

CPAT Report No. 1683


The Bungalow, Church Street, Holt, Wrexham

Archaeological Watching Brief



YMDDIRIEDOLAETH ARCHAEOLEGOL CLWYD-POWYS
CLWYD-POWYS ARCHAEOLOGICAL TRUST

Client name: Graham Mitchell
 CPAT Project No: 2398
 Project Name: The Bungalow Holt
 Grid Reference: SJ 41096 54028
 County/LPA: Wrexham CBC
 Planning Application: P/2014/0289
 CPAT Report No: 1683
 Event PRN: 140315
 Report status: Final
 Confidential until: No

Prepared by:	Checked by:	Approved by:
		
Nigel Jones Principal Archaeologist	Paul Belford Director	Paul Belford Director
2 October 2019	7 October 2019	7 October 2019

Bibliographic reference:

Jones, N. W., 2019. *The Bungalow, Church Street, Holt, Wrexham: Archaeological Watching Brief*. Unpublished report. CPAT Report No. 1683.



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

www.cpat.org.uk

©CPAT 2019



The Clwyd-Powys Archaeological Trust is a Registered Organisation
 with the Chartered Institute for Archaeologists

CONTENTS

SUMMARY	ii
CRYNODEB.....	ii
1 INTRODUCTION	1
2 WATCHING BRIEF	2
3 CONCLUSIONS	7
4 SOURCES	7
5 ARCHIVE DEPOSITION STATEMENT	7
APPENDIX 1: CPAT WSI 2094	8

Summary

In August 2019 the Clwyd-Powys Archaeological Trust undertook a watching brief during groundworks associated with the construction of a new dwelling on land at Church Street, Holt, Wrexham. The site had previously been occupied by a bungalow, which had been demolished.

The groundworks revealed the top of a 19th-century brick-built cellar, together with the brick foundations associated with a building which is depicted on late 19th-century mapping. Both were probably associated with Holt Hall, which formerly lay to the south of the development.

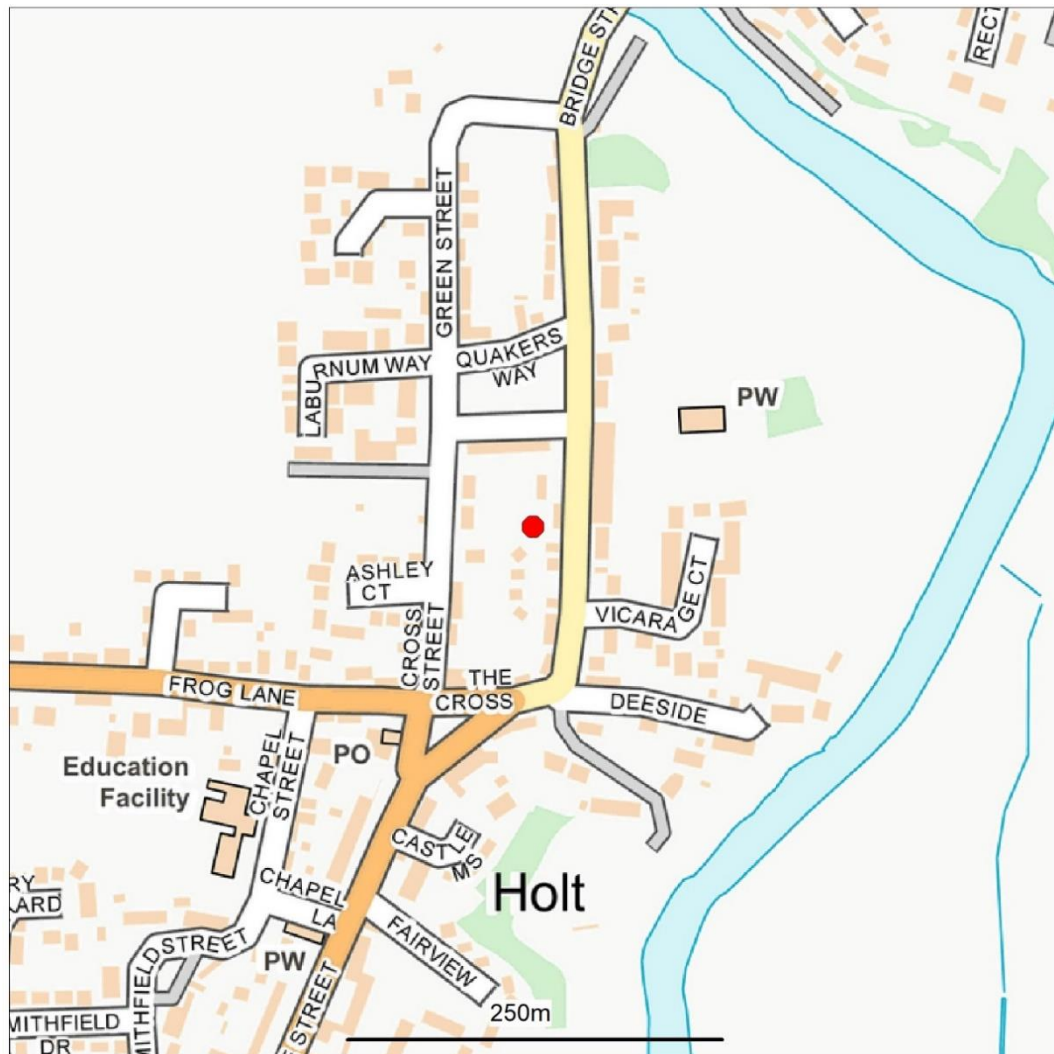
Crynodeb

Ym mis Awst 2019, bu Ymddiriedolaeth Archaeolegol Clwyd-Powys yn cynnal briff gwylio yn ystod gwaith paratoi tir yn gysylltiedig ag adeiladu annedd newydd ar dir yn Stryd yr Eglwys, Holt, Wrecsam. Roedd byngalo, a oedd wedi'i ddymchwel, arfer bod ar y safle.

Datgelodd y gwaith paratoi tir ran uchaf seler o frics o'r 19^{eg} ganrif, ynghyd â'r sylfeini brics a oedd yn gysylltiedig â'r adeilad a ddarluniwyd ar fap o ddiwedd yn 19^{eg} ganrif. Mae'n debyg bod yna gysylltiad rhwng y ddau a Neuadd Holt, a oedd arfer bod i'r de o'r datblygiad.

1 Introduction

- 1.1. The Field Services Section of the Clwyd-Powys Archaeological Trust was invited by Graham Mitchell to undertake an archaeological watching brief in connection with a development on land off Church Street, Holt, near Wrexham. The project involves the construction of a replacement bungalow with rear garden and parking.
- 1.2. The development is located to the west of Church Street (Fig. 1; SJ 41096 54028) and falls within the medieval historic core of Holt.



Contains Ordnance Survey data © Crown copyright and database right 2018

Fig. 1 Location of the Development Area

- 1.3. Planning permission (P/2014/0289) was granted in June 2014 with the inclusion of the following condition:
 - 3 No development / works shall commence until the applicant has secured the maintenance of an on-site watching brief by a suitably qualified archaeologist during construction works in accordance with details which have been submitted to and approved in writing by the Local Planning Authority. In the event of the discovery of important archaeological features outside of the scope of the watching brief, all works shall cease until otherwise advised in writing by the Local Planning Authority.

Reason: The site contains archaeological remains which it is essential should be protected from damage.

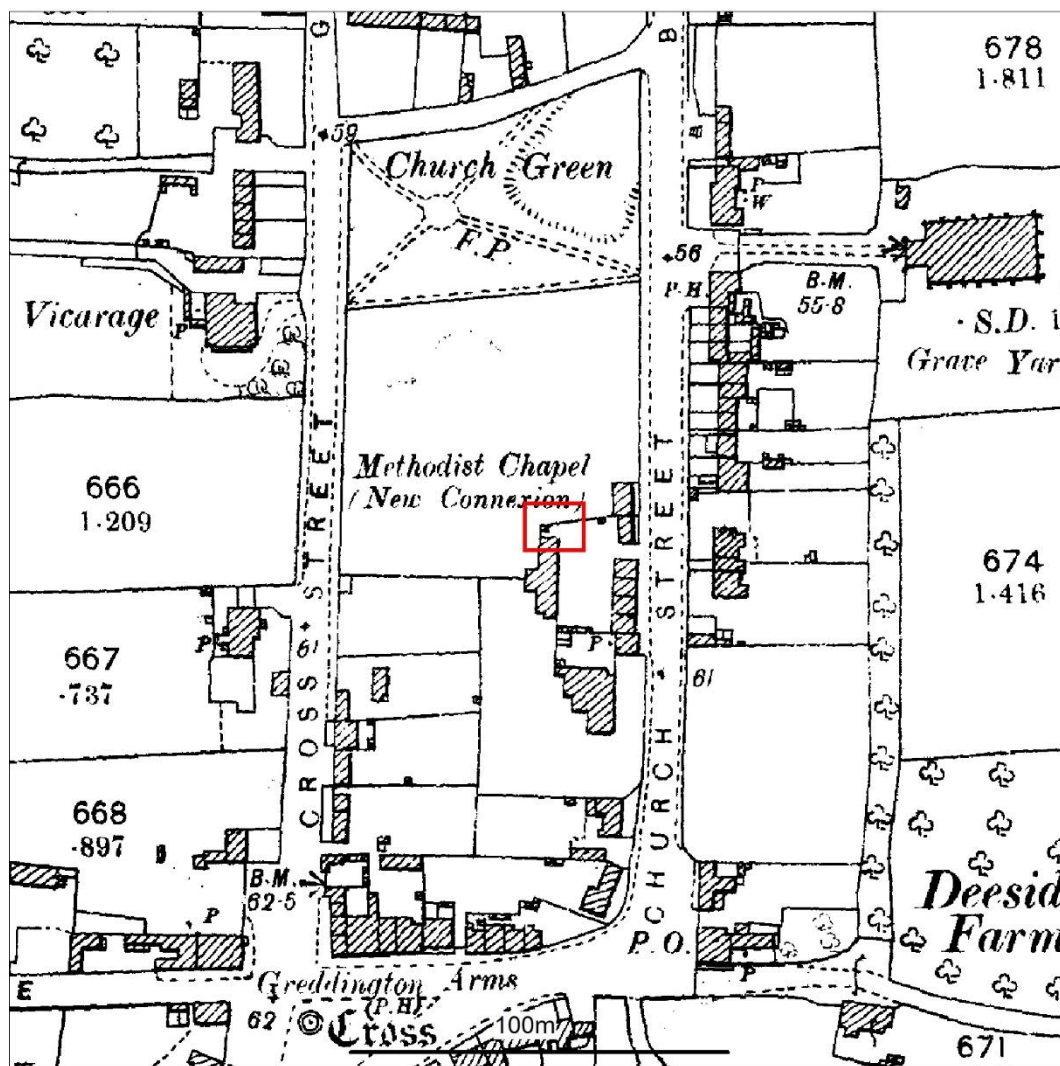


Fig. 2 Extract from the 1899 Ordnance Survey 25" mapping showing the Development Area outline in red

2 Watching Brief

- 2.1. The watching brief was conducted between 1 and 12 August 2019 in accordance with the Chartered Institute for Archaeologists' (Cifa) (2014) *Standard and Guidance for an Archaeological Watching Brief*.
- 2.2. Groundworks in early August revealed the top of an arched brick-built structure which resulted in work ceasing to facilitate further investigation and recording. This uncovered a cellar, measuring 7.95m long, 3.05m wide and 2.20m high, with a brick floor and arched brick ceiling (See Figs 3-6). An entrance with stone steps at the southern end of the cellar, and another at the northern end, had both been blocked with brickwork.
- 2.3. Above ground the watching brief identified the basal remains of the stone-built western wall (1) of the former bungalow, as well as remnant of cobble flooring (11 and 13) and wall footings in stone (8 and 10) and brick (6), which were contemporary with the cellar. The location of the

structural remains corresponds with a building shown on late 19th-century mapping (Fig. 2) which was associated with Holt Hall.

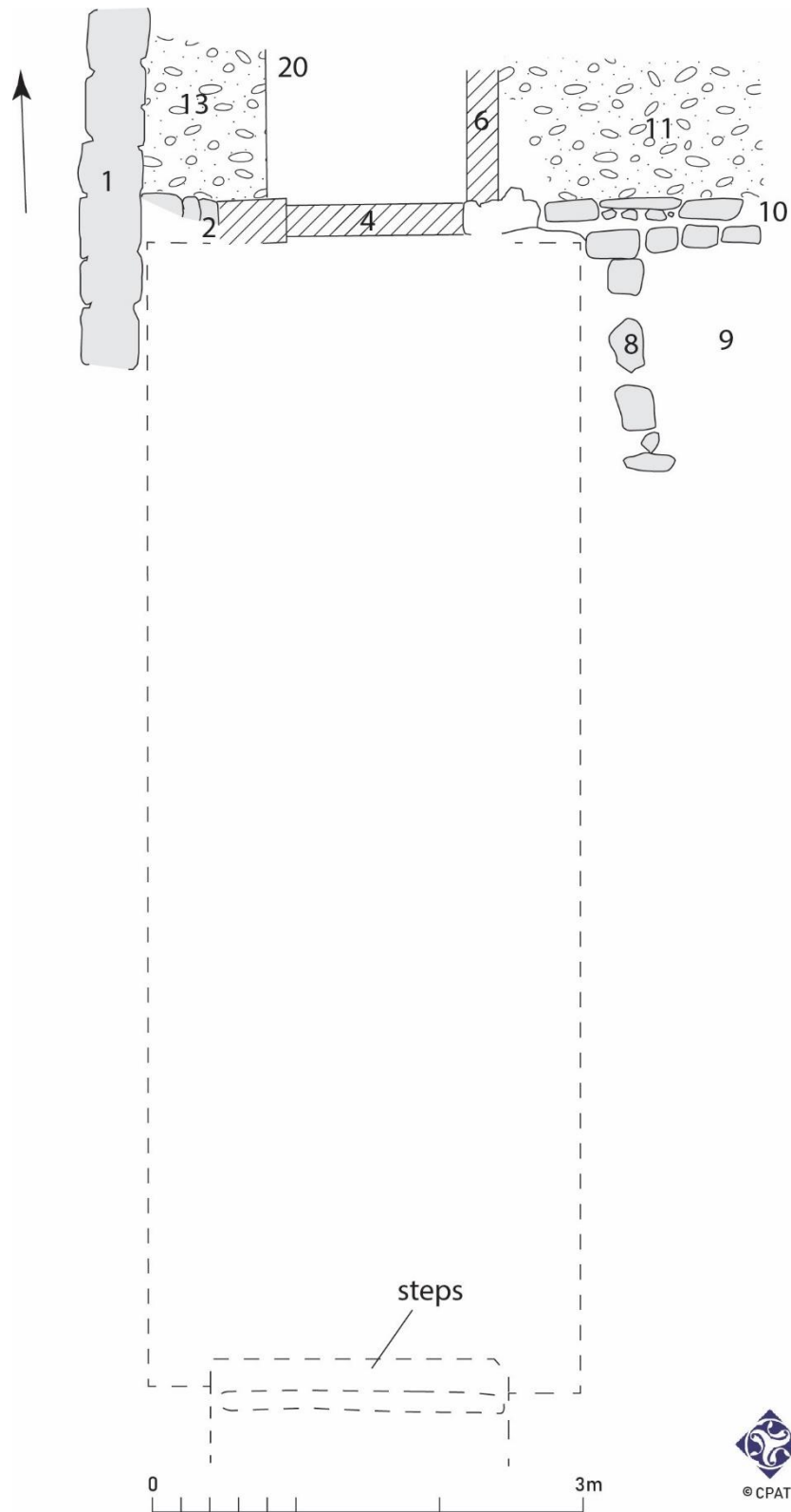


Fig. 3 Plan showing the outline of the cellar, together with walls and flooring associated with the overlying building



Fig. 4 The interior of the cellar, showing the blocked southern entrance. Photo CPAT 4699-0009



Fig. 5 The northern end of the cellar roof, with stone wall foundations in front of the scale and part of the cobble floor to the right. Photo CPAT 4699-0015



Fig. 6 The northern end of the cellar roof, with stone wall foundations in front of the scale with further foundations to the right. Photo CPAT 4699-0014



Fig. 7 The soakaway pit. Photo CPAT 4699-0021

- 2.4. Excavations for a new soakaway pit (fig. 7), measuring 2.4m by 1.4m and 0.9m deep, and drainage trenching (Fig. 8), 0.5m wide and up to 0.65m deep, revealed a consistent stratigraphic profile across the rear of the plot. This comprised around 0.25m of topsoil, overlying 0.45m of brown sandy loam containing some charcoal flecks and occasional small stones. The sandstone bedrock was observed at 0.7m below ground level. Artefacts were scarce, although a few sherds of 18th- and 19th-century pottery and clay pipe were noted within

the topsoil and underlying deposit, but not retained. Similar deposits were observed in the foundation trench for a new boundary wall (Fig. 9)



Fig. 8 The drainage trenches. Photo CPAT 4699-0023



Fig. 9 The foundation trench for the new boundary wall. Photo CPAT 4699-0030

3 Conclusions

- 3.1. A watching brief during groundworks associated with the construction of a new dwelling on land at Church Street, Holt, Wrexham, revealed the a 19th-century brick-built cellar, together with the brick foundations associated with a building which is depicted on late 19th-century mapping. Both were probably associated with Holt Hall, which formerly lay to the south of the development.

4 Sources

1872 Ordnance Survey 1:2500 1st edition Denbighshire 22.15

1899 Ordnance Survey 1:2500 2nd edition Denbighshire 22.15

5 Archive deposition Statement

- 5.1. 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 digital archive only will be deposited with the Historic Environment Record, Clwyd-Powys Archaeological Trust and the paper/drawn/digital archive with the National Monuments Record (RCAHMW).

Archive summary

CPAT Event PRN: 140315

34 digital photographs, CPAT film no 4699

1 A1 site drawing

Appendix 1: CPAT WSI 2094

1 Introduction

- 1.1. The Field Services Section of the Clwyd-Powys Archaeological Trust has been invited Graham Mitchell to submit a proposal for undertaking an archaeological watching brief in connection with a development on land off Church Street, Holt, near Wrexham. The project involves the construction of a replacement bungalow with rear garden and parking.
- 1.2. The development is located to the west of Church Street (SJ 41096 54028) and falls within the medieval historic core of Holt and ground disturbing works to create the new bungalow foundations and improve the access and garden area may reveal sub-surface evidence of former medieval and later occupation.
- 1.3. Planning permission (P/2014/0289) was granted in June 2014 with the inclusion of the following condition:

3 No development / works shall commence until the applicant has secured the maintenance of an on-site watching brief by a suitably qualified archaeologist during construction works in accordance with details which have been submitted to and approved in writing by the Local Planning Authority. In the event of the discovery of important archaeological features outside of the scope of the watching brief, all works shall cease until otherwise advised in writing by the Local Planning Authority.

Reason: The site contains archaeological remains which it is essential should be protected from damage.

2 Methodology

Fieldwork

- 2.1. The watching brief will be conducted according to the Chartered Institute for Archaeologists' (CIfA) *Standard and Guidance for an Archaeological Watching Brief* (2014). The watching brief will be undertaken to monitor groundworks associated with the construction of the new extension. The excavation of any archaeological features or deposits will be undertaken by hand using the conventional techniques for archaeological excavation:
 - The presence or absence of archaeological features encountered during the ground works will be noted.
 - Where features of archaeological interest are identified during the ground works they will be systematically investigated by hand with sufficient work being undertaken to determine their date, character and function, using the conventional techniques for archaeological excavation and in accordance with CIfA Standard and Guidance.
 - All features will be located as accurately as possible on an overall plan of the development at an appropriate scale, showing boundaries depicted on Ordnance Survey mapping.
 - Contexts will be recorded on individual record forms, using a continuous numbering system, and be drawn and photographed as appropriate.
 - Plans will be drawn on permatrace to a scale of 1:10, 1:20 or 1:50, as appropriate.
 - All photography will be taken using a digital SLR camera with a minimum resolution of 12 mega pixels, including a metric scale in each view, with views logged in a photographic register.

- In the event of human burials being discovered the Ministry of Justice (MoJ) will be informed. The remains will initially be left in situ, and if removal is required, a MoJ licences will be applied for under the Burial Act 1857.
- In the event of finding any artefacts covered by the provisions of the Treasures Act 1996, the appropriate procedures under this legislation will be followed.

Post-excavation and reporting

- 2.2. All artefacts and environmental samples will be treated in a manner appropriate to their composition and a sampling strategy will be developed as appropriate:
- All stratified finds will be collected by context, or where appropriate, individually recorded in three dimensions. Unstratified finds will only be collected where they contribute significantly to the project objectives or are of particular intrinsic interest.
 - All finds and samples will be collected, processed, sorted, quantified, recorded, labelled, packed, stored, marked, assessed, analysed and conserved in a manner appropriate to their composition and in line with appropriate guidance.
 - arrangements to assess and study any artefacts, assemblages and environment samples.
 - Any artefacts recovered during the watching brief will be deposited with an appropriate museum, subject to the permission of the owner.
- 2.3. Following the on-site work an illustrated report will be prepared containing conventional sections to include:
- Non-technical summary
 - Introduction
 - Site location
 - Archaeological Background
 - Watching brief
 - Conclusions
 - References
 - Appropriate appendices on archives and finds
- 2.4. The report summary will be provided in English and Welsh, in accordance with the *Guidance for the Submission of Data to the Welsh Historic Environment Records (HERs) V1* (July 2018).

Site archive

- 2.5. The overall archive will conform to guidelines described in *Management of Research Projects in the Historic Environment* (MoRPHE), Historic England 2015, the CIfA (2014) *Standard and Guidance for the Creation, Compilation, Transfer and Deposition of Archaeological Archives* and *The National Standard and Guidance to Best Practice for Collecting and Depositing Archaeological Archives in Wales* (NPAAW, 2017).
- 2.6. The paper and digital archive will be deposited with the National Monuments Record (NMR), RCAHMW, including a copy of the final report. This archive will include all written, drawn, survey and photographic records relating directly to the investigations undertaken. A copy of the digital archive only will also be lodged with the Historic Environment Record, Clwyd-Powys Archaeological Trust.

3 Resources and programming

- 3.1. The watching brief will be undertaken by a skilled archaeologist 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 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).

- 3.2. All report preparation will be completed by or with the assistance of the same field archaeologist(s) who conducted the site work. Copies of the report will be deposited with the client and the regional Historic Environment Record within one month of the completion of on-site works. If appropriate, a short report will be published in *Archaeology in Wales*.
- 3.3. The client should be aware that in the event that significant archaeological remains are revealed there may be a requirement for more detailed excavation and specialist services. Any further work over and above the original watching brief and report would be the subject of a separate WSI and costing. The following figures provide an indication of the types of additional services and indicative costs which might be required, for which the client is advised to make some provision.

Curatorial monitoring	£150 per visit
Finds conservation etc	£285 per day
Radiocarbon dating	£330 each
Finds specialist	£285 per day

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

N W Jones

29 July 2019

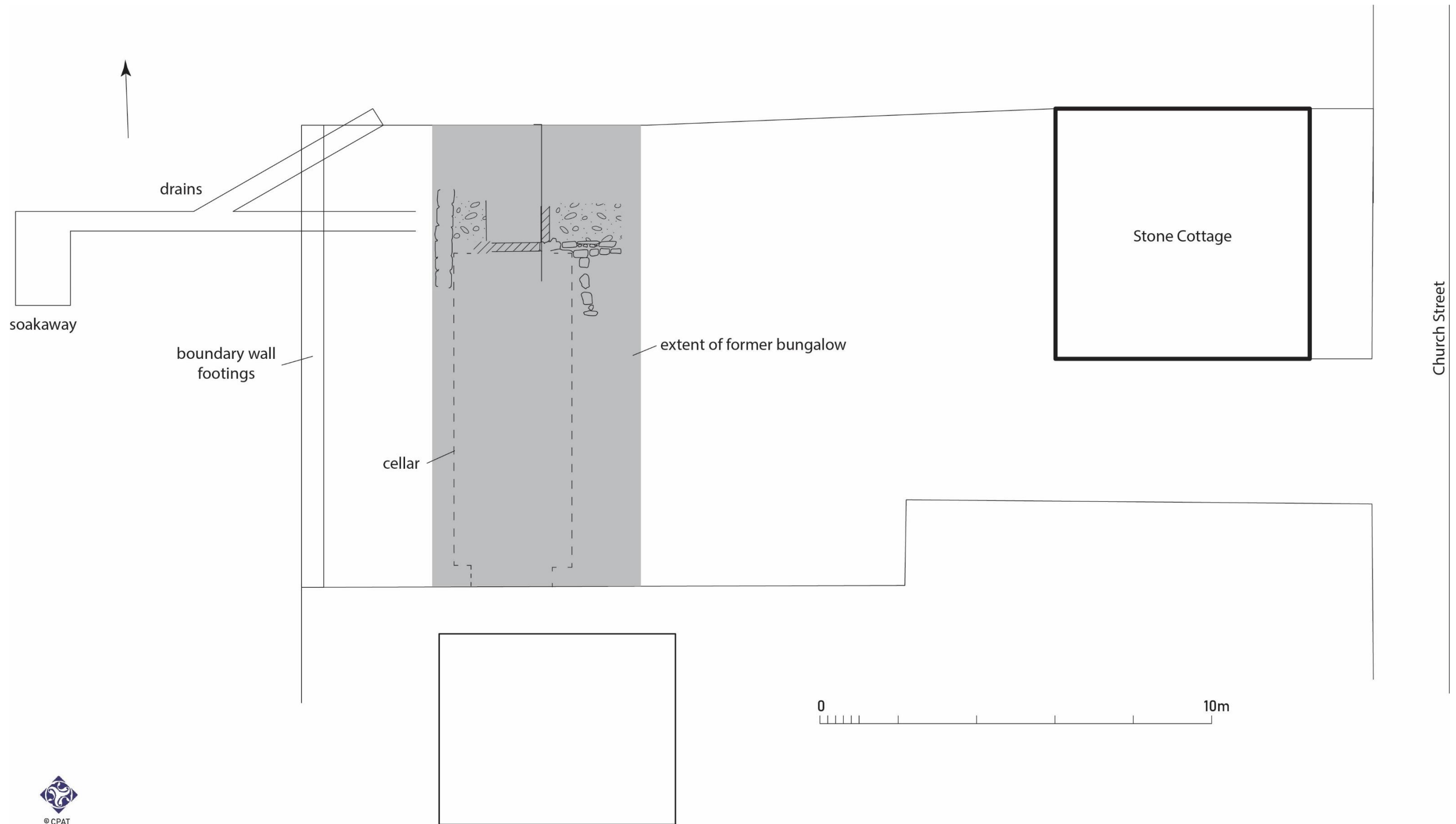


Fig. 10 Plan of the development area showing the location of the cellar and other structural remains