6.1 above) would not be of sufficient scope.

## 6.6. Specialist advisers

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
Flint	Kate Pitt (Archaeology Wales)
Animal bone	Richard Madgwick (Cardiff University)
CBM, heat affected clay, Daub etc.	Rachael Hall (APS)
Clay pipe	Hilary Major (Freelance)
Glass	Rowena Hart (Archaeology Wales)
Cremated and non-cremated human bone	Malin Holst (University of York)/Richard Madgwick (Cardiff University)
Metalwork	Kevin Leahy (University of Leicester)/ Quita Mold (Freelance)
Metal work and metallurgical residues	Dr Tim Young (GeoArch)
Neo/BA pottery	Dr Alex Gibson (Bradford University)
IA/Roman pottery	Jane Timby (Freelance)
Roman Pottery	Rowena Hart (Archaeology Wales)/ Peter Webster (Freelance)
Post Roman pottery	Stephen Clarke (Monmouthshire Archaeology)
Charcoal (wood ID)	John Carrot (Freelance)
Waterlogged wood	Nigel Nayling (University of Wales – Lampeter)
Molluscs and pollen	Dr James Rackham



Charred and waterlogged plant remains	Wendy Carruthers (Freelance)
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### 6.6.1. Specialist reports

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

## 7. Monitoring

CPAT-DC will be contacted approximately five days prior to the commencement of archaeological site works, and subsequently once the work is underway.

Any changes to the WSI that AW may wish to make after approval will be communicated to CPAT-DC for approval on behalf of Planning Authority.

Representatives of CPAT-DC will be given access to the site so that they may monitor the progress of the field evaluation. No area will be back-filled, until CPAT-DC has had the opportunity to inspect it, unless permission has been given in advance. CPAT-DC will be kept regularly informed about developments, both during the site works and subsequently during post-excavation.

## 8. Post-fieldwork programme

### 8.1. Archive assessment

#### 8.1.1. Site archive

An ordered and integrated site archive will be prepared in accordance with: Management of Research Projects in the Historic Environment (MoRPHE) (Historic England 2006) upon completion of the project.

The site archive (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 ClfA Guidelines (*Standard and guidance for the creation, compilation, transfer and deposition of archaeological archives*, 2014). The legal landowners consent will be gained for deposition of finds.

#### 8.1.2. Analysis

Following a rapid review of the potential of the site archive, a programme of analysis and reporting will be undertaken. This will result in the following inclusions in the final report:

- Non-technical summary
- Location plan showing the area/s covered by the watching brief, 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.

## **8.2. Reports and archive deposition**

### **8.2.1. Report to client**

Copies of all reports associated with the mitigation (watching brief), together with inclusion of supporting evidence in appendices as appropriate, including photographs and illustrations, will be submitted to Mid Wales Property Ltd and CPAT-DC upon completion.

### **8.2.2. Additional reports**

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

### **8.2.3. Summary reports for publication**

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

### **8.2.4. Notification of important remains**

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

### **8.2.5. Archive deposition**

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

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

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

Wherever the archive is deposited, this information will be relayed to the HER. A summary of the contents of the archive will be supplied to CPAT-DC.

#### **8.2.6. Finds deposition**

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 land owners.

## **9. Staff**

The project will be managed by Dr Irene Garcia Rovira (AW Project Manager) and the fieldwork undertaken by James Weaver (Archaeology Wales). Any alteration to staffing before or during the work will be brought to the attention of CPAT-DC and Mid Wales Property Ltd.

## **Additional Considerations**

### **10. Health and Safety**

#### **10.1. Risk assessment**

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

#### **10.2. Other guidelines**

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

## **11. Community Engagement and Outreach**

Wherever possible, AW will ensure suitable measures are in place to inform the local community and any interested parties of the results of the 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.

The form of any outreach will respect client confidentiality or contractual agreements. As a rule, outreach will be proportional to the size of the project.

Where outreach activities have a cost implication these will need to be negotiated in advance and in accordance with the nature of the desired response and learning outcomes.

## **12. Insurance**

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

## **13. Quality Control**

### **13.1. Professional standards**

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

### **13.2. Project tracking**

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

## **14. Arbitration**

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

## **15. References**

Chartered Institute for Archaeologists, 2014. Standards and guidance for the collection, compilation, transfer and deposition of archaeological archives.

Chartered Institute for Archaeologists, 2014. Standards and guidance for the collection, documentation, conservation and research of archaeological materials.

Chartered Institute for Archaeologists, 2014. Standards and guidance for excavation.

Chartered Institute for Archaeologists, 2014. Standards and guidance for an archaeological watching brief.

English Heritage, 2002. Guidelines for Environmental Archaeology.

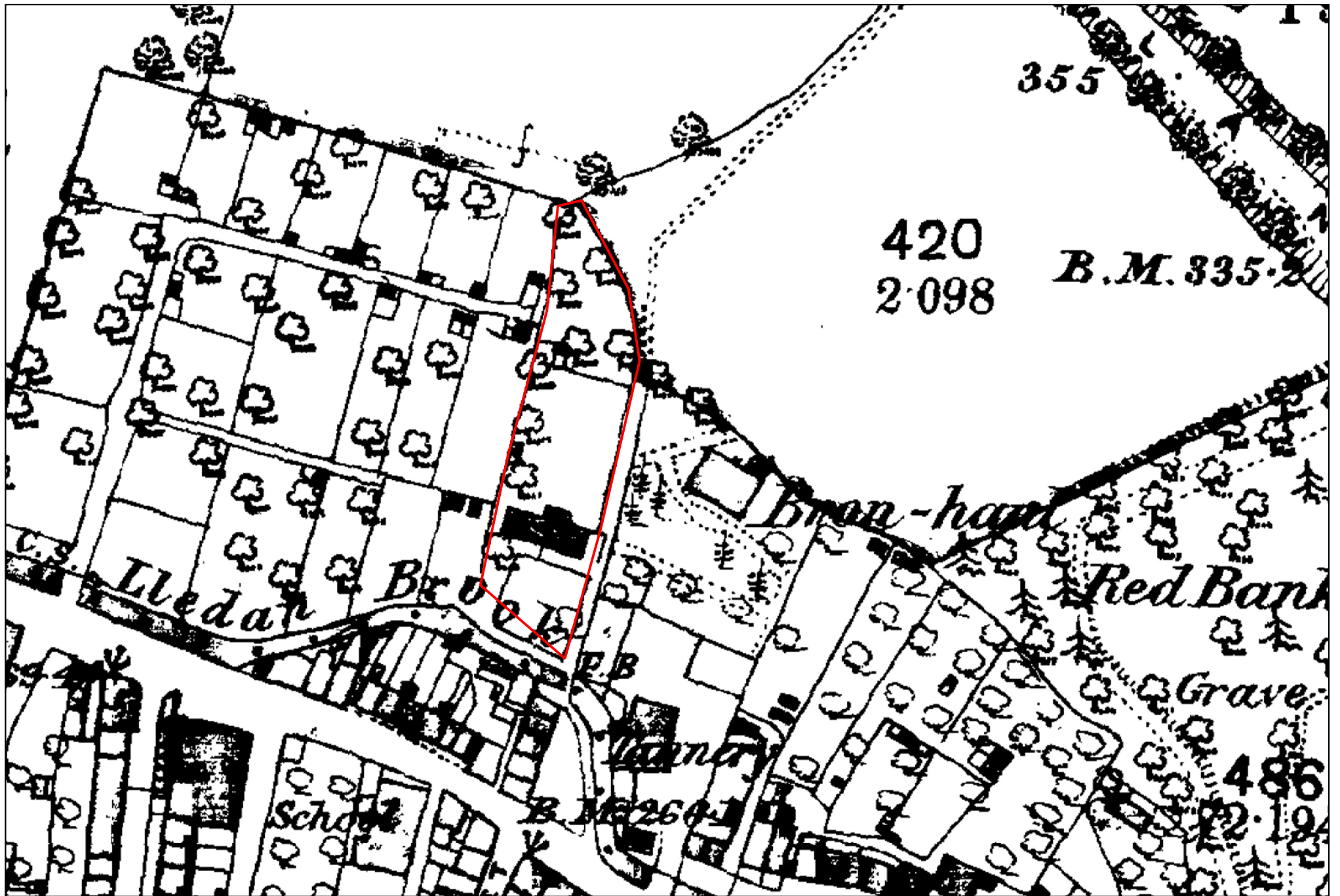
English Heritage, 2006. Management Of Research Projects in the Historic Environment (MORPHE).

McKinley, J., Roberts C., 1993, Excavation and post-excavation treatment of cremated and inhumed human remains, Technical Paper 13.



Figure 1. Location plan





10 0 10 20 30 40 50 m



Figure 2. OS map County Series first edition 1.2500 (approximate location of development marked in red)