

CPAT Report No. 1632

Stafford House, Hawarden, Flintshire




Archaeological Watching Brief



YMDDIRIEDOLAETH ARCHAEOLEGOL CLWYD-POWYS

CLWYD-POWYS ARCHAEOLOGICAL TRUST

Client name: Mr S Carr
 CPAT Project No: 2344
 Project Name: Stafford House
 Grid Reference: SJ 3090 6599
 County/LPA: Flintshire
 Planning Application: 056268 and 056269
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 with the Chartered Institute for Archaeologists

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Summary

A watching brief was undertaken by the Clwyd-Powys Archaeological Trust in connection with the construction of a new extension to the rear of Stafford House, to the west of Hawarden, in Flintshire.

The watching brief revealed no significant archaeological features, deposits or artefacts. The only features which may pre-date the construction of Stafford House were a small rectangular pit of unknown function and a possible posthole. Other features were associated with the house, including a culvert and a brick-built cess pit, together with two modern drains.

Crynodeb

Bu Ymddiriedolaeth Archaeolegol Clwyd-Powys yn cynnal briff gwylio mewn cysylltiad â gwaith adeiladu estyniad newydd yng nghefn Stafford House, i'r gorllewin o Benarlâg, yn Sir y Fflint.

Ni ddatgelodd y briff gwylio unrhyw arteffactau, dyddodion neu nodweddion archaeolegol arwyddocaol. Pwll bach petryal nad yw ei swyddogaeth yn hysbys, oni bai ei fod yn dwll postyn posibl, oedd yr unig nodwedd a oedd o bosibl yn dyddio o gyfnod cyn adeiladu Stafford House. Roedd nodweddion eraill yn gysylltiedig â'r tŷ, gan gynnwys ceuffos a charthbwl, ynghyd â dwy ddraen fodern.

1 Introduction

- 1.1. The Clwyd-Powys Archaeological Trust (CPAT) was invited by Peter Jones Hughes, on behalf of Mr Scott Carr, to undertake a watching brief during groundworks associated with the construction of a new extension to the rear of Stafford House, 112 The Highway, Hawarden, Flintshire.
- 1.2. Stafford House is a Grade II listed early Victorian house on the western edge of Hawarden (Fig. 1; SJ 3090 6599)



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Fig. 1 Location of Stafford House

- 1.3. Applications were submitted separately in July 2018 for planning permission (056268) and listed building consent (056269). The latter was granted in November 2018 with the inclusion of the following condition:
 3. The developer shall ensure that a suitably archaeological contractor is present during the undertaking of any ground works in the development area so that an archaeological watching brief can be conducted. The archaeological watching brief

must meet the standards laid down by the Chartered Institute of Archaeologists Standard and Guidance for Archaeological Watching Briefs. The local planning authority will be informed in writing at least two weeks prior to the commencement of the development, of the name of the said archaeological contractor. A copy of the resulting report should be submitted to the local planning authority and the Development Control Archaeologist, Clwyd-Powys Archaeological Trust (41 Broad Street, Welshpool, Powys, SY21 7RR). After approval by the local planning authority a copy of the report and resulting report should also be sent to the Historic Environment Record Officer, Clwyd-Powys Archaeological Trust for inclusion in the regional Historic Environment Record.

REASON: To secure preservation by record of any archaeological remains which may be revealed during ground floor excavations for the new under floor heating and so accord with policy HE7 of the Adopted Flintshire Unitary Development Plan.

2 Historical Background

- 2.1. The following summary is derived from a Heritage Statement produced by Peter de Figueiredo, submitted in support of the planning application.
- 2.2. Hawarden is an attractive village built at the gates of the ancient Hawarden Castle, which since the mid-19th century has been the seat of the Gladstone family. For centuries it controlled the route into North Wales. The Highway, which replaced the original route, leads out from the western end of the village centre towards Ewloe.
- 2.3. When built in 1842, Stafford House was set in countryside, well beyond the edge of the village. However, during the late 19th and the 20th centuries The Highway was built up with roadside development, so that the setting of Stafford House has been considerably changed. The house was built by Charles Davison, owner of Davison Brickyards in Buckley, and in 1901 it belonged to James Hampson, manager of the Aston Hall Group of Collieries.
- 2.4. The house has a well-proportioned front facade of three bays, with shallow pitched hipped roof, a pair of symmetrical chimneystacks and an eaves cornice with decorative brackets. The central doorway has a timber entablature with un-fluted engaged Doric columns and panelled door. The sash windows have 16 panes with moulded architraves and sills, which are probably original.
- 2.5. The development of the property during the second half of the 19th century and the early 20th century can be seen on the first three editions of the 25" Ordnance Survey mapping. The earliest evidence is the map of 1869. The property was then called Stafford Cottage.
- 2.6. The development of the property during the second half of the 19th century and the early 20th century can be seen on the historic maps that are copied below. The 1st edition map (Fig. 2) was published in 1870, at which time the property was then called Stafford Cottage. The map shows that it had an L-shaped plan, comprising the main house and rear service wing. To the rear is a small outbuilding, and to the west is the coach house.

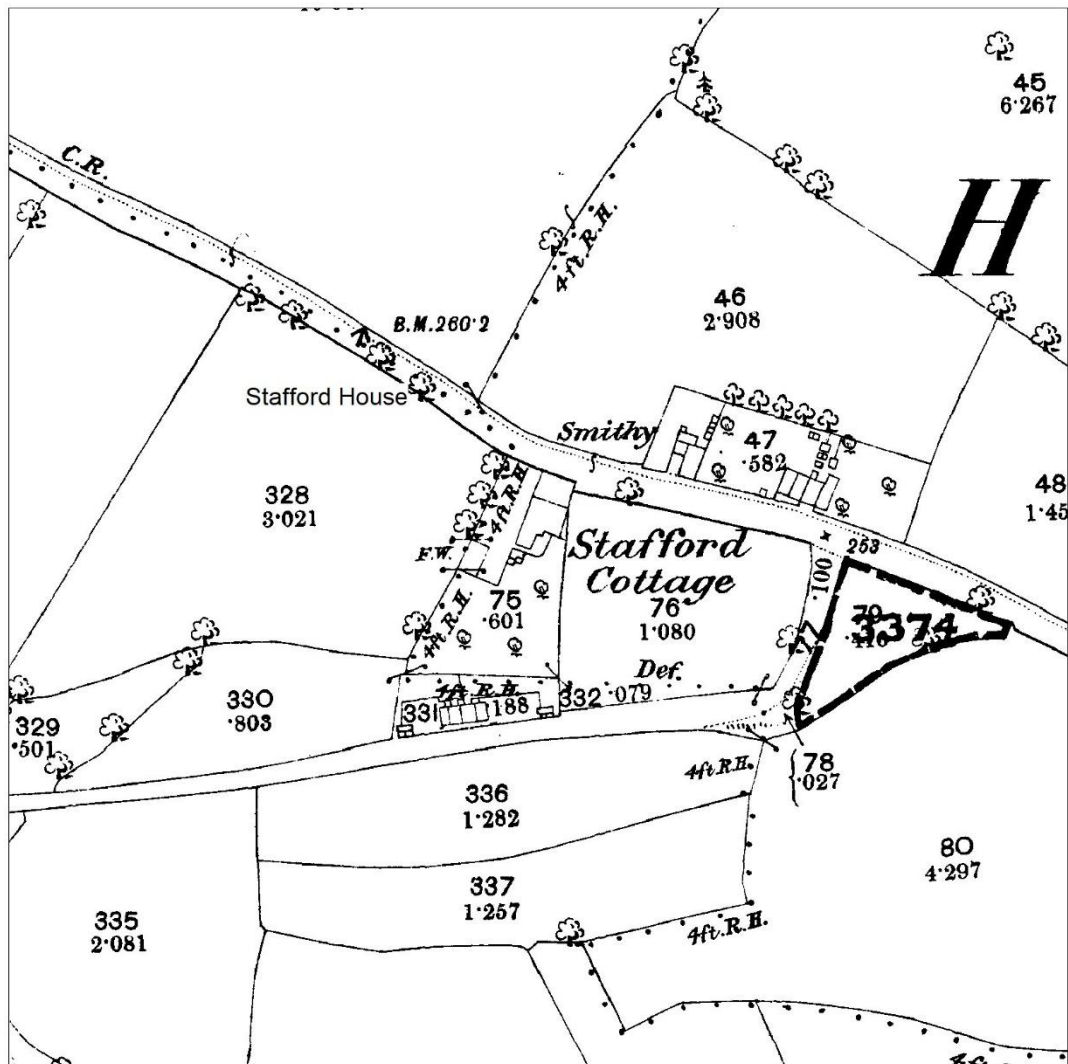


Fig. 2 Extract from the 1st edition Ordnance Survey 25" map, published in 1870

- 2.7. The 2nd edition map, published in 1899, shows a slight change in the footprint of the house, indicating that a small extension had been added to the rear on the east side, creating a U-shaped plan. The 3rd edition map, published in 1912, records the partial infilling of the area between the original service wing and the late 19th-century extension.
- 2.8. The plan of the house remains basically the same today as in 1912, and by examination of the fabric it is possible to discern the sequence of alterations that is represented in these maps. The house is a compact early 19th century villa consisting of two principal rooms at the front and two smaller rooms to the rear, with a central hall and staircase. The service wing, which today contains kitchen and boiler room on the ground floor and two bedrooms above, was not originally connected internally with the main house, and would have had its own internal staircase. The servants would have had to go outside to enter the main house.
- 2.9. In the early 20th century, either because the servants no longer lived in, or the need for the family to make use of the bedrooms in the service wing, a two storey link

structure was built at the rear of the house. Shortly afterwards an external porch was added.

- 2.10. The service wing has a lower eaves and ridge level than the main house, making it subservient in scale and massing. The gable-ended single storey extension on the east side is also subservient and compliments the character of the building. The same cannot be said of the two-storey link, which rises above the height of the service wing with a flat roof and comes uncomfortably close to the upper floor window. It is an ill-proportioned addition, which is made worse by the lean-to porch.



Fig. 3 The area for the new extension viewed from the south. Photo CPAT 4579-0008

3 Watching Brief

- 3.1. The watching brief was conducted on 19 December 2018 in accordance with the CIfA (2014) *Standard and Guidance for an Archaeological Watching Brief*. The foundation trenches for the new excavation had already been excavated before CPAT was engaged, although these were inspected thoroughly and the exposed sections cleared and recorded as appropriate. The levels within the interior of the new extension had been reduced by 150mm, revealing a number of features which were also recorded. The footprint of the new extension measured approximately 5m by 5.5m
- 3.2. Typically, the deposition of soils exposed by the foundation trenches consisted of an upper topsoil, around 0.2m thick, comprising a dark brown-grey silty sand, overlying a layer of pinkish-brown silty sand, 0.5-0.6m thick. The topsoil contained 19th-century and later artefacts, while the underlying layer contained no dateable material.



Fig. 4 Part of the 19th-century culvert. Photo CPAT 4579-0006

- 3.3. The earliest features revealed consisted of a narrow, rectangular pit, measuring 1.2m by 0.25m, the fill of which contained late 18th-century pottery and a possible posthole. A brick-built culvert was revealed in two of the foundation trenches and is assumed to be contemporary with the original construction of the house in 1842.



Fig. 5 Part of the 19th-century culvert, with the scale against the brick wall of the cess pit. Photo CPAT 4579-0001

- 3.4. Part of a brick-built cess pit was also exposed, the fill of which consisted of yellow-green clay. The only other features consisted of two late 20th-century, salt-glazed drains, 4" (100mm) in diameter.



Fig. 6 Part of the brick-built cess pit, extending beneath the concrete patio. Photo CPAT 4579-0005



Fig. 7 Typical soil profile exposed in the foundation trenches. Photo CPAT 4579-0007

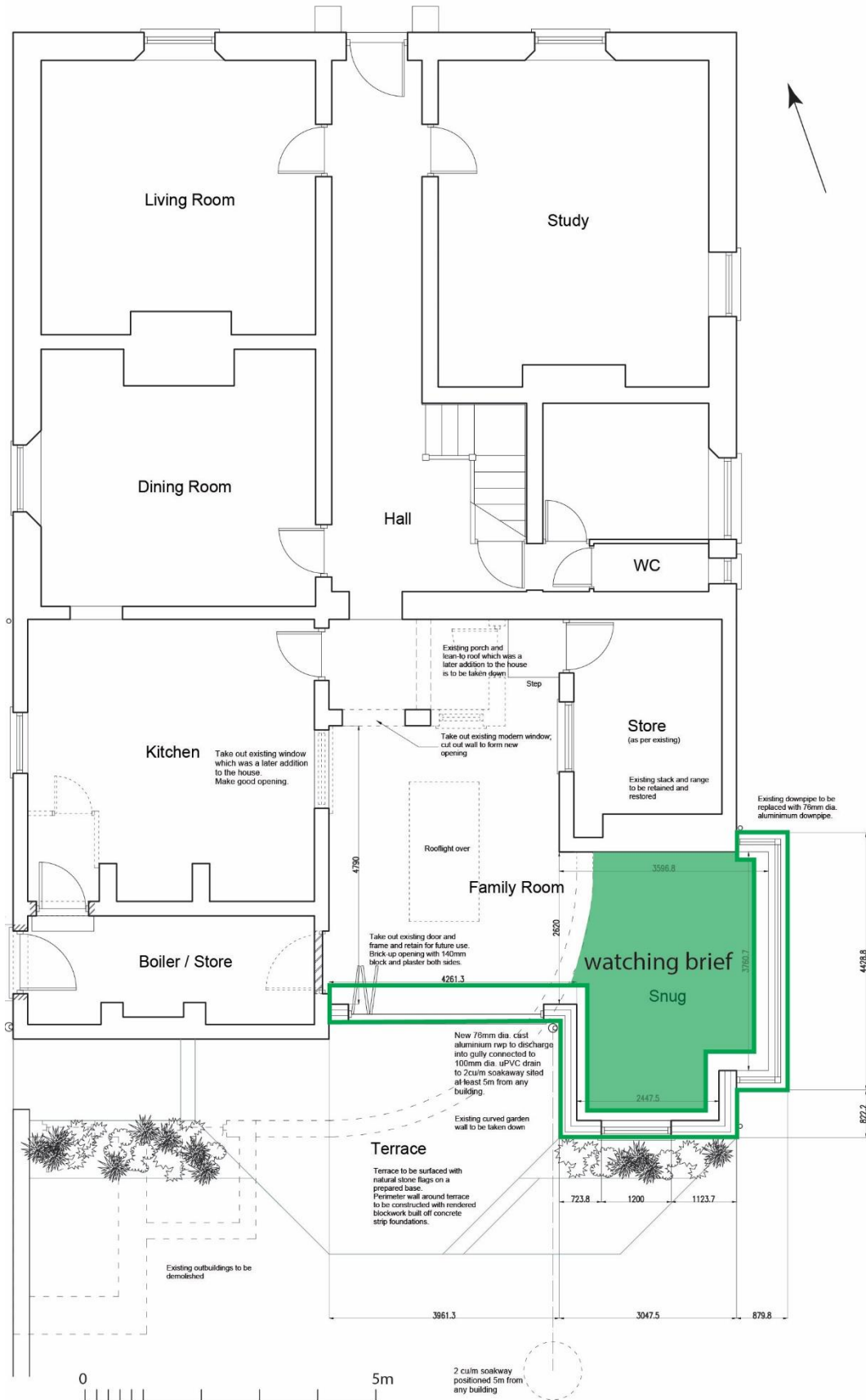


Fig. 8 Ground plan showing location of watching brief

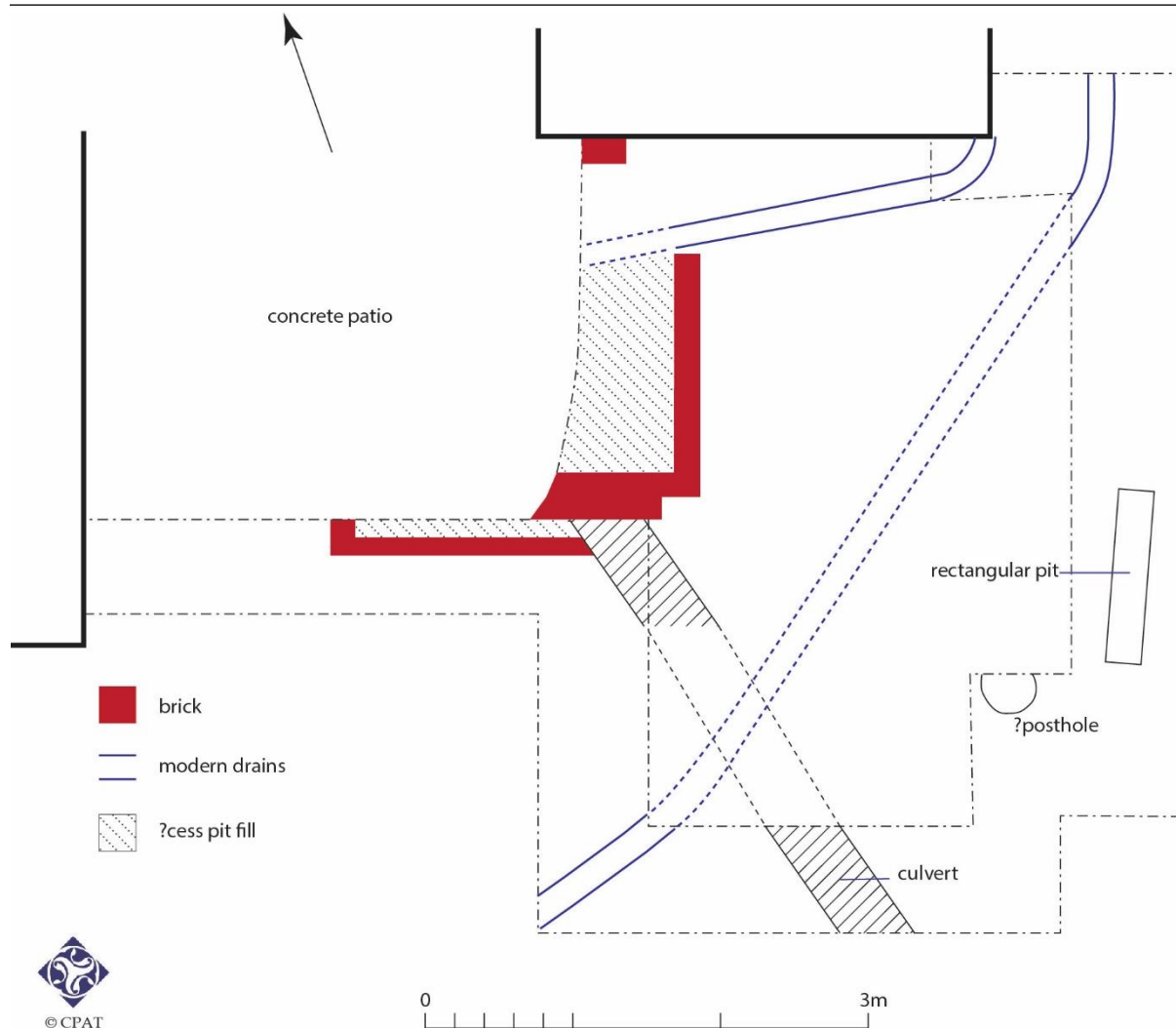


Fig. 9 Plan of features revealed during the watching brief

4 Conclusions

- 4.1. The watching brief revealed no significant archaeological features, deposits or artefacts. The only features which may pre-date the construction of Stafford House were a small rectangular pit of unknown function and a possible posthole. Other features were associated with the house, including a brick-built culvert and a brick-built cess pit, together with two modern drains.

5 Sources

Cartographic sources

1870 Ordnance Survey 1st edition 25" map, Flintshire 14.03

1899 Ordnance Survey 2nd edition 25" map, Flintshire 14.03

1912 Ordnance Survey 3rd edition 25" map, Flintshire 14.03

6 Archive deposition Statement

- 6.1. The project archive has been prepared according to the CPAT Archive Policy and in line with the CIfA *Standard and guidance for the creation, compilation, transfer and deposition of archaeological archives guidance* (2014). The archive is entirely digital and will be deposited jointly with the Historic Environment Record, Clwyd-Powys Archaeological Trust and the National Monuments Record (RCAHMW).

Archive summary

CPAT Event PRN: 140272

1 CPAT Watching Brief Form (scanned as PDF)

8 digital photographs, CPAT film no 4579