

CPAT Report No. 1455

# Coach House, Water Street, New Radnor




## Archaeological Evaluation



YMDDIRIEDOLAETH ARCHAEOLEGOL CLWYD-POWYS

CLWYD-POWYS ARCHAEOLOGICAL TRUST

Client name: Margot Wanten  
 CPAT Project No: 2158  
 Project Name: Coach House, Water Street, New Radnor  
 Grid Reference: SO 21389 60780  
 County/LPA: Powys  
 Planning Application: P/2016/0845  
 CPAT Report No: 1455  
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Prepared by:	Checked by:	Approved by:
		
Will Logan Project Archaeologist	Nigel Jones Principal Archaeologist	Nigel Jones Principal Archaeologist
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YMDDIRIEDOLAETH ARCHAEOLEGOL CLWYD-POWYS  
 CLWYD-POWYS ARCHAEOLOGICAL TRUST

41 Broad Street, Welshpool, Powys, SY21 7RR, United Kingdom

+44 (0) 1938 553 670

[trust@cpat.org.uk](mailto:trust@cpat.org.uk)

[www.cpat.org.uk](http://www.cpat.org.uk)

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## Summary

The Clwyd-Powys Archaeological Trust conducted an archaeological evaluation in connection with a proposed new dwelling on land adjacent to the Coach House, Water Street, New Radnor in Powys in November 2016.

A single trench, measuring 6m by 1.65m, was excavated within the study area. Underlying approximately 0.7m of late post medieval deposition a linear feature was revealed oriented broadly north-south, lying partially within the western extent of the trench. A sub-rectangular feature, possibly a posthole, was revealed at the same depth. Further excavation by hand revealed more of the linear feature extending to the west, together with a sub-circular feature was partially revealed cutting the gully. No dateable material was recovered from any of these features.

The linear feature appears to follow a parallel north-north-west orientation to the brook running to the west of the site, and may represent an earlier course or eastern delineation for this watercourse.

## 1 Introduction

- 1.1. The Clwyd-Powys Archaeological Trust was invited Mrs Margot Wanten, MCW Architecture, to undertake an archaeological evaluation in connection with a proposed new dwelling on land adjacent to the Coach House, Water Street, New Radnor in Powys (Planning application P/2016/0845; SO 21389 60780). The Curatorial Section of the Clwyd-Powys Archaeological Trust, in their capacity as archaeological advisors to the local authority, have determined that an archaeological evaluation is required to identify the potential impact on the archaeological resource. Accordingly, a brief had prepared which details the works required (EVB 872).
- 1.2. The development site is located off Water Street and Lewis Place adjacent to The Coach House at SO 21389 60780 (Fig. 1)



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Fig. 1 Location of site (circled in red)

- 1.3. New Radnor lies on the north side of the Summergil Brook where the stream breaks out of the narrow valley hemmed in by Radnor Forest on the north and Highgate Hill and the Smatcher on the south, to the lower lands of the Walton Basin.
- 1.4. A spur projecting into the valley from the southern slopes of Radnor Forest was adapted for the castle earthworks which guarded the approaches to and from one of the more accessible passes into mid Wales. Subsequently the town was laid out on flatter ground below the castle.

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## 2 Historical Background

- 2.1. A desk-based study was conducted prior to the evaluation, comprising an interrogation of the regional Historic Environment Record (HER), together with readily available historic cartography.
- 2.2. There is a growing body of evidence for prehistoric activity within the area later occupied by the medieval town. A number of pits containing Bronze Age pottery, as well as Mesolithic and Neolithic flintwork, were found during excavations in 1991 at The Porth, adjacent to the west gate of the town (Jones 1998). More recently, further discoveries have been made elsewhere within the town during developer-funded investigations, although the results have yet to be accessioned in the HER.
- 2.3. The following summary of the medieval and later town is taken from Silvester and Martin (2011).
- 2.4. New Radnor first appears in the records as 'Radenore Nova' in 1277. However, it is reasonable to assume that the town came into existence at an earlier date, and even a pre-Conquest origin has been suggested.
- 2.5. Baldwin the Archbishop of Canterbury came to Radnor in 1188, his starting point in Wales for preaching the First Crusade, and it seems likely that this was to New Radnor rather than the small settlement of Old Radnor. Seven years later the town and castle of Radnor were captured by Rhys ap Gruffydd.
- 2.6. The earthwork castle may have been thrown up by Philip de Breos, one of the Marcher barons as early as 1096, in a prominent location controlling the valley to the south: the size of it would bear comparison with another de Breos motte at BUILT Wells. New Radnor Castle (PRN 1075; SAM Rd33) consists of a motte sculpted from a natural hillock, overlooking the town and commanding a major route into Elvel. The hill is surmounted by an oval enclosure within which building foundations are still visible. These are primarily a rectangular earthwork on the south side of the motte with a sub-division. Less readily intelligible earthworks abut the inner face of the ring bank on the north-west. Pits dug through the rectangular building and elsewhere are believed to be the relatively recent work of local people.
- 2.7. Some of the keep was still visible in 1815 and part of the curtain wall supposedly survived into the mid-19<sup>th</sup> century. Six or seven pointed arches were dug out in 1773, further arches and some weapons were uncovered in 1818 and in 1864 extensive excavations revealed foundation walls, arched doorways and windows, and a well in the castle dungeon. Sometime after 1791 the local squire modified the earthworks to produce a 'wide promenade'.
- 2.8. The borough that emerged at its base was undoubtedly a plantation. Initially slow to establish itself, it underwent a rapid population expansion in the 14<sup>th</sup> century. The 97 burgesses in the returns of 1301 each paying 2s a year rent, had nearly doubled to 189 holding 262 and a half plots, three years later. A return of 13 pounds on rents and tolls in 1360 indicates a prosperous settlement by the standards of the day. No borough charter survives, but until the second half of the 16<sup>th</sup> century, it was a borough by prescription. Elizabeth I granted it a charter of incorporation.

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- 2.9. A murage grant was obtained in 1257 and is apparently the first mention of the town, with further grants in 1280, 1283 and 1290. The town defences (PRN 1076; SAM Rd50), consisting of bank and ditch perhaps originally with a timber palisade, demarcated a sub-square area some 10.5ha in extent. A substantial bank up to 2.7m high, and ditch up to 1m deep with a low, much spread outer bank survives in places on the south-western side. At several points, a drystone revetment is visible in a variable state of preservation.
- 2.10. There were four gates through the defences: the West Gate - also referred to as the High Gate - at the end of Church Street, the South Gate at the bottom of Water Street, the North Gate leading through the castle fortifications towards Radnor Forest, and the East Gate onto the Presteigne road. None survives. The original tracks leading to these can be discerned in places, particularly Newgate Lane running in from the west.
- 2.11. A weekly market was operating early in the 14<sup>th</sup> century, and a charter for a yearly fair was obtained in 1306. An Inquisition Post Mortem on Edmund Mortimer in 1336 mentions a market and two fairs, the burgages and other rents at this time being worth 10 pounds.
- 2.12. The later Middle Ages also witnessed a decline in the prosperity of the town. Leland (c.1538) noted that the 'towne was defacyd in Henry the Fowthe dayes by Owen Glindowr' and that 'the castle is in ruine'. It was 'metley well wallyd, and in the walle appere the ruines of iiii gates', 'the buildyng of the towne in some parte meatly good, in moste part but rude, many howsys beinge thakyd' (= thatched). Speed's plan of 1611 shows large open areas within the town, surely reflecting a considerable reduction in the number of burgage plots recorded in the early 14<sup>th</sup> century. Notwithstanding Leland's comments, it has been claimed that the castle was occupied by the Royalists during the Civil War and was successfully besieged by the Parliamentarians.
- 2.13. It was made the shire town in 1536, perhaps because it was the only place in the county that preserved the semblance of a castle, and the only one that could be used as a prison. From 1562 it had borough status, signalled by the first extant charter. The Borough covered an area of 28000 acres, had its own Recorder, coroner, receiver and sergeants-at-mace, and was governed by a corporation of 25 'Capital Burgesses'. It held its own Quarter Sessions and the Borough Gaol was in New Radnor in Broad Street, where the Eagle Hotel now stands, opposite the Town Hall. And from the 16<sup>th</sup> century until the 19<sup>th</sup> century there were four annual fairs. But by 1731 only 7 burgesses were left and the charter was suspended, though seven years later a new charter of incorporation was issued. The parliamentary constituency was dissolved in 1880, the borough in 1886.

### **The Development Area**

- 2.14. The site is depicted on John Speed's map of New Radnor published in 1611. This suggests that brook ran to the west side of Water Street, with bridges located at the north and south ends of the street providing access across it. There are buildings depicted along the east side of Water Street in the general vicinity of the development area although it is unclear due to the illustrative nature of the cartography of this period whether the street frontage was located further to the east as the map appears to suggest.



- 2.15. The 1846 Tithe Map depicts the modern layout of Water Street, with the brook running along its eastern side and the road to the west of it. A large building described as a house is located immediately to the north of the plot, this is referred to as 'Old Clawdd' in the apportionment description this is presumably an allusion to the town defences. The coach house and house are depicted on the map.

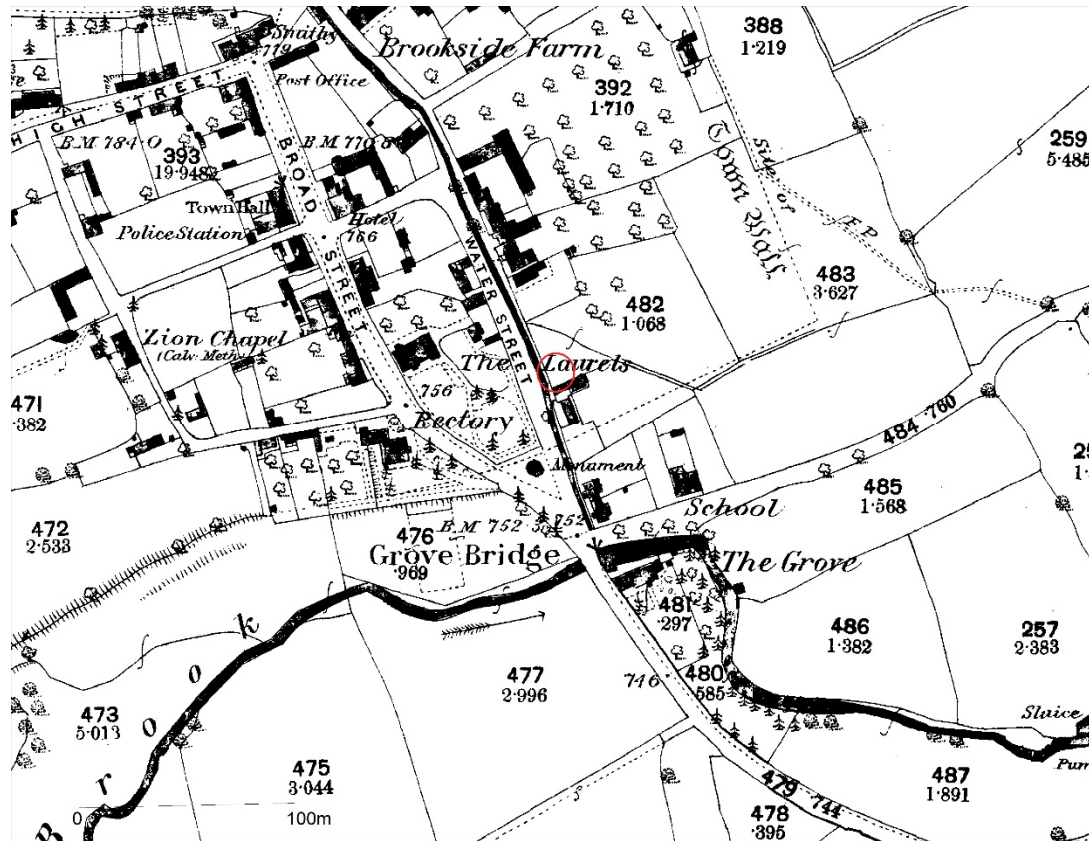


Fig. 2 Ordnance Survey Map of 1889 showing the site (circled in red)

- 2.16. The 1889 Ordnance Survey map depicts the area to the east of the development plot as orchards or fields. This area of the settlement appears to have shrunken during the 19<sup>th</sup> century as a lane (broadly following the line of the medieval town defences to the east) is no longer depicted. The house to the north of the development plot had gone by this point too.
- 2.17. The southern part of the plot is occupied by a former coach house which is depicted on the tithe survey of 1846 and by the Ordnance Survey in 1889.





Fig. 3 The development plot showing the former coach house and the line of the brook running along the eastern side of Water Street

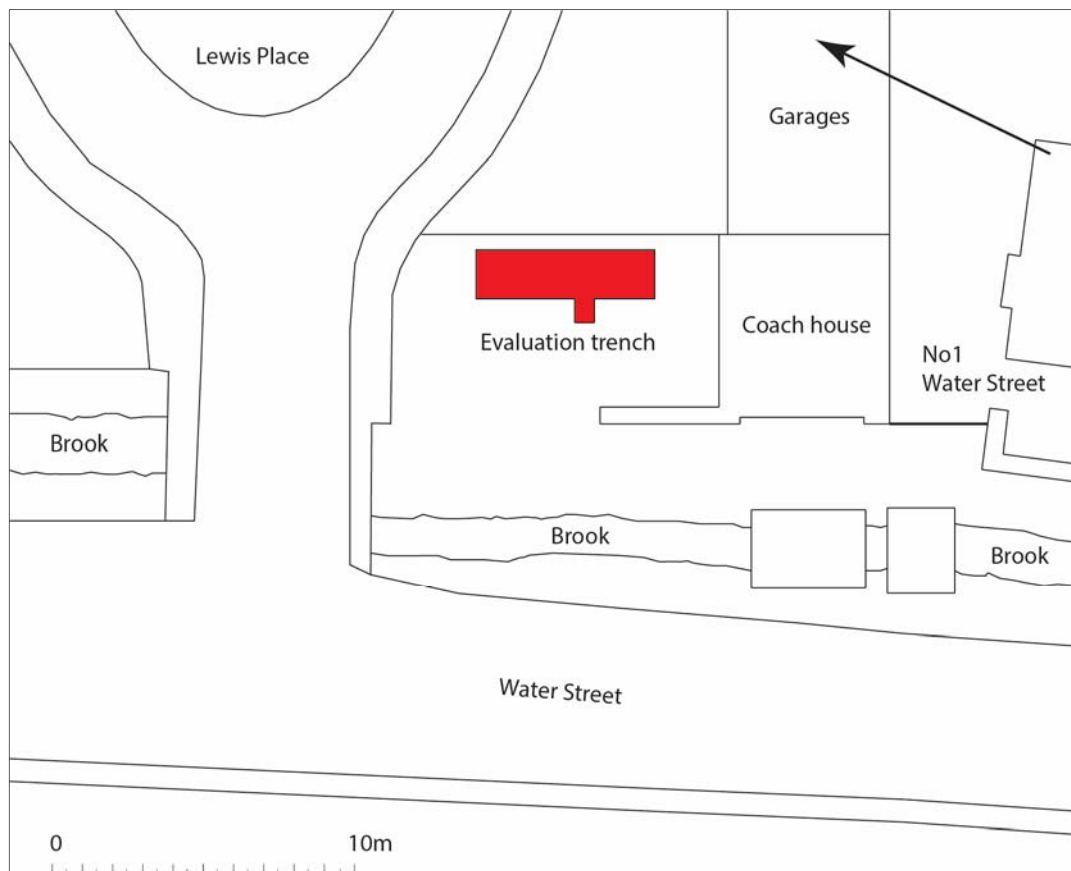


Fig. 4 The development plot showing the location of the evaluation trench

### 3 Evaluation

- 3.1. The evaluation was carried on the 7-9 November 2016 and consisted of a single trench, measuring 6m by 1.65m, oriented broadly north-south with the development plot. The trench was offset to the east of the plot to allow for the anticipated volume of spoil to be stored. A total of 14 contexts were recorded.
- 3.2. The uppermost deposit (001) comprised a disturbed modern topsoil, 0.33m in thickness. Underlying the topsoil was a late post medieval layer of compacted, imported material (002), which extended across the entire trench to a depth of 0.27m. Two modern service trenches were cut through this deposit.



Fig. 5 View from the south showing post hole [005] CPAT 4252-0012

- 3.3. Underlying (002) was a grey clayey layer (003), 80mm thick, which it was assumed related to waterlogging beneath the compacted layer above. Removal of this deposit revealed a sub-rectangular cut [005], possibly a posthole, with vertical sides and a flat base, and measuring 0.4m by 0.45m by 0.5m, cut into the natural gravels (004).





Fig. 6 View from the south-east showing linear feature [007] CPAT 4252-0021



Fig. 7 Cut of linear feature [007] in north facing section CPAT 4252-0017

- 3.4. A linear feature [007] was revealed cutting the subsoil along the western edge of the trench. Further investigation, comprising a slot excavated in the western trench section, revealed a feature over 4.68m long, more than 0.94m and 0.48m deep, extending beyond the limits of excavation. The single fill consisted of a soft stony silt (008), the removal of which revealed part of a sub circular feature [013] within the western end of the trench extension.



Fig. 8 View from the east of feature [013] CPAT 4252-0018

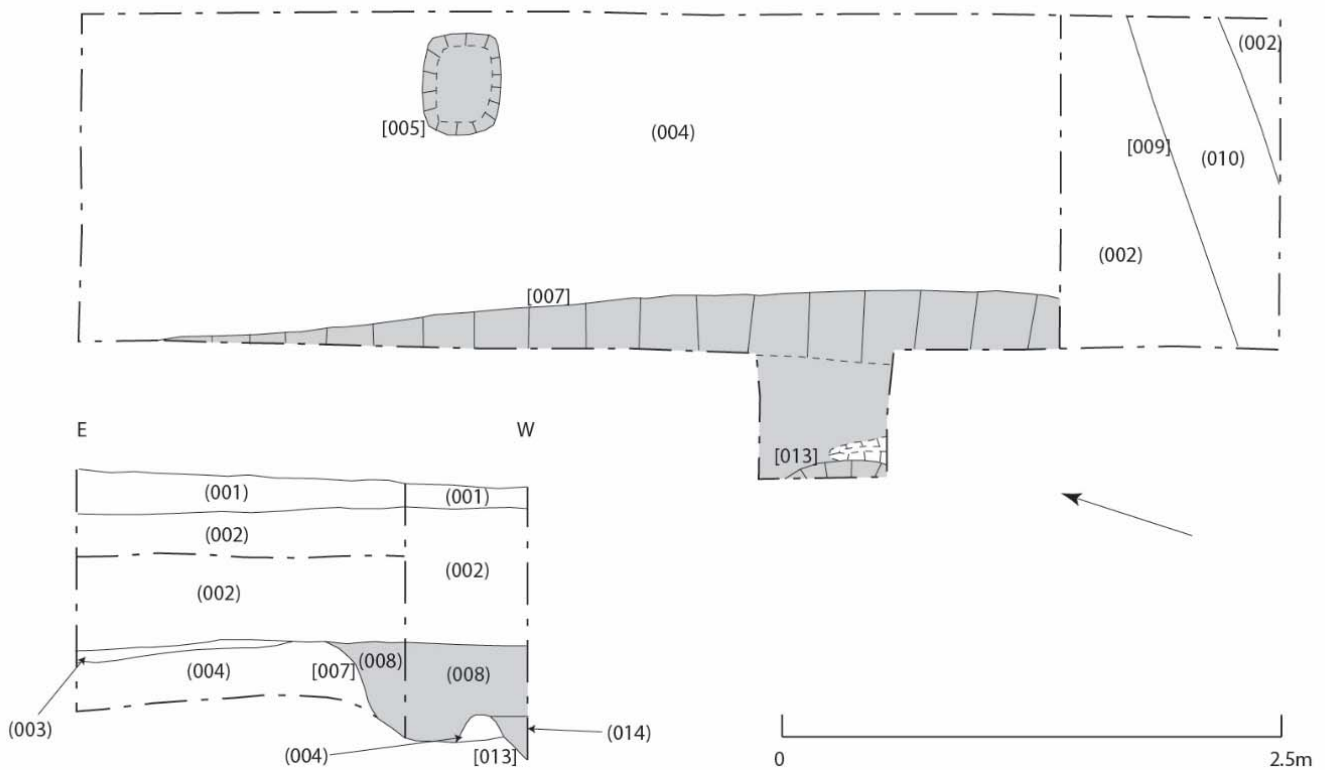


Fig. 9 Plan and section of evaluation trench

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## 4 Conclusions

- 4.1. The development plot lies on the street frontage of Water Street, part of the medieval street pattern within New Radnor, and it was therefore anticipated that the plot may contain buried deposits associated with the medieval town. However, the evaluation produced no evidence for any medieval structures.
- 4.2. Several sherds of Staffordshire-type glazed ware, probably of late 17<sup>th</sup>- or 18<sup>th</sup>-century date, were recovered from deposit (002). This deposition would appear to be broadly contemporary with the construction of the coach house located to the south of the plot, which is depicted on the Ordnance Survey Map of 1889 and on the Tithe Map of 1846.
- 4.3. The linear feature [007] may represent an earlier course or eastern extent of the brook which follows a parallel course approximately 5m to the west. This suggests that the brook extended much further to the east, possibly with a corresponding increase in width. The fill material (008) seems to have formed by natural silting, supporting this theory. No artefactual material was recovered from (008).
- 4.4. The proposals include the demolition of the 19<sup>th</sup>-century former coach house, which is not listed, but does lie within the New Radnor Conservation Area.

## 5 References

### Published sources

Jones, N W, 1998. Excavations at New Radnor, Powys, 1991-2. *Archaeological Journal* 155, 134-206.

Silvester, R J and Martin C R M, 2011. *Historic Settlements in Radnorshire*. CPAT Report 1088.

### Cartographic sources

1611 John Speed Map of New Radnor

1846 Tithe Map of New Radnor

1889 Ordnance Survey 25" 1<sup>st</sup> edition, Radnorshire 24.11

1903 Ordnance Survey 25" 2<sup>nd</sup> edition, Radnorshire 24.11

## 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 will be deposited with the regional Historic Environment Record, maintained by CPAT in Welshpool. A summary of the archive is provided in Appendix 1.

## **Appendix 1: Site Archive**

**CPAT Event PRN:** 140137

1 trench recording sheet

1 A3 permatrace sheet

28 digital photographs



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## Appendix 2: CPAT WSI 1731

### 1 Introduction

- 1.1. The Field Services Section of the Clwyd-Powys Archaeological Trust has been invited Mrs Margot Wanten, MCW Architecture, to submit a proposal for undertaking an archaeological evaluation in connection with a proposed new dwelling on land adjacent to the Coach House, Water Street, New Radnor in Powys (SO 21389 60780). The Curatorial Section of the Clwyd-Powys Archaeological Trust, in their capacity as archaeological advisors to the local authority, have determined that an archaeological evaluation is required to identify the potential impact on the archaeological resource. Accordingly, a brief has been prepared which details the works required (EVB 872).
- 1.2. The development site is located off Water Street and Lewis Place adjacent to The Coach House at NGR 321389,260780. The plot fronts onto Water Street and is bounded by a stone wall and wooden fence.
- 1.3. Information retained within the Regional Historic Environment Record indicates that this application falls in an area of high archaeological sensitivity. The plot lies within the medieval historic core of New Radnor and includes a street frontage location just within the medieval town wall which has a high potential for sub-surface archaeology related to medieval and later occupation. Evaluation of street frontage locations elsewhere in New Radnor have typically revealed the foundations of former timber framed dwellings, rubbish pits, light industrial features such as corn driers, latrines, plot boundaries and artefacts of all periods. Recent evaluation work 100 metres to the NE at Water Street Farm also identified a deeper Prehistoric component underlying the town.

### 2 Objectives

- 2.1. The objectives of the evaluation are:
  - to reveal by means of a desk-based assessment and field evaluation, the nature, condition, significance and, where possible, the chronology of the cultural heritage within the area of the proposed development in so far as these aims are possible;
  - to record any archaeological features identified during the evaluation;
  - to prepare a report outlining the results of the evaluation;
  - to prepare a final publication of the results in an appropriate regional or national journal, depending on the nature and significance of any archaeology.

### 3 Methodology

- 3.1. The evaluation will be conducted according to the Chartered Institute for Archaeologists' (CIfA) Standard and Guidance for Archaeological Field Evaluation (2014) and Standard and Guidance for Historic Environment Desk-based Assessment (2014).



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**Desk-based Assessment**

3.2. Stage 1 of the evaluation will involve the examination of all the readily available primary and secondary documentary, cartographic, pictorial, and photographic sources at the following repositories:

- the regional Historic Environment Record
- the National Library of Wales, Aberystwyth
- the National Monuments Record, Aberystwyth
- Powys County Archives

3.3. All cartographic sources consulted will be included within the desktop section of the report, together with transcriptions of relevant documents and copies of plans, maps and photographs containing relevant information.

**Trial trenching**

3.4. The evaluation will comprise a single trench, measuring 6m wide 1.8m in length. The precise location and dimension of the trench will be agreed with the developer and the curator prior to the commencement of on-site work.

3.5. The trenches will be excavated initially using a machine fitted with a wide toothless ditching blade. All modern overburden will be removed down to the level of the first recognisable archaeological horizon. Thereafter, all excavation will be conducted by hand unless otherwise agreed with the Curator in advance. The base and at least one section of each trench will be manually cleaned and recorded. The evaluation will be essentially non-destructive and designed to determine the depth at which archaeologically sensitive deposits survive, together with their nature condition and significance. The depth of natural deposits will be determined to assess the extent of any stratified deposits which may be encountered.

3.6. It has been assumed that the area in question has sufficient access for a small mechanical excavator via existing gateways. Any variation from this may impact on the overall charges. Excavated material will be temporarily stored adjacent to the trench, which will be reinstated with this material upon completion. On completion of the evaluation all trenches will be reinstated with excavated material. No provision has been made for fencing during the excavations, other than using plastic barrier mesh.

3.7. Stratigraphic units will be assigned a record number and entered along with a description on an individual record form or trench recording sheet as appropriate. Contexts will be recorded on individual record forms and be drawn and photographed as appropriate. All photography will be in digital format to a minimum resolution of 12 mega pixels. All features will be located as accurately as possible with respect to buildings and boundaries identified on modern Ordnance Survey maps and levels will be related to Ordnance Datum where possible, with the use of total station surveying.

3.8. All artefacts will be related to their contexts from which they were derived and treated in a manner appropriate to their composition and will be processed by trained

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CPAT staff. Provision has been included for sampling deposits for dating, environmental and technological evidence as appropriate.

### **Report**

- 3.9. Following the on-site work an illustrated report will be prepared containing conventional sections to include:
- Non-technical summary
  - Introduction
  - Site location
  - Topography and Geology
  - Archaeological Background
  - Evaluation
  - Conclusions
  - References
  - appropriate appendices on archives and finds
- 3.10. The site archive will be prepared to specifications in English Heritage's Management of Research Projects in the Historic Environment (MoRPHE) system and the CIfA *Standard and Guidance for the Creation, Compilation, Transfer and Deposition of Archaeological Archives* (2014). The full site archive will be deposited within one month of the completion of the final report unless otherwise agreed. The archive only will be deposited with the Regional Historic Environment Record (HER) and the paper/drawn/digital archive with the National Monuments Record (RCAHMW). Any artefacts recovered during the evaluation will be deposited with an appropriate museum, subject to the permission of the owner.

## **4 Resources and Programming**

- 4.1. The assessment will be undertaken by a team of skilled archaeologists under the overall supervision of Nigel Jones, a senior member of CPAT's staff who is also a member of the Chartered Institute for Archaeologists (CIfA). CPAT is also a CIfA Registered Organisation (RAO No 6) and as such agrees to abide by their *Code of Conduct* (2014) and the *Code of Approved Practice for the Regulation of Contractual Arrangements in Field Archaeology* (2014).
- 4.2. All report preparation will be completed by or with the assistance of the same field archaeologist(s) who conducted the evaluation.
- 4.3. It is anticipated that the trial excavation will be completed within two to five working days with a team of two archaeologists, and the report prepared immediately thereafter. At present CPAT would be in a position to undertake the evaluation during November 2016, subject to the receipt of sufficient advanced notice from the client.
- 4.4. The client is advised that should significant archaeological remains or artefacts be revealed additional services may be required for which a contingency should be allowed, as detailed in Section 10 of the Curatorial Brief. The need for such

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contingencies, and their scope and potential cost, would be subject to discussions between CPAT, the client and the curator once the fieldwork has been completed. The following figures are therefore only for guidance and the final cost, should any of further services be required, may be more or less than the following figures which are included to provide an indication of the types of additional services and indicative costs which might be required:

- Curatorial monitoring           £60 per visit
- Finds conservation etc       £285 per day
- Finds specialist               £265 per day
- Dating                         £320 per date
- Environmental specialist     £285 per day
- Charcoal identification       £50 per sample
- Interim Publication           *Archaeology in Wales* at no additional charge

- 4.5. Requirements relating to Health and Safety regulations will be adhered to by CPAT and its staff.
- 4.6. CPAT is covered by appropriate Public and Employer's Liability insurance, as well as Professional Indemnity insurance.

N W Jones

18 October 2016