

Archaeology Wales

Former HSBC Bank, East Street, Rhayader, Powys

Archaeological Watching Brief



Adrian Hadley

Report No. 1594

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Former HSBC Bank, East Street, Rhayader, Powys

Archaeological Watching Brief

Prepared for Bowen Consultants Ltd, on behalf of Terry Hutchinson & Sons

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Date: 23/06/2017

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Non-Technical Summary

This report results from work undertaken by Archaeology Wales Ltd at the former HSBC Bank, East Street, Rhayader, Powys. It draws upon the results of an archaeological watching brief carried out during excavations for a new rear extension and associated groundworks related with a Change of Use from Class A2 financial and professional services to Class A1 retail use. The watching brief was undertaken as a condition of planning as the development site is located within the medieval core of Rhayader. The archaeological work was recommended by the Clwyd-Powys Archaeological Trust in its capacity as advisor to the local planning authority, Powys County Council (planning application P/2016/1009). The archaeological investigation was carried out at the request of Bowen Consultants, on behalf of the building contractor, Terry Hutchinson & Sons.

The overall soil sequence encountered during the watching brief consisted of a natural (geological) deposit of light grey gravelly silt (105), which underlay a mid brown gravelly silt subsoil (104). The upper soil layer consisted of disturbed topsoil (100) that contained modern material as well as occasional fragments of early 20th century stoneware and china. This soil sequence was consistent across the development site; the upper deposits were encountered within foundation bases inside the building and during the excavation of a service trench at the front of the property.

Two post-medieval features were identified during the groundworks; a layer of cobbles (103) and a foundation trench for a wall (110) [111]. The buried cobbled surface appears to have once extended across the rear yard of this property. At the southwest end of the main footing, a foundation trench [111] was identified with an infill (110) of compacted stone. This was interpreted as foundation material for a wall on the same alignment as the existing stone boundary wall located to the northwest of the new extension.

No medieval or early post-medieval features, deposits or residual artefacts were identified during the watching brief. The results of the fieldwork provisionally indicate a low level of medieval activity in the immediate vicinity of the excavated areas. Despite the negative results of the investigation, there remains a minor potential for medieval archaeological remains to the rear of this property.

1 Introduction

1.1 Location and Scope of Work

An archaeological watching brief has been carried out by Archaeology Wales Ltd (AW) during excavations for a rear extension to the former HSBC Bank, East Street, Rhayader, Powys LD6 5DU (Figures 1&2; Plate 1).

The scope of the development comprises a Change of Use from Class A2 financial and professional services to Class A1 retail use, as well as Change of Use of first floor residential Class C3 use to Class A1 retail. The groundwork will significantly include excavations for a rear single storey extension. The local planning authority is Powys County Council and the application reference is P/2016/1009.

In its capacity as archaeological advisors to Powys County Council, the Clwyd-Powys Archaeological Trust (CPAT) have requested an archaeological watching brief, in accordance with *Welsh Office Circular 60/96 Planning and Historic Environment: Archaeology and Planning Policy Wales (Edition 9, November 2016)* due to the potential presence of sub-surface medieval archaeology.

A Written Scheme of Investigation (WSI) for the work to be undertaken was drawn up by Aurea Izquierdo Zamora, project manager for AW. This was subsequently approved by CPAT (Appendix II).

The AW project number is 2520 and the site code is HBR/17/WB. The project details are summarised on the Archive Cover Sheet (Appendix III).

The archaeological work has been undertaken to the standards and guidance set by the Chartered Institute for Archaeologists (CIfA). AW is a Registered Organisation with the CIfA.

The archaeological investigation was carried out at the request of Bowen Consultants, on behalf of the building contractor, Terry Hutchinson & Sons (18 Maes Cottage, Rhayader, LD6 5PP).

1.2 Topography

Information retained within the Regional Historic Environment Record indicates that the development is located within the medieval historic core of Rhayader and to the rear of the road frontage which would have formed part of the layout of the medieval settlement.

The site is a flat, urban parcel of approximately 500 square metres located along East Street, within the post-medieval core of Rhayader, formerly occupied by HSBC bank.

The development area is located at NGR 297175, 268035 (SN 9718 6804) and is situated at approximately 215m above Ordnance Datum (OD).

1.3 Mapped Geology

The regional geology as mapped by the British Geological Survey (1:50,000 scale) indicates that the bedrock geology comprises the Rhayader mudstones formation, sedimentary bedrock formed during the Silurian Period (440.8 to 433.4 million years ago), within a local environment previously dominated by deep seas (BGS 2017). There is no superficial geology mapped in the scheme area.

The surface soils comprise demolition and accumulation deposits formed within the last centuries due to domestic/small industry activity, which would have replaced soils and subsoils from Quaternary period.

1.4 Archaeological and Historical Background

The original name of the town was *Rayadyr Gwy*, meaning 'the waterfall on the Wye' and was first documented in 1177. The name *Rayader* appears in 1295. The waterfall was replaced by rapids, apparently in 1780 when the river course was reconfigured during the construction of a new bridge.

A castle at Rhayader is first recorded in 'The Chronicles of the Princes' in 1177-8, and was mentioned as being built by Rhys ap Gruffydd in the writings of Giraldus Cambrensis at the end of the century. It was supposedly not rebuilt in the wake of its destruction by Llywelyn the Great in 1231. The castle of Rhaeadr-Gwy is perhaps the motte on the west side of the river in Llansantffraed Cwmdeuddwr, and that the castle in Rhayader itself was most probably a replacement of that on the west bank, built by the Mortimers around 1200 (SAM Rd132).

The settlement was first referred to as a 'vill' in 1304, and accounts from 1360-1 and again in 1371 shows that rents were derived from burgages. However, no charter has been identified and it is therefore generally considered to have been a borough by prescription. It lay to the east of the castle with burgages along the two main streets and a market place at their junction. Within the proposed development site, the rear yard has the typical curving narrow shape of a former medieval burgage plot.

The street pattern with two roads crossing at right-angles more than 200m east of the castle indicates a sustained degree of urban planning, seemingly confirming this as a plantation. However, the network of narrow streets beside the castle has the appearance of early growth and the earliest surviving buildings lie closer to the castle where Church Street joins West Street. There appears to be no substantive evidence of a medieval origin for the crossroads.

Earthwork defences (PRN 3558) around the town have been inferred from documents and identified by local antiquaries. The area so defined, however, is a very small one, little more than 4.5 hectares. The presence of medieval town defences (PRN 3558) at Rhayader cannot be confirmed but were possibly located approximately 200m to the west of the proposed development site.

Other medieval sites are recorded in the nearby area, such as the holy Black Well (PRN 3559) located approximately 300m to the northwest of the development site.

2 Aims and Objectives

The watching brief was undertaken to:

- allow, within the resources available, the preservation by record of archaeological deposits, the presence or nature of which could not be established (or established with sufficient accuracy) in advance of development or other potentially disruptive works to the archaeological resource;
- 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 investigate and record the archaeological remains to a satisfactory or proper standard;
- to establish and make available information about the archaeological resource existing on the site.

3 Methodology

3.1 Fieldwork

The fieldwork was undertaken in accordance with the CIfA's Standards and Guidance: for an Archaeological Watching Brief (2014) and current Health and Safety legislation.

The methodology for the archaeological watching brief followed that set out within the approved WSI (Appendix II). This work included the following key elements:

- The foundations were excavated using a *circa* 2.5 tonne mechanical excavator (Kubota U25) fitted with a toothless bucket. Excavations were monitored under close archaeological supervision.
- The trench base and sample sections were hand cleaned using pointing trowels and/or hoes to prove the presence, or absence, of archaeological features;
- All identified deposits and features were examined and recorded during the evaluation;
- All areas were photographed using high-resolution (10mp+) digital photography;
- The on-site illustrations were undertaken on drafting film using recognised conventions and scales (1:10, 1:20 and 1:50, as appropriate);

- All the deposits were described in the field on pro-forma context sheets using a continuous number sequence for all contexts;
- Plans and sections were related to Ordnance Survey datum, tied in to the OS survey grid and fixed to the current building and topographical boundaries.

The watching brief was undertaken by Adrian Hadley on 25th May 2017.

Context numbers 100-111 were allocated during the fieldwork. They were ascribed to the soil deposits identified during the watching brief. These contexts are summarised in Appendix I.

3.2 Finds

There were no finds retrieved during the watching brief.

3.3 Palaeo-environmental Samples

No deposits suitable for environmental sampling were encountered during the archaeological fieldwork.

4 Results of the Watching Brief

4.1 Excavations for Foundations (Figure 3: Plates 2-21)

The overall soil sequence exposed during excavations for the extension consisted of *circa* 0.10m-0.35m depth of natural (105), below a subsoil (104) *circa* 0.30m-0.45m thick, beneath a cobbled surface (103). The cobbles were buried below approximately 0.10m depth of disturbed topsoil and made ground (100). The soil sequence is clearly illustrated along the main foundation trench, some 10m long, aligned southwest to northeast, as shown in photographs of (representative) Sections D & E.

The natural comprised a firm light grey gravelly silt (105). This deposit was encountered at approximately 0.65m below ground level, at *circa* 213.65m OD. This deposit was consistent across the base of all foundation trenches. The overlying subsoil (104) comprised a soft mid brown gravelly silt (104). This layer contained no finds or inclusions. The subsoil was encountered some 0.25m to 0.3m below surface, at *circa* 214.10m OD. The cobbles (103) appear to have been bedded onto the subsoil. These consisted of tightly set rounded to tabular siltstones or mudstones, measuring some 0.10m-0.15m across. The layer was interpreted as a former surface, probably of post-medieval date, that once extended across the rear yard of this property. The top of the cobble surface was recorded at *circa* 214.25m OD. The cobbles were overlain by localised deposits of fine charcoal (102) and white lime mortar (101), recorded in (representative) Section D, and more generally by a disturbed topsoil and made ground

(100). The latter comprised a loose dark brown humic silt, which contained modern material as well as occasional fragments of early 20th century stoneware and china; no residual post-medieval or earlier artefacts were retrieved from this deposit.

At the southwest end of the main footing, a foundation trench [111] cut through the subsoil (104); this extended 0.65m below surface, down to the natural (105). The feature is clearly shown in the photograph of Section C. The foundation trench consisted of a vertical cut leading to a flat base some 0.8m wide. Foundation trench 111 contained a medium dense infill (110) of laminated mid grey siltstone or mudstone (0.05m-0.10m thick). This fill was interpreted as foundation material for a former wall. It is worth noting that the foundation is aligned with the existing stone boundary wall located some 2.10m to the northwest of the new extension. The foundation material was encountered during excavations for the southwest footing and appeared to extend also to the northwest, under the end pier of an existing brick wall (Section A). Within the excavation area, it is possible this wall has been removed at some point in the past to create access to the rear of the property. The original line of the boundary appears to have been marked by a line of bricks overlying the foundation material (Section C); these bricks do not appear to represent part of the original wall construction. The bricks were recorded as late 19th to early 20th century nine-inch bricks bonded in lime mortar, these typically measured 230mmx105mmx70mm.

Disturbed ground was encountered along both site boundaries during the excavation of the southwest and northeast foundation trenches; recorded in photographs of Sections B and F, respectively. Along the southwest trench, a modern intrusion [107] truncated the subsoil and natural at a depth of 0.55m below ground level. The infill material (106) comprised a black humic silt, with much charcoal. This deposit contained slate and numerous fragments of modern brick. Along the northeast boundary, the ground was disturbed up to 0.85 below the existing tarmac surface, where a modern intrusion [109] had also truncated the subsoil and natural. Here, the infill material (108) comprised a mid brown silt, which contained numerous fragments of modern brick.

Groundworks for additional foundations were minimal, as these predominantly consisted of shallow excavations to enlarge existing bases. These excavations exposed the same upper soil sequence encountered in the trenches for the strip foundations; namely disturbed ground (100) above a subsoil layer (104).

4.2 Excavations for Services / Drainage (Figure 3: Plate 22)

Trenching for new foul water drains was minimised by connecting new pipes to existing drainage runs as well as replacing old pipes within previously excavated trenches. An additional service trench was however excavated at the front of the building, through the external wall, to connect to a chamber in East Street. The excavation exposed a layer of disturbed ground overlying subsoil; the same soil sequence encountered in other parts of the site. No archaeological deposits or finds were encountered during the groundwork.

5 Conclusions

5.1 Overall Interpretation

The overall soil sequence encountered across the development site comprised a natural (geological) deposit consisting of light grey gravelly silt (105). The overlying subsoil (104) comprised mid brown gravelly silt (104). The upper soil layer consisted of disturbed topsoil (100), a dark brown humic silt, which contained modern material as well as occasional fragments of early 20th century stoneware and china. This soil sequence was consistent across the development site; the upper deposits were encountered within foundation bases inside the building and during the excavation of a service trench at the front of the property.

Two post-medieval features were encountered during the groundworks; a buried cobbled surface (103) and a foundation trench for a wall (110) [111]. The former appears to have once extended across the rear yard of this property. At the southwest end of the main footing, a foundation trench [111] was identified with an infill (110) of laminated mid grey siltstone or mudstone. This was interpreted as foundation material for a wall on the same alignment as the existing stone boundary wall located to the northwest of the new extension.

Disturbed ground was encountered along both site boundaries during the excavation of the southwest (106) [107] and northeast (108) [109] foundation trenches. These modern deposits truncated the subsoil and topsoil layers. No residual post-medieval or earlier artefacts were retrieved from the topsoil 100 or modern deposits 106 and 108.

5.2 Assessment of Archaeological Potential

No features were identified within the footings other than a buried cobbled layer and the probable foundation for a post-medieval wall. This may indicate an absence of medieval occupation, although it should be noted that the excavated area represents only a small percentage of this potential burgage plot.

Despite the negative results of the archaeological investigation, there remains a general potential for medieval deposits in this part of Rhayader. Although no archaeological deposits appear to survive within the footprint of the development site, there nonetheless remains a minor potential for *in situ* remains to the rear of this property.

5.3 Storage and Curation

The site archive will be prepared in accordance with the *Standards and Guidance for the Creation, Compilation, Transfer and Deposition of Archaeological Archives* (CIFA, 2014), *Standards in the Museum Care of Archaeological Collections* (Museums and Galleries Commission 1994), *Guidelines for the Preparation of Excavation Archives for Long-Term Storage* (UKIC 1990) and *Archaeological Archives: A Guide to Best Practice in Compilation, Transfer and Curation* (AAF 2007). The resultant archive will conform to guidelines described in *Management of Research Projects in the Historic Environment (MoRPHE)* (Historic England 2006) and the Wales-specific *National Standards for Wales for Collecting and Depositing Archaeological Archives in Wales* (National Panel for Archaeological Archives in Wales 2017).

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Figures

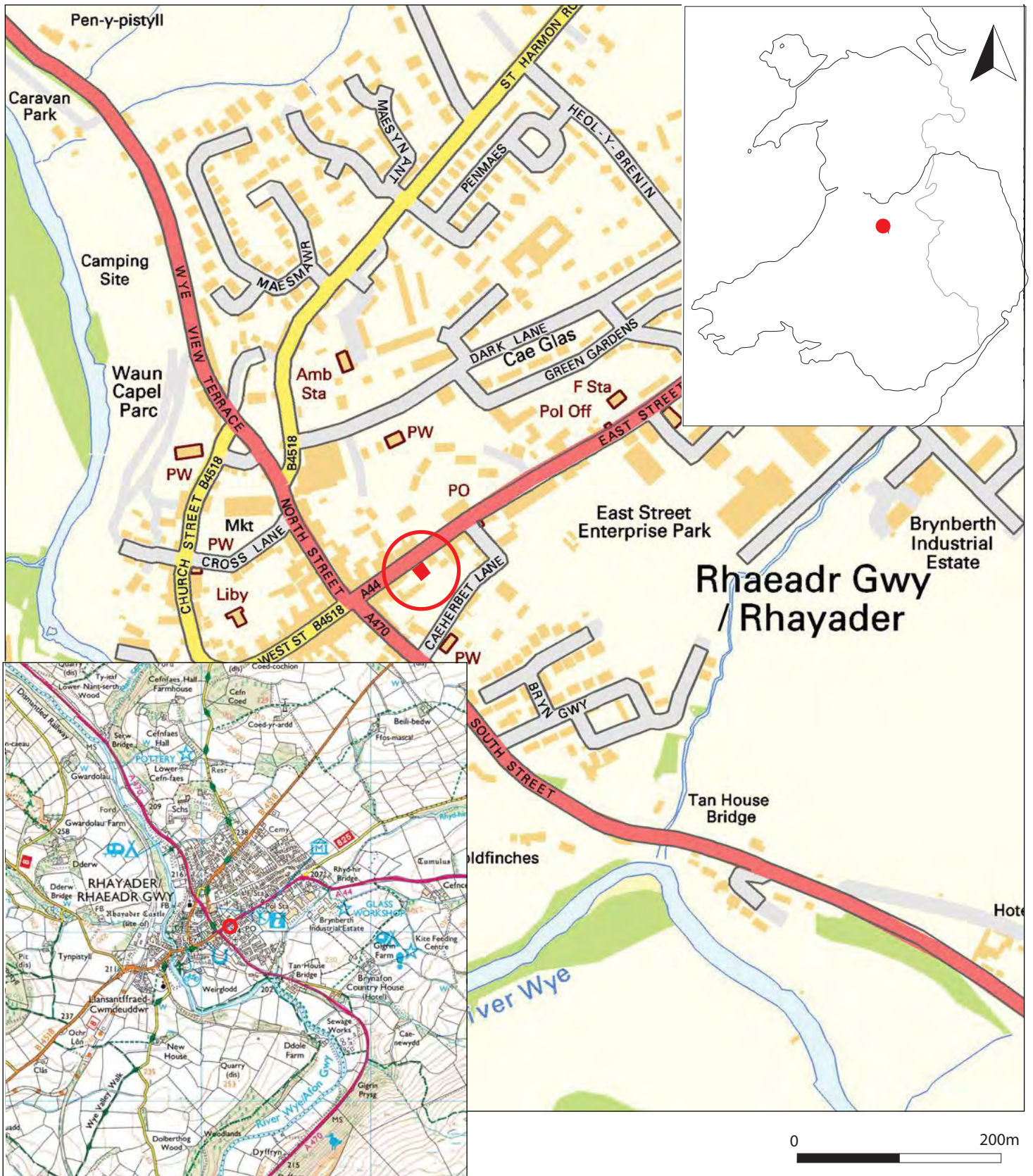


Figure 1. Location of Site

— Location of the development site

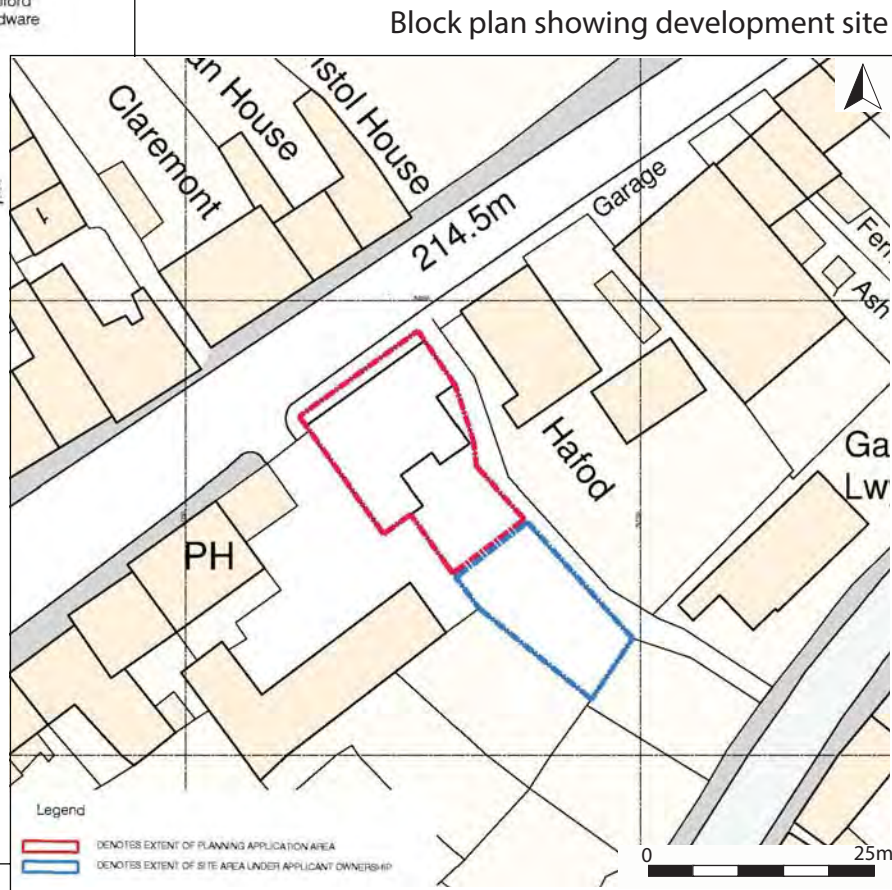


Figure 2.
Site plan

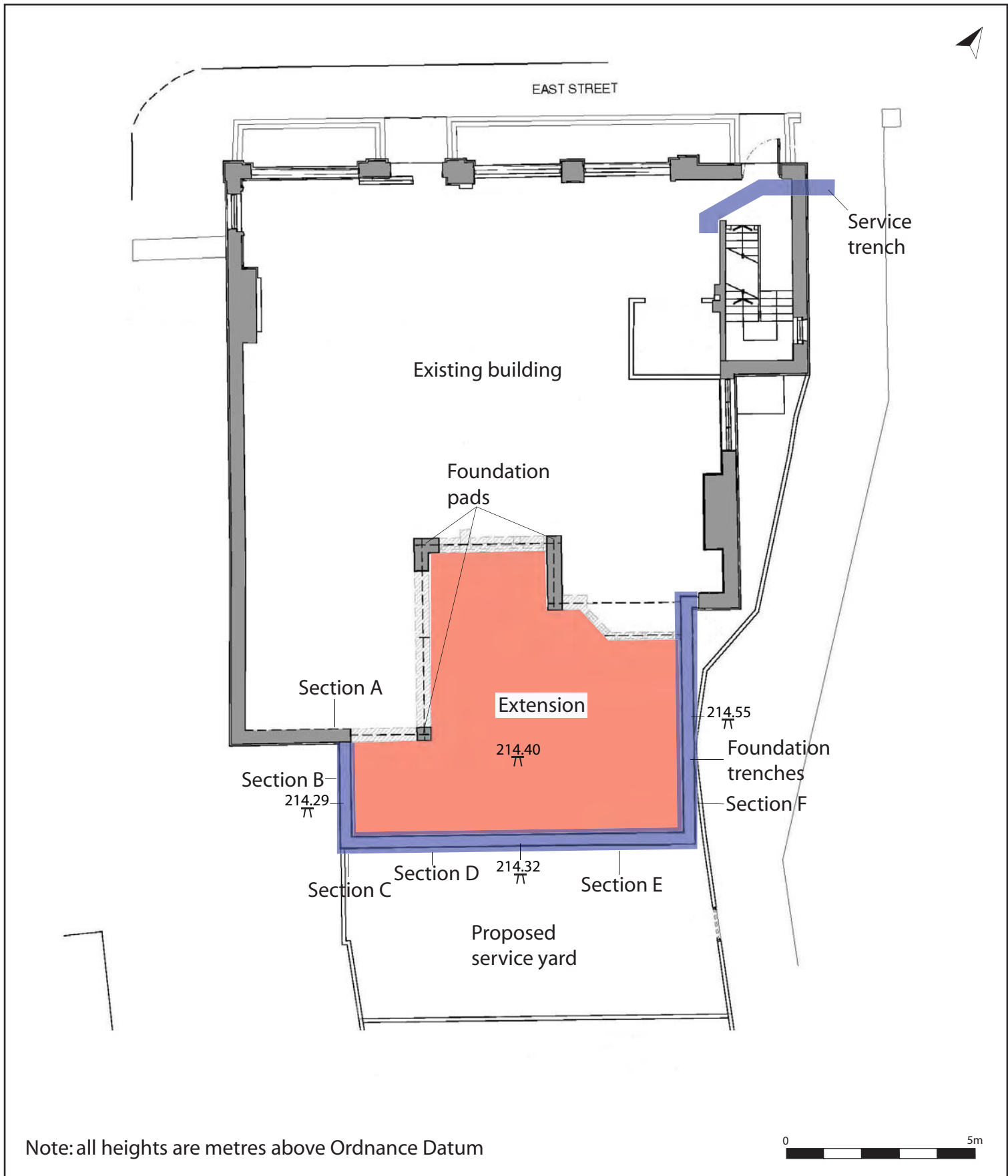


Figure 3.
Plan of foundation and service trenches

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Plates



Plate 1. General view of the excavation area. Looking northwest.



Plate 2. Working shot of the excavation. Looking south.



Plate 3. Working shot of the excavation. Looking northeast.



Plate 4. The southwest foundation trench. Scale: 1m.
Looking northwest.



Plate 5. The southwest footing, showing Section A (below modern brick wall).
Scale: 1m. Looking northwest.



Plate 6. Section A (southwest trench). Scale: 1m.
Looking northwest.



Plate 7. Section B (southwest trench). Scale: 0.5m. Looking southwest.



Plate 8. The southeast foundation trench. Scale: 1m. Looking southwest.



Plate 9. Section C (southeast trench). Scale: 0.5m. Looking southeast.



Plate 10. View of foundation material (Section C) probably associated with the boundary wall shown in the background. Scale: 1m. Looking southeast.



Plate 11. General view of stone wall along the southwest site boundary. Scale: 1m. Looking south-southeast.



Plate 12. Detail of the stone boundary wall. Looking west.



Plate 13. Oblique view of Section D (southeast trench), showing layer of cobbles below made ground. Scale: 1m. Looking south.



Plate 14. Section D (southeast trench), showing buried cobbled surface. Scale: 1m. Looking southeast.



Plate 15. The southeast foundation trench. Scale: 1m.
Looking northeast.



Plate 16. Section E (southeast trench). Scale: 1m. Looking southeast.



Plate 17. Oblique view of northwest-facing section along the southeast footing, showing buried cobbled surface. Looking east-northeast.



Plate 18. Oblique view of northwest-facing section along the southeast footing, showing layer of cobbles. Looking south-southwest.



Plate 19. The northeast foundation trench. Scale: 1m.
Looking northwest.



Plate 20. Oblique shot of Section F (northeast trench).
Scale: 1m. Looking east.



Plate 21. General shot of foundation bases within the building.
Looking southeast.



Plate 22. Excavation for new soil pipes, extending to East Street.
Looking north-northeast.

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Appendix I

Context Descriptions

CONTEXT DESCRIPTIONS					
Context	Identifier	Type	Description	Depth	Interpretation
100	Deposit	Layer	Loose dark brown humic silt with some fine to medium subrounded to flat siltstone / mudstone gravel. Finds of modern material and fragments of early 20th century stoneware and china. Deposit encountered in all foundation trenches.	<i>circa</i> 0.10m	Disturbed Topsoil
101	Deposit	Layer	Lime mortar. Deposit extended less than 2m across trench (NE-SW).	<i>circa</i> 0.01	Dump of Material
102	Deposit	Layer	Fine fragments of charcoal. Deposit extended less than 2m across trench (NE-SW).	<i>circa</i> 0.01	Dump of Material
103	Structure	Layer	Rounded to tabular siltstone / mudstone cobbles. Layer extended along 9.7m trench (NE-SW).	< 0.15m	Cobbled Yard
104	Deposit	Layer	Soft mid-dark brown silt with some fine to medium subrounded to flat siltstone / mudstone gravel. Deposit encountered in all foundation trenches.	< 0.45m	Subsoil
105	Deposit	Layer	Firm mottled light grey and mid orange silt with some fine to medium subrounded to flat siltstone / mudstone gravel. Deposit encountered in all foundation trenches.	> 0.35m	Natural (Geological Deposit)
106	Deposit	Fill of 107	Loose dark brown - black humic silt. Inclusions of slate, charcoal and fragments of modern brick.	< 0.55m	Backfill of Modern Intrusion
107	Cut	Intrusion	Extends along southwest foundation trench (> 3m long NW-SE).	< 0.55m	Modern Intrusion
108	Deposit	Fill of 108	Loose mid brown silt. Inclusions of modern brick fragments.	< 0.85m	Backfill of Modern Intrusion
109	Cut	Intrusion	Extends along northeast foundation trench (> 6.3m long NW-SE).	< 0.85m	Modern Intrusion
110	Deposit	Fill of 111	Medium dense infill of mid grey laminated siltstone / mudstone.	<i>circa</i> 0.55m	Backfill of Foundation Trench
111	Cut	Trench	Straight-sided feature with flat base. Extends beyond each end of the southwest foundation trench (> 3m long NW-SE). The cut is some 0.8m wide (NE-SW).	<i>circa</i> 0.55m	Foundation Trench

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Appendix II

Written Scheme of Investigation

WRITTEN SCHEME OF INVESTIGATION

FOR AN ARCHAEOLOGICAL MITIGATION

**AT MIDLAND BANK, FORMER HSBC BUILDING, EAST STREET,
RHAYADER, POWYS**

Prepared for:

Bowen Consultants Ltd, on behalf of Terry Hutchinson & Sons Builders

Planning Application Number: P/2016/1009

Project No: 2520

22.05.2017



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Figure 1. Map with location of site within Powys

Figure 2. Map with location of site within Rhayader

Figure 3. Detailed plan of the site, showing areas of proposed investigation

Summary

This Written Scheme of Investigation (WSI) details a programme of archaeological mitigation to be undertaken by Archaeology Wales at the request of Bowes Consultants Ltd, on behalf of Terry Hutchinson & Sons Builders.

The archaeological mitigation will consist of a watching brief, and will be undertaken during ground works associated with the proposed development of 'Change of use of ground floor from Class A2 financial & professional services to Class A1 retail use, change of use of first floor from residential use class C3 to Class A1 retail use together with erection of a rear single storey extension and installation of ATM' at Midland Bank (Former HSBC Building), East Street, Rhayader, centred on SN 97173 68034. The associated Planning Application No. is P/2016/1009.

Information retained within the Regional Historic Environment Record indicates that the development is located within the medieval historic core of Rhayader and to the rear of a frontage which would have formed part of the layout of the medieval settlement. In consequence, a watching brief has been recommended by Clwyd-Powys Archaeological Trust, in their capacity as advisors to the Local Planning Authority, to be undertaken by an archaeological contractor during all groundworks.

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 a programme of archaeological mitigation (watching brief) to be undertaken in association with the proposed development of 'Change of use of ground floor from Class A2 financial & professional services to Class A1 retail use, change of use of first floor from residential use class C3 to Class A1 retail use together with erection of a rear single storey extension and installation of ATM' at Midland Bank (Former HSBC Building), East Street, Rhayader, centred on NGR 297173 268034 (SN 9717368034). The associated Planning Application No. is P/2016/1009 (Figures 1 and 2).

This WSI has been prepared by Aurea Izquierdo Zamora, Project Manager, Archaeology Wales Ltd (henceforth - AW) at the request of Bowen Consultants Ltd, on behalf of Terry Hutchinson & Sons Builders (henceforth – the client).

The methodology set out in this WSI has been agreed with Clwyd-Powys Archaeological Trust (henceforth – CPAT) in its capacity as archaeological advisors to the Local Planning Authority, Powys County Council.

CPAT has recommended that an archaeological mitigation (watching brief) of the development area is undertaken during all groundworks related to the planning application to mitigate the impact of the proposed development on the archaeological resource.

The recommendations made by CPAT are set out in a letter to Powys County Council dated 19/10/2016, as Condition 5 that reads as follow:

'5. The developer shall ensure that a suitably qualified 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 for 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 Email: markwalters@cpat.org.uk Tel: 01938 553670). After approval by the Local Planning Authority, a copy of the report and resulting archive 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 excavations for the consented development.'

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 8, 2016), Section 6.5, and Welsh Office Circular 60/96. 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 site is a flat, urban parcel of approximately 500 sq. m located at the historic centre of Rhayader, currently occupied by the building of the Middle Bank (formerly HSBC bank office) to the north and a rear yard to the south. It has its entrance directly to the building from East Street, one of the main axis of town, along with North, West and South streets.

The part of the parcel that will be intervened by groundworks is the building located to the front. The yard located to the rear is bounded by garden walls. Regarding the surrounding areas, the parcel is located in between Hafod Hardware store to the east, and The Royal Oak Inn to the west.

The underlying geology on site comprise Rhayader mudstones formation, sedimentary bedrock formed approximately 428 to 439 million years ago (Silurian), within a local environment previously dominated by deep seas (BGS 2017). The surface soils comprise demolition and accumulation deposits formed within the last centuries due to domestic/small industry activity, which would have replaced soils and subsoils from Quaternary period.

3. Archaeological background

Information retained within the Regional Historic Environment Record indicates that the development is located within the medieval historic core of Rhayader and to the rear of a frontage which would have formed part of the layout of the medieval settlement.

The medieval town defences (PRN 3558) were possibly located approximately 200m to the west of the proposed development site, as it can be inferred from documents that evidenced possible 14th century earthworks in the area, now destroyed, and for which has been suggested also a Roman origin (Spurgeon, C J, 1978).

Other medieval finds are located in the nearby area, such as the holy Black Well (PRN 3559) at approximately 300m to the northwest from the development site, and a number of spot finds.

Within the proposed development site, the rear yard has the typical curving narrow shape of a former medieval burgage plot. These rear plot areas typically contain medieval extensions or outbuildings, refuse pits, property boundaries, garden layouts and light industrial activity.

In the possible case of these archaeological features are present on the area, these will be affected by the proposed development. In consequence, a watching brief has been recommended by CPAT to be undertaken during all groundworks, including top soiling, foundation trench cutting, and service trench excavation, in order that an adequate record of any archaeological features revealed by these works can be made.

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 (2016) and currently in the process of review. The early medieval section of the document reviewed the current state of knowledge and understanding of Wales in the period c. AD 400–1070 (Edwards et al. 2005). It was proposed that the following should be given priority:

1. Identification of potential early medieval sites, particularly secular settlements, through collation and assessment of new and existing information sources.
2. Confirmation of potential early medieval sites through fieldwork, trial excavation and the application of dating techniques.
3. Full archaeological investigation and characterisation of a sample of identifiable early medieval sites, both secular and ecclesiastical, in different regions, through

fieldwork and excavation, and an understanding of their location in the wider landscape, both physical and temporal.

4. Detailed analysis of early medieval artefacts and their contexts and characterisation of site assemblages.
5. Identification and analysis of environmental evidence from excavated samples and increased pollen sampling.
6. Analysis of human remains for information on origins, demography, health, nutrition and transfer of pathogens.
7. Improving understanding of the chronological framework for the period through the application of all available methods and increased use of radiocarbon dating, especially on multi-period sites.
8. Engaging with relevant research on early medieval material culture elsewhere in Britain and Ireland thereby setting the evidence from Wales within a broader context.

This watching brief has the capacity to identify areas where subsequent mitigation may contribute to the following published research aims:

- a. Establishing a hierarchy of secular settlement types in a broader landscape, analysing regional and chronological differences and considering the implications for an increased understanding of early medieval society in Wales.
- b. Constructing a better understanding of the economy: organisation and exploitation of land and resources, the impact of climate and other changes on the landscape, craftworking and mechanisms of exchange and trade.
- c. Gaining insights into the chronology and process of Christian conversion, the evolution and changing functions of religious sites and the broader impact of these on the landscape and early medieval society in Wales.
- d. Building increased understanding of the changing relationships and mechanisms of contact between different parts of Wales with England, the Irish Sea zone and further afield, as well as the survival of Romano-British culture and the Viking impact (Edwards et al. 2005, 43).

Broader themes are also to be addressed as follows: the extent, nature, economy and character of settlement and landscape use; the relationships between landscape, geomorphology and soil types, the type and date of land-use within the site; the reliability of earlier geophysical surveys with regards to feature type/date and soil/geology.

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 with the exact date, at least five days prior commencement of the works.

5.2. Report delivery

The report will be submitted to the client and to CPAT 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 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 the client, CPAT 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, the client and CPAT.

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* (2002).

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, the client 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)

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 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 for approval on behalf of Planning Authority.

Representatives of CPAT 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 has had the opportunity to inspect it, unless permission has been given in advance. CPAT 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 CIfA 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 the client and CPAT 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.

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 Aurea I. Zamora (AW Project Manager) and the fieldwork undertaken by a suitable archaeologist from Archaeology Wales. Any alteration to staffing before or during the work will be brought to the attention of CPAT and the client.

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

British Archaeological Survey, 2017.

<http://mapapps.bgs.ac.uk/geologyofbritain/home.html>. Retrieved 22.05.2017.

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

- *Standard and Guidance for archaeological watching briefs.*

Edwards, N., Lane, A., Bapty, I. and Redknap, M. 2005. *Early Medieval Wales: a framework for archaeological research*. In *Archaeology in Wales*, Volume 45.

Spurgeon, C. J. 1978. Rhayader. In *Archaeology in Wales*, Volume 18.

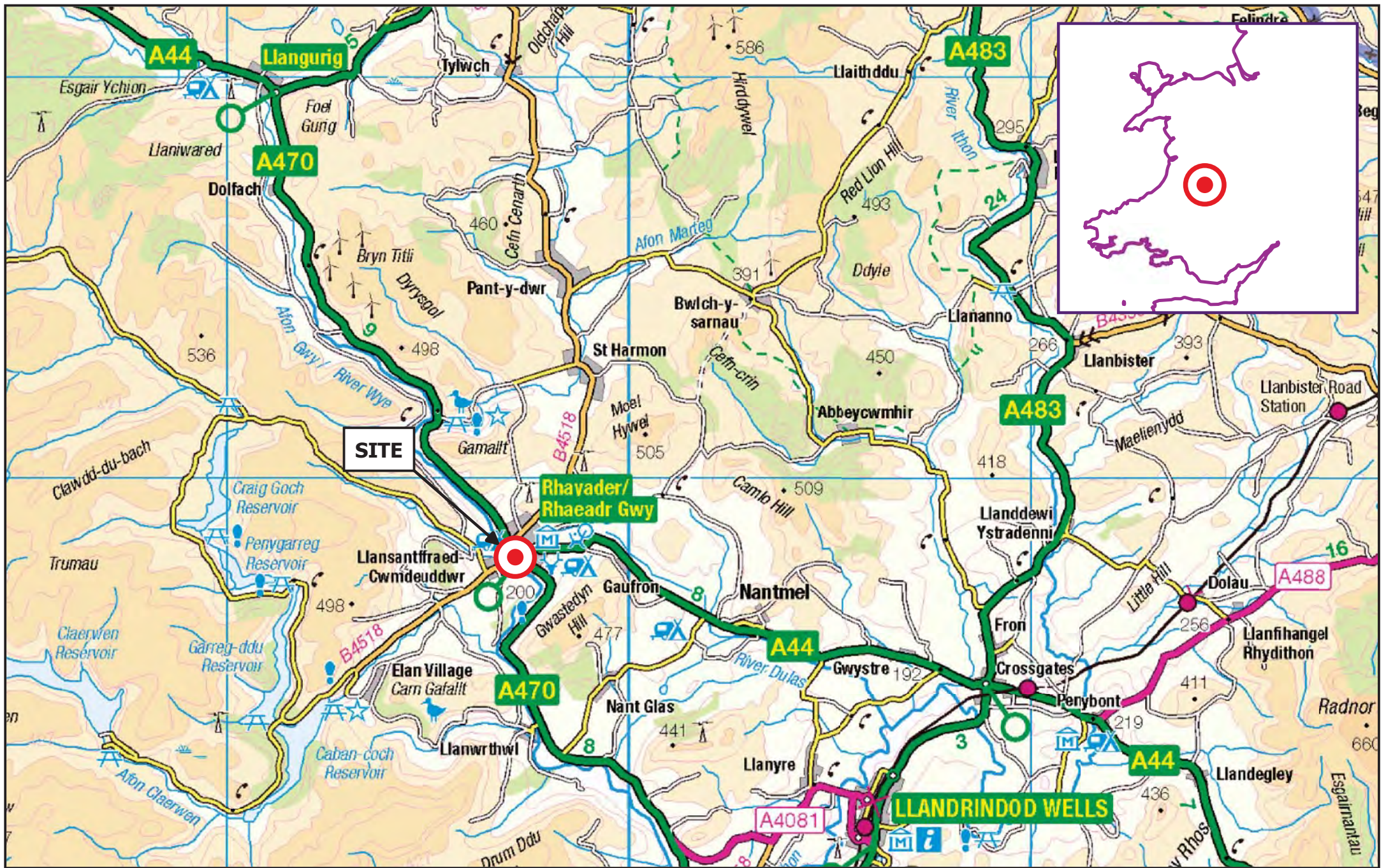
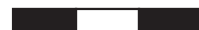


Figure 1: Location Map of site (target) within Powys; scale: 1:120,000



0 1 2 3 Km



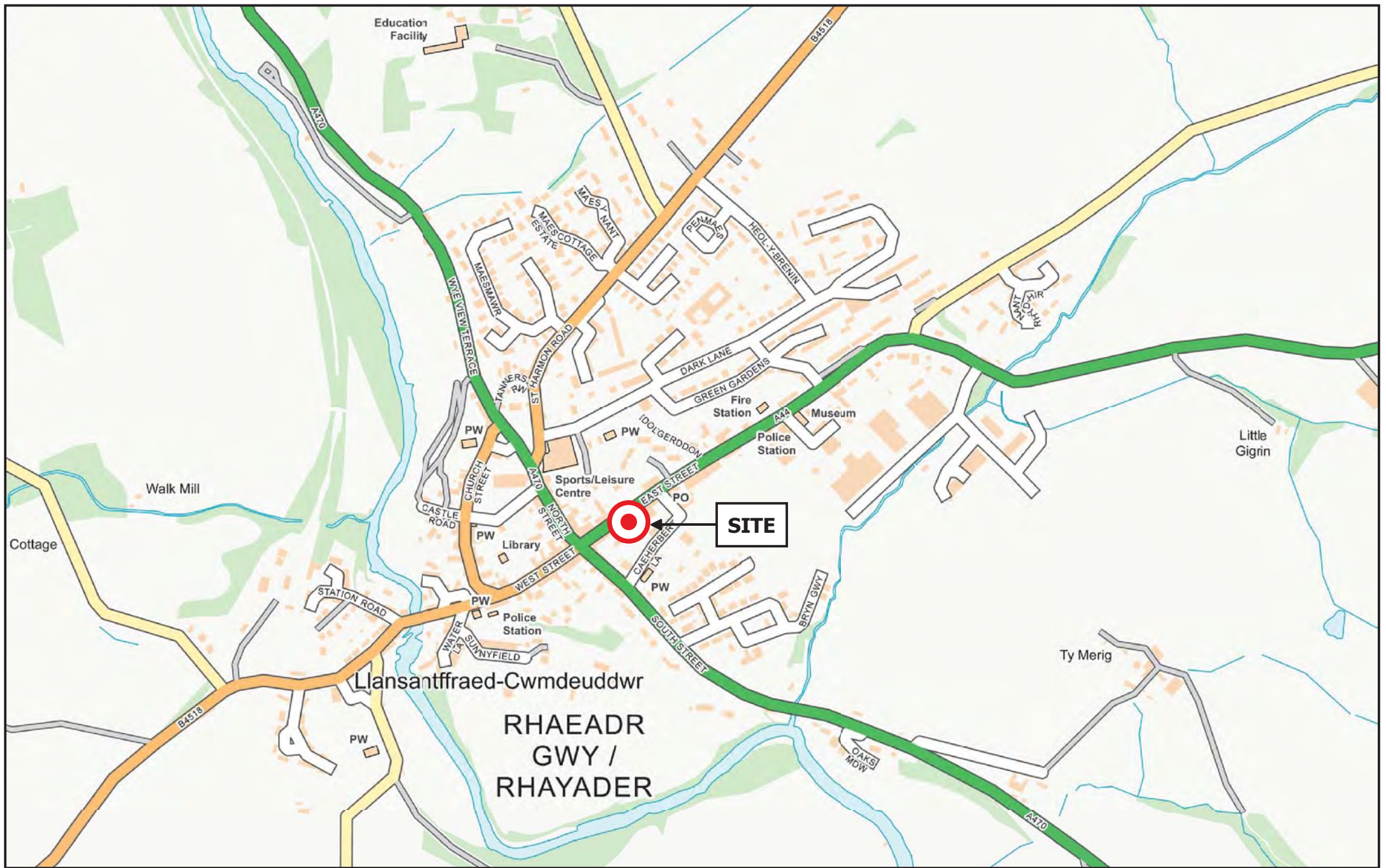
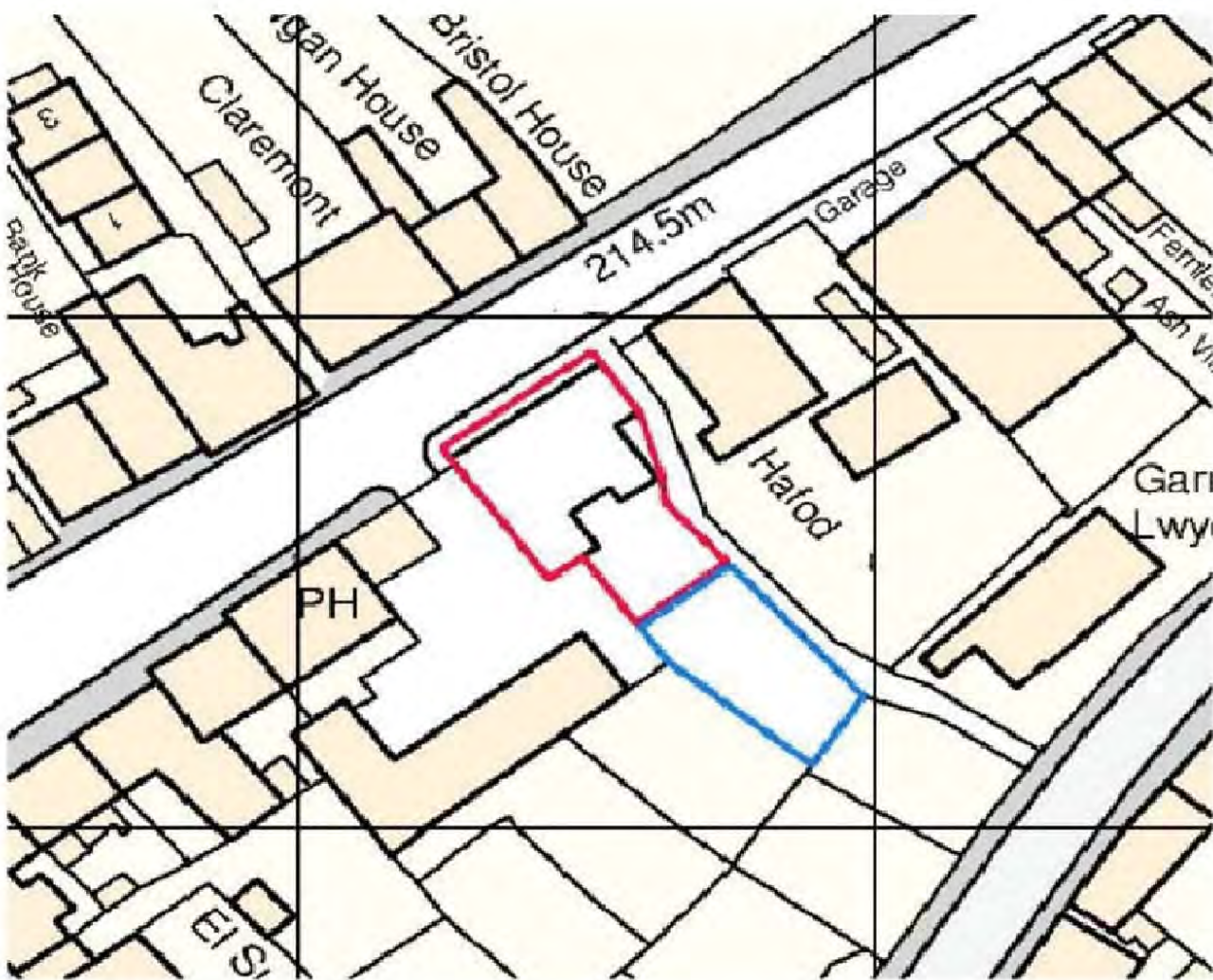


Figure 2: Location Map of site (target) within Rhayader; scale: 1:7,500



DENOTES EXTENT OF PLANNING APPLICATION AREA
 DENOTES EXTENT OF SITE AREA UNDER APPLICANT OWNERSHIP



archerstevanage | suiteB4 first floor | mindenhall court |
 high street | stevenage | SG13UN t: 01438 365 968
 archersmanchester | 5th floor | oilbase | 40 princess street
 manchester | M16DE t: 0161 226 6020
 e: arc@archerarchitects.co.uk www.archerarchitects.co.uk
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 All dimensions to be verified on site.

Client: **SOUTH CAVE ASSETS LTD**
 Project: **EAST STREET, RHAYADER
 LD6 5DU**
 Dwg title: **LOCATION PLAN**

Scale	Drawn	Ch.kd
1:1250@A4	AE	AA
Date	Issuing Discipline	
26/09/2016	architecture	
Drawing number	Rev.	
6051(P)010	#	

Figure 3: Location plan of site and site outline (red) within Rhayader (from Archer Architects source); scale: 1:1,250



Archaeology Wales

Appendix III

Archive Cover Sheet

ARCHIVE COVER SHEET

Former HSBC, East Street, Rhayader, Powys

Site Name:	Former HSBC, Rhayader
Site Code:	HBR/17/WB
PRN:	16191 (Rhayader Multi-period Settlement)
NPRN:	309594 (Rhayader Multi-period Settlement)
NGR:	297175, 268035 (SN 9718 6804)
Site Type:	Historic Settlement / Brownfield
Project Type:	Watching Brief
Project Manager:	Aurea Izquierdo Zamora
Project Dates:	May 2017
Categories Present:	Post-Medieval / Modern
Location of Original Archive:	AW
Location of Duplicate Archives:	RCAHMW
Number of Finds Boxes:	None
Location of Finds:	AW
Museum Reference:	N/A
Copyright:	AW
Restrictions to Access:	None

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