

**HISTORIC ENVIRONMENT
DESK-BASED ASSESSMENT
FOR A RESIDENTIAL SCHEME
ON LAND OFF TUDOR ROAD,
WYESHAM, MONMOUTHSHIRE
NGR: SO5215012230**



Report by: Trysor

For: Edenstone Homes Ltd

March 2024



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By

Jenny Hall, MCIfA & Paul Sambrook, MCIfA
Trysor

Trysor Project No. 2024/930
HER Event Record PRN GGAT E007862

For: Edenstone Homes Ltd

March 2024

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Cover photograph: The remains of a former barn, Project ID 22, in the southern part of the proposed development site, looking west.

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RHIF YR ADRODDIAD - REPORT NUMBER: Trysor 2024/930
EVENT RECORD HER PRN – GGAT E007862

DYDDIAD 5^{ed} Mis Mawrth 2024 **DATE** 5th March 2024

Paratowyd yr adroddiad hwn gan bartneriad Trysor. Mae wedi ei gael yn gywir ac yn derbyn ein sêl bendith.

This report was prepared by the Trysor partners. It has been checked and received our approval.

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Croesawn unrhyw sylwadau ar gynnwys neu strwythur yr adroddiad hwn.

We welcome any comments on the content or structure of this report.

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GGAT	Glamorgan Gwent Archaeological Trust
HER	Historic Environment Record
ID Number	A unique number used within this report to identify historic assets. Cross-references to other numbers such as PRNs, NPRNs and Designations are given in a site gazetteer in the Appendices.
NPRN	National Primary Record Number in National Monument Record held by the RCAHMW
PRN	Primary Record Number in regional HER held by Dyfed Archaeological Trust

Date of Revision	Reason	Corrections Made	Requested By

Event Record – GGAT HER

PRN	GGAT E007862
Name	Land off Tudor Road, Wyesham, Monmouth
Type	DESK BASED ASSESSMENT
NGR	SO5215012230
Easting	252150
Northing	212230
Summary (English)	In 2024 Trysor undertook a desk-based assessment for a proposed residential development on land southeast of Tudor road, Wyesham, Monmouth centred on SO5215012230. The proposed development of 50 affordable dwellings would lie within 2 pasture fields with a third small field used as a community open space. © Trysor 2024
Crynodeb (Cymraeg)	Yn 2024 cynhaliodd Trysor asesiad pen bwrdd ar gyfer datblygiad preswyl arfaethedig ar dir i'r de-ddwyrain o Heol Tudor, Wyesham, Trefynwy sydd wedi'i ganoli ar SO5215012230. Byddai'r datblygiad arfaethedig o 50 o dai fforddiadwy yn gorwedd o fewn 2 gae pori gyda thrydydd cae bychan yn cael ei ddefnyddio fel man agored cymunedol. © Trysor 2024
Description	In 2024 Trysor undertook a desk-based assessment for a proposed residential development on land southeast of Tudor Road, Wyesham, Monmouth centred on SO5215012230. The proposed development of 50 affordable dwellings would lie within 2 pasture fields with a third small field used as a community open space. © Trysor 2024
Sources	Trysor, 2024, <i>Historic Environment Desk-Based Assessment for a Residential Scheme on Land off Tudor Road, Wyesham, Monmouthshire</i> NGR: SO5215012230
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Historic Asset Records – GGAT HER

PRN	GGAT To be confirmed – Project ID 16
Name	TUDOR HOUSE
Type	FARMSTEAD
NGR	SO5201412246
Easting	352014
Northing	212246
Summary (English)	Thomas Tudor, who was a well-known artist and land agent, bought a tenement in Wyesham Hadnock around 1830 and built a new homestead for himself. This holding was captured on the tithe survey in 1845. The house was lost to housing development in the 1960s, but the barn, ID number 22, survives today. © Trysor 2024
Crynodeb (Cymraeg)	Prynodd Thomas Tudor, a oedd yn arlunydd ac asiant tir adnabyddus, rhandir ym mhlwyf Wyesham Hadnock tua 1830 ac adeiladodd gartref newydd iddo'i hun yno. Dangoswyd y daliad hwn ar arolwg degwm y plwyf, 1845. Collwyd ei dŷ i ddatblygiadau tai yn ystod y 1960au, ond mae ysgubor y daliad, ID rhif 22, wedi goroesi hyd heddiw. Trysor 2024
Description	Thomas Tudor, who was a well-known artist and land agent, bought a tenement in Wyesham Hadnock around 1830 and built a new homestead for himself. This holding was captured on the tithe survey in 1845. The house was lost to housing development in the 1960s, but the barn, ID number 22, survives today, set in field to the north of the developed area. Part of the walled garden boundary wall also survives to the east of housing along Tudor Road, which is named after the artist. © Trysor 2024
Sources	Trysor, 2024, <i>Historic Environment Desk-Based Assessment for a Residential Scheme on Land off Tudor Road, Wyesham, Monmouthshire</i> NGR: SO5215012230
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PRN	GGAT To be confirmed – Project ID 17
Name	WYESHAM
Type	ROAD
NGR	SO5215012179
Easting	352150
Northing	212179
Summary (English)	A section of an old roadway survives here, running westwards for over 100 metres from Wyesham Lane towards Tudor Road. Wyesham lane continues its line eastwards to the county boundary. The south edge of the road is mostly defined by a drystone wall, which forms a boundary with gardens to the south. The north side is generally a sloping bank. © Trysor 2024
Crynodeb (Cymraeg)	Mae rhan o hen ffordd wedi goroesi yma, yn rhedeg tua'r gorllewin am dros 100 metr o Lôn Wyesham i gyferiad Heol Tudor. Mae Lôn Wyesham yn parhau â'i llinell tua'r dwyrain i ffin y sir. Mae ymyl deheuol y ffordd wedi'i ddiffinio'n bennaf gan wal gerrig sychion, sy'n ffurfio ffin â chyfres o erddi i'r de. Ar y cyfan mae'r ochr ogleddol yn glawdd ar oleddf. © Trysor 2024
Description	A section of an old roadway survives here, running westwards for over 100 metres from Wyesham Lane towards Tudor Road. Wyesham lane continues its line eastwards to the county boundary. The south edge of the road is mostly defined by a drystone wall, which forms a boundary with gardens to the south. The north side is generally a sloping bank. This road is shown on the Ordnance Survey's Original Surveyors Drawing of 1812 (Sheet 43) to run southwestwards for about another 450 metres to join an "Ironway" running parallel to the north side of the River Wye. The line of the "Ironway" roughly corresponds with the modern A466 Redbrook Road. © Trysor 2024
Sources	Trysor, 2024, <i>Historic Environment Desk-Based Assessment for a Residential Scheme on Land off Tudor Road, Wyesham, Monmouthshire</i> NGR: SO5215012230
Copyright	© Trysor 2024

PRN	GGAT To be confirmed – Project ID 18
Name	TUDOR HOUSE
Type	WALL
NGR	SO5206912269
Easting	352069
Northing	212269
Summary (English)	A section of the former garden wall of Tudor House still stands at the eastern edge of the housing development along the eastern side of Tudor Road. This wall was probably erected circa 1830 when Thomas Tudor built a new residence here. It was part of the garden wall to the north of his house, possibly defining the kitchen garden. © Trysor 2024
Crynodeb (Cymraeg)	Mae rhan o hen wal gardd Plas Tudor yn dal i sefyll ar ymyl dwyreiniol y datblygiad tai ar hyd ochr ddwyreiniol Heol Tudor. Mae'n debyg y codwyd y wal hon tua 1830 pan adeiladodd Thomas Tudor breswylfa newydd yma. Roedd yn rhan o wal yr ardd i'r gogledd o'i dŷ, o bosibl yn diffinio'r ardd gegin. © Trysor 2024
Description	A section of the former garden wall of Tudor House still stands at the eastern edge of the housing development along the eastern side of Tudor Road. This wall was probably erected circa 1830 when Thomas Tudor built a new residence here. It was part of the garden wall to the north of his house, possibly defining the kitchen garden. The housing estate was built during the 1960s and this caused the removal of the house and its outbuildings, as well as the southern and western side of the garden wall. The eastern and northern walls were retained as the site boundary however, and largely remained intact when seen in 2024. © Trysor 2024
Sources	Trysor, 2024, <i>Historic Environment Desk-Based Assessment for a Residential Scheme on Land off Tudor Road, Wyesham, Monmouthshire</i> NGR: SO5215012230
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PRN	GGAT To be confirmed – Project ID 19
Name	TUDOR HOUSE
Type	BUILDING
NGR	SO5216912193
Easting	352169
Northing	212193
Summary (English)	The site of a small outbuilding shown to the northwest of Tudor House Barn. This building is not shown on the parish tithe map, 1845, but appeared by the time of the 1886 1:10560 Ordnance Survey map, which was surveyed in 1880. It no longer survives. © Trysor 2024
Crynodeb (Cymraeg)	Safle adeilad fferm bach a ddangosir i'r gogledd-orllewin o Ysgubor Plas Tudor. Ni ddangosir yr adeilad hwn ar fap degwm y plwyf, 1845, ond ymddangosodd erbyn map 1886 1:10560 yr Arolwg Ordnans, a arolygwyd ym 1880. Nid yw'n sefyll mwyach. © Trysor 2024
Description	The site of a small outbuilding shown to the northwest of Tudor House Barn. This building is not shown on the parish tithe map, 1845, but appeared by the time of the 1886 1:10560 Ordnance Survey map, which was surveyed in 1880. It no longer survives. © Trysor 2024
Sources	Trysor, 2024, <i>Historic Environment Desk-Based Assessment for a Residential Scheme on Land off Tudor Road, Wyesham, Monmouthshire</i> NGR: SO5215012230
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PRN	GGAT To be confirmed – Project ID 20
Name	TUDOR HOUSE
Type	BUILDING
NGR	SO5218212192
Easting	352182
Northing	212192
Summary (English)	The site of a small outbuilding shown to the northeast of Tudor House Barn. This building is shown on the parish tithe map, 1845, and later Ordnance Survey maps. It appears to have been removed by the late 20th century. © Trysor 2024
Crynodeb (Cymraeg)	Safle adeilad allanol bach a ddangosir i'r gogledd-ddwyrain o Ysgubor Plas Tudor. Dangosir yr adeilad hwn ar fap degwm y plwyf, 1845, a mapiau Arolwg Ordnans diweddarach. Ymddengys iddo gael ei ddymchwel erbyn diwedd yr 20fed ganrif. © Trysor 2024
Description	The site of a small outbuilding shown to the northeast of Tudor House Barn. This building is shown on the parish tithe map, 1845, and later Ordnance Survey maps. It appears to have been removed by the late 20th century and no longer survives. © Trysor 2024
Sources	Trysor, 2024, <i>Historic Environment Desk-Based Assessment for a Residential Scheme on Land off Tudor Road, Wyesham, Monmouthshire</i> NGR: SO5215012230
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PRN	GGAT To be confirmed – Project ID 21
Name	TUDOR HOUSE
Type	BUILDING
NGR	SO5217212178
Easting	352172
Northing	212178
Summary (English)	The site of an outbuilding shown to the south of Tudor House Barn on the parish tithe map, 1845, but absent from later 19th century Ordnance Survey maps. It had been removed by the time the 1886 1:10560 map was surveyed in 1880. Some stones were seen scattered on its site when visited in 2024. © Trysor 2024
Crynodeb (Cymraeg)	Safle adeilad allanol a ddangosir i'r de o Ysgubor Plas Tudor ar fap degwm y plwyf, 1845, ond sy'n absennol o fapiau Arolwg Ordnans erbyn diwedd y 19eg ganrif. Roedd wedi cael ei ddymchwel erbyn i fap 1886 1:10560 gael ei arolygu ym 1880. Gwelwyd rhai cerrig yn wasgaredig ar ei safle pan ymwelwyd â'r lle yn 2024. © Trysor 2024
Description	The site of an outbuilding shown to the south of Tudor House Barn on the parish tithe map, 1845, but absent from later 19th century Ordnance Survey maps. It had been removed by the time the 1886 1:10560 map was surveyed in 1880. Some stones were seen scattered on its site when visited in 2024. © Trysor 2024
Sources	Trysor, 2024, <i>Historic Environment Desk-Based Assessment for a Residential Scheme on Land off Tudor Road, Wyesham, Monmouthshire</i> NGR: SO5215012230
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PRN	GGAT To be confirmed – Project ID 22
Name	TUDOR HOUSE
Type	BARN
NGR	SO5217412187
Easting	352174
Northing	212187
Summary (English)	<p>A barn which was part of the holding of the well-known artist and land agent Thomas Tudor at the time of the parish tithe survey in 1845. It may have been built around 1830, when Tudor built his house at Wyesham. However, it is said that Tudor bought an earlier tenement when he acquired land to build his house. It is possible therefore that the barn was associated with an earlier house on this site, as it is detached from Tudor's own house, which stood about 150 metres to the west.</p> <p>It remained in use until the second half of the 20th century, but was disused and derelict by the 21st century. © Trysor 2024</p>
Crynodeb (Cymraeg)	<p>Ysgubor a oedd yn rhan o ddaliad yr arlunydd a'r asiant tir adnabyddus Thomas Tudor adeg arolwg degwm y plwyf ym 1845. Mae'n bosibl iddo gael ei adeiladu tua 1830, pan adeiladodd Tudor ei dŷ yn Wyesham. Fodd bynnag, dywedir i Tudor brynu daliad cynharach pan gafodd dir i adeiladu ei dŷ. Mae'n bosibl felly bod yr ysgubor yn gysylltiedig â thŷ cynharach ar y safle hwn, gan ei fod ar wahân i dŷ Tudor ei hun, a safai tua 150 metr i'r gorllewin.</p> <p>Parhaodd mewn defnydd tan ail hanner yr 20fed ganrif, ond roedd yn segur ac yn adfail erbyn yr 21ain ganrif. © Trysor 2024</p>
Description	<p>A field barn which was part of the holding of artist and land agent Thomas Tudor at the time of the parish tithe survey in 1845. It may have been built around 1830, when Tudor built his house at Wyesham. However, it is said that Tudor bought an earlier tenement when he acquired land to build his house. It is possible therefore that the barn was associated with an earlier house on this site, as it is detached from Tudor's own house, which stood about 150 metres to the west.</p>

	<p>It remained in use until the second half of the 20th century, but was disused and derelict by the 21st century. When visiting 2024 it was found to be roofless, but otherwise in good condition, with its mortared, sandstone walls standing to wallplate and gable height. 19th century maps show that there was another building or section attached to the north gable wall of the barn, but there is now no surface evidence for this structure. © Trysor 2024</p>
Sources	<p>Trysor, 2024, <i>Historic Environment Desk-Based Assessment for a Residential Scheme on Land off Tudor Road, Wyesham, Monmouthshire</i> NGR: SO5215012230</p>
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1. Summary

- 1.1 This historic environment assessment has been undertaken by Trysor to examine potential impacts on the historic environment from a proposed residential scheme on land to the southeast of Tudor Road, Wyesham, Monmouth, NGR SO5215012230.
- 1.2 A site visit was undertaken on 16th February 2024 by Trysor to examine the proposed development plot and its surroundings.
- 1.3 The assessment studied the direct and indirect impacts on all recorded historic assets within 1 kilometre radius area, focused on SO5215012230. Designated historic assets within 3-kilometres were also initially assessed but none had potential for impact on their setting and were not assessed further.
- 1.4 The Glamorgan Gwent Historic Environment Record (GGAT HER Enquiry 8053), and data from RCAHMW and Cadw was consulted via the Coflein, Cof Cymru and DataMapWales portals. Historical mapping was also consulted as well as aerial photographs available online and 1-metre LiDAR available through DataMapWales.
- 1.5 There is one Scheduled Monument within a 1-kilometre radius of the centre of the development, MN348, ID number 5. This Scheduled Monument is a pair of World War II pillboxes on the road approaching the Wye Bridge. There would be no direct impact on the structures and no change in their setting or significance which lie nearly 1-kilometre away from the proposed development with housing estates in between.
- 1.6 There are 9 Listed Buildings within a 1-kilometre radius of the development. No potential impact was identified for any of them as they would not be directly impacted and they were not intervisible, or visible within the same view, as the development.
- 1.7 There is one Registered Park and Garden within the 1-kilometre radius, The Kymin, GT5. The registered area lies up slope to the northeast of the proposed development. There are impressive long views from the Kymin to the west and northwest, but the development site is sheltered from the view by the lie of the slope and trees. There would be no impact on the Registered Park and Garden.
- 1.8 The proposed development site lies within the Wyesham character area of the Lower Wye Valley Historic Landscape. This character area is characterised by 20th century development including housing estates, leisure facilities and industrial units. The proposed development would not alter its character.
- 1.9 There are no World Heritage Sites, or Conservation Areas within the 1-kilometre radius of the development.

- 1.10 The land included in the proposed development site was formerly part of the Tudor House holding established by the artist and land agent Thomas Tudor around 1830. His mansion was demolished in the mid-20th century, but the now derelict barn (ID number 22) and three outbuildings (ID numbers 19, 20 & 21) were part of Tudor's landholding. The 1812 Ordnance Survey Original Surveyors Drawings appear to show that there was a dwelling in the vicinity of the barn, perhaps associated with the previously existing tenement purchased by Thomas Tudor around 1830, before he built his own mansion (Tudor House) further to the southwest. The proposal to build over or landscape this area and demolish the barn creates a Very High, Direct physical impact on this group of historic assets.
- 1.11 The assessment has also identified a surviving section of the wall, (ID Number 18) which defined the walled garden of Tudor House at the western end of the proposed development area.
- 1.12 A now disused section of parish roadway (ID Number 17) is still present along the southern edge of the proposed development area.
- 1.13 Elements of the post-medieval field system define the northern and eastern edge of the proposed development area, surviving as very denuded earthwork banks.
- 1.14 Several mitigations may be considered necessary to protect historic environment interests in association with the proposed development.
- 1.14.1 The stonework of the derelict barn is relatively intact, and it has an association with a person of historic importance, Thomas Tudor. If retention is not possible, the minimum response to the proposed development would be to undertake a full building record of the barn before it is demolished.
- 1.14.2 It is thought that a watching brief would be a minimal response to groundworks in the vicinity of the barn, including the barn itself, the areas of the three lost outbuildings ID numbers 19, 20 & 21 and the area to the north of the barn where there appears to once have been another section of the barn or another building attached to its northern gable end. Targeted evaluation trenches to assess the archaeological potential may also be considered an appropriate response for this part of the proposed development site.

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3. Introduction

- 3.1 LRM Planning of 22 Cathedral Road, Cardiff CF11 9LJ, on behalf of their client Edenstone Homes Ltd, Building 102, Wales One Business Park, Magor, NP26 3DG, commissioned Trysor heritage consultants to undertake an historic environment desk-based assessment, including a potential impact on setting of designated historic assets, from a proposed residential scheme centred on SO5215012230, see Figure 1.
- 3.2 A pre-application consultation ended on Friday 1st March 2024 for 18 one-bedroom flats, 12 two-bedroom houses. 18 three-bedroom houses and two four-bedroom houses.
- 3.3 A Written Scheme of Investigation (WSI), see Appendix E, was prepared guided by the Chartered Institute for Archaeologists' Standard and Guidance for Historic Environment Desk-based Assessment (CIfA, 2020). The WSI approved by the planning archaeologist at Glamorgan Gwent Archaeological Trust.

*Historic Environment Desk-Based Assessment
for a Residential Scheme on Land off Tudor Road,
Wyesham, Monmouthshire NGR: SO5215012230*

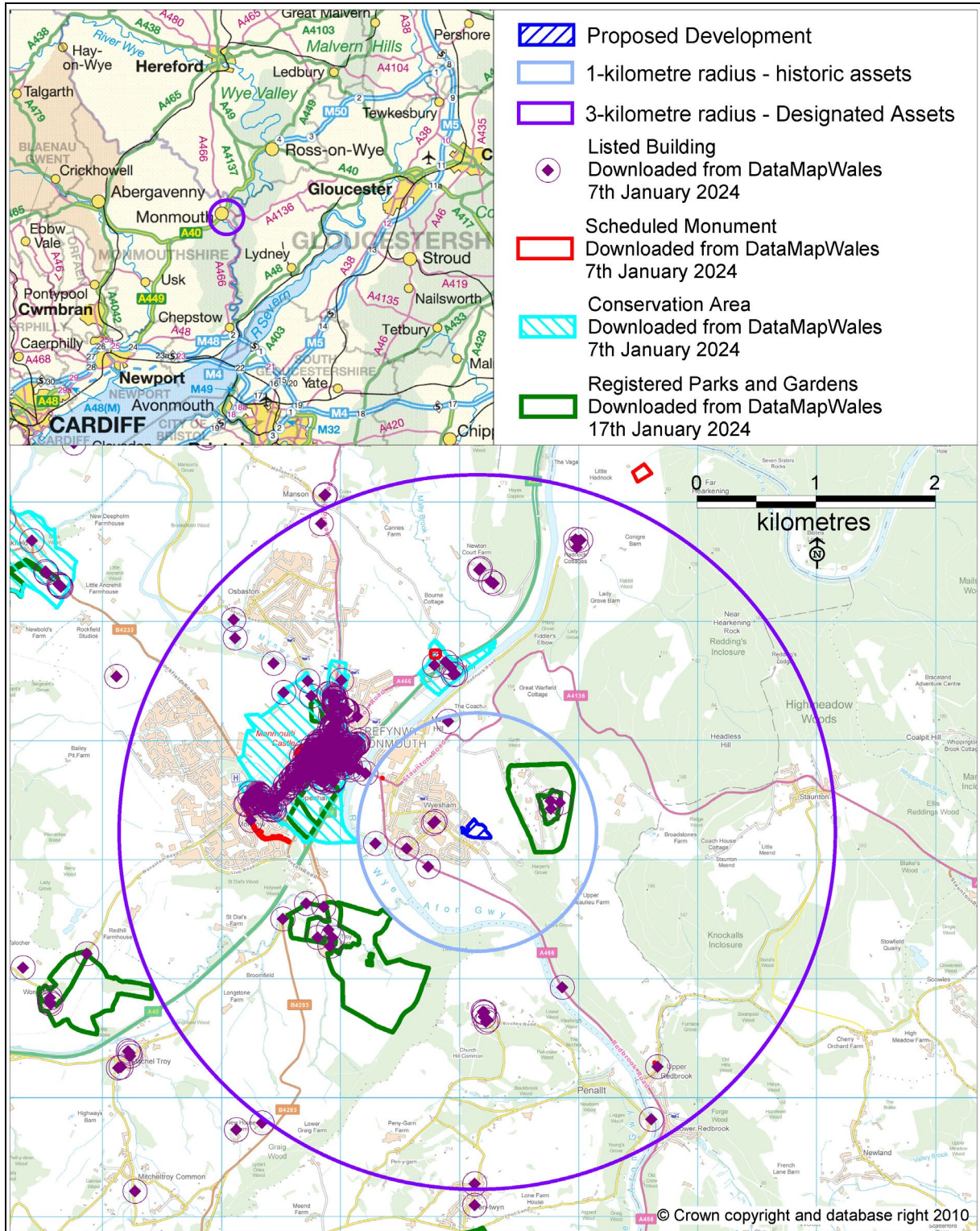


Figure 1: Location of the proposed development, showing the agreed 1-kilometre radius assessment area and the proposed 3-kilometre radius for the assessment of designated historic assets. After an initial assessment it was established that there would be no impact on setting for the designated assets within this wider area. The development plot infills an area and adds little extra depth to the housing estates of Wyesham. The houses and other buildings of Wyesham block most views.

4. The development

4.1 The proposed development would consist of a residential development of 50 affordable dwellings, including sustainable drainage proposals, landscape planting, car parking, waste storage facilities and associated works on land off Tudor Road, Wyesham, Monmouth.

5. Methodology

5.1 The desk-based assessment has considered known historic assets within a 1-kilometre radius circle centred on SO5215012230. This was the area agreed within the Written Scheme of Investigation; see Appendix E and Figure 1.

5.2 The desk-based assessment process has helped develop an understanding of the archaeology and landscape of the surrounding area, and to assess any direct or indirect impacts. Historic assets have been given a project ID number for the purposes of this report; other reference numbers are cross referenced in Appendix A.

5.3 Data from the regional Historic Environment Record held by Glamorgan Gwent Archaeological Trust was acquired for the 1-kilometre radius assessment area (GGAT HER Enquiry 8053).

5.4 Historic mapping was consulted. The maps used included the early 19th century Ordnance Survey Original Surveyors Drawings, as well as late 19th and 20th century 1:2500 scale Ordnance Survey mapping and parish tithe maps.

5.5 A field visit was made by Trysor to the potential location of the development, and the surrounding area, on 16th February, 2024. Visible archaeological features within the area that would be directly affected by the development were searched for and any other historic assets on which there may be a direct impact recorded. The wider landscape was also studied taking note of topography, vegetation and structures.

5.6 Aerial photographs on Google Earth, dating to 2004, 2006, 2013, 2015, 2018, 2020, 2021 and 2023, were used to inform the assessment as well as aerial photographs from the Welsh Government's Aerial Photographic Unit dating to 1946, 1948, 1951, 1966, 1972, 1975, 1985, 1987, 1991, 1993 and 2000. One metre resolution LiDAR data was available the development area from DataMapWales.

5.7 Modern mapping was used to assess current public access.

5.8 All information gathered during the desktop assessment and site visit was entered into a bespoke database created in Access 2003 to form an assessment dataset.

5.9 The final dataset is the source of the material output in this report, including the GIS mapping which illustrates the location of historic

assets in the area, and the tables and appendices which provide detailed information on the historic assets within the study area.

- 5.10 Each of the records in the final assessment 1 kilometre radius dataset was assessed for Period, Rarity, Documentation, Group Value, Survival/Condition, Fragility/Vulnerability, Diversity, and Potential¹, as well as Evidential Value, Historical Value, Aesthetic Value, Communal Value². Once these had been considered the significance of each historic asset was determined and scored in accordance with the categories adopted by the Welsh Archaeological Trusts i.e. Nationally Important, Regionally Important, Locally Important, Minor and Features Needing Further Investigation (Unknown), see Figure 6. Full details of this exercise are given in Appendix A. The setting and any impact on significance was assessed following the best-practice guidance set out in Cadw's *Setting of Historic Assets* (Cadw, 2017).
- 5.11 The Direct and Indirect impact on each historic asset was assessed taking into account both physical and non-physical impacts. Levels of impact are recorded using the terms None, Very Low, Low, Medium, High or Very High. An impact can be negative or positive. Where impacts have approximately equivalent positive and negative values, the term Neutral is used.

¹ Period, Rarity, Documentation and Group Value are criteria defined in Technical Advice Note 24: The Historic Environment, 2017, p. 34-35.

² Evidential Value, Historical Value, Aesthetic Value and Communal Value are criteria defined in Cadw's Conservation Principles publication, 2011.

6. The Development Site

- 6.1 The development site on the north-eastern boundary of the settlement of Wyesham consists of three pasture fields, which have effectively amalgamated into one large parcel of pastureland due to the loss of sections of their defining boundaries. The site measures approximately 2.05ha and is centred on SO5215012230.
- 6.2 The overall site is broadly triangular in shape, bounded by hedges/trees on most sides. Part of a former field boundary, now a line of mature trees, remains within the site. The topography of the site rises from west-southwest to east-northeast.
- 6.3 The geology of the development area comprises of sedimentary rocks of the St Maughans Formation, which include interbedded argillaceous rocks and sandstone formed between 419.2 and 393.3 million years ago during the Devonian period.
- 6.4 The soils of the development site are categorised as *Soilscape 8: Slightly acid loamy and clayey soils with impeded drainage* on the LandIS soil map (Cranfield University, 2019). These are soils with moderate to high fertility, with impeded drainage but used for arable and pasture.

7. Archaeological & Historical Overview

- 7.1 There are no recorded archaeological sites within 1 kilometre of the proposed development which predate the Medieval period. A putative Iron Age hillfort recorded on The Kymin (ID number 1) is believed to be an erroneous record from the early 20th century, arising from the misinterpretation of geological features on the hill. No trace of such a hillfort has been noted by modern archaeologists and LiDAR imagery of the hill shows no trace of such a monument.
- 7.2 The earliest recorded feature within the assessment area is the former medieval chapel known as The Cell (ID number 2). This building is now part of an occupied residence, but its origins are thought to lie in a chapel which was probably established before 1186, when it is mentioned in a Papal Bull as a possession granted to Abbey of St Florent at Saumur, France. Over the centuries it was used as a church, a vicarage and a poorhouse, but was converted into a private residence in 1890.

7.3 Post Medieval & Modern (1536 to present day)

- 7.3.1 Most of the historic assets recorded within the assessment area are of Post Medieval date, nearly all with origins in the period after 1800.
- 7.3.2 One of the most interesting post-medieval historic assets in the assessment area is the parkland known as The Kymin (ID number 6), which occupies the prominent hilltop of that name some 500 metres to

the northeast of the proposed development site. The parkland was developed as a popular attraction for the people of Monmouth by 1794. The Roundhouse (Listed Building No.2222) was built on the summit in that year and was used as a dining club for the Monmouth Picnic Club. A carriageway was built to the hilltop in 1800, when The Naval Temple (Listed Building No.2221) was also built close to The Roundhouse, commemorating Britain's important naval victories of that period.

- 7.3.3 A number of post-medieval farmsteads and dwellings are also included in the archaeological record within the assessment area. Most notable, in respect to this assessment, is the now lost holding of Tudor House (ID number 16), which was probably created by 1830, when an older tenement was purchased by the well-known local artist and land agent Thomas Tudor (1785-1855) and furnished with a new mansion for himself and his family (Bradney, 1907, 24).
- 7.3.4 Tudor is a significant historical figure in local terms and is remembered in particular for his artistic talents at a young age. Thomas and his brother John, at the ages of 13 and 15 respectively, provided the illustrations for Archdeacon William Coxe's "Historical Tour in Monmouthshire" in 1798. He also exhibited 17 landscapes and portraits at the Royal Academy between 1809 to 1819
- 7.3.5 It is possible that the tenement that Tudor bought at Wyesham included an earlier house at a different location to that of Tudor House. The 1812 Original Surveyors Drawing, see figure 2, produced by the Ordnance Survey appears to show a dwelling in the approximate area of the barn, ID number 22.
- 7.3.6 It is not known what the name of the holding was when Thomas Tudor and his wife and son lived at the property, but during the 20th century it was known as Tudor House. The parish tithe survey shows it to be a 16-acre holding, including the house, lawns, a garden, several arable and pasture fields, outbuildings and a barn, see figure 3.
- 7.3.7 The mansion and most of its outbuildings and gardens were lost when the new housing estate along Tudor Road, named after Thomas Tudor, was built in the early 1960s. However, a small part of the boundary wall (ID number 18) of its walled garden still survives to the east of Tudor Road. The barn (ID number 22) which was associated with Tudor House, which stood in a field 150 metres to the east of the former mansion, still survives, but is now roofless. Historic Ordnance Survey maps show that the barn originally extended further north than at present, see figures 3 & 4. A mortar sample taken during the site visit shows that the lime mortar used in the construction is of late 18th or early 19th century date, see Appendix C. Three 18th or 19th century outbuildings associated with the barn had been removed by the late 20th century (ID numbers 19, 20 & 21) but archaeological evidence of these may survive. It is possible

that the barn itself was associated with the earlier tenement purchased by Tudor by 1830.

7.3.8 150 years ago, Wyesham was still a very rural area, with a relatively sparse population away from the area closest to Monmouth. It lies within Dixton Hadnock parish, the Vicarage (ID number 15) of which is a fine listed building known as Dixton Lodge. In 1874 a new church, St. James (ID number 25) was built further south, which now stands amongst the housing estates of the much-enlarged village. It was designed by the architect J.P.Seddon and is listed along with its entrance gateway (ID number 24).

7.3.9 There are a number of features associated with the early communications routes of the district which have also been recorded in the assessment area. These include a pre-1900 parish roadway (ID number 17), which passes immediately to the south of barn ID number 22. Most of this road has been lost to development to the southwest, but to the east it continues as Wyesham Lane. A listed milestone (ID number 23) on Redbrook Road (A466) stands on the line of the early 19th century Monmouth to Chepstow turnpike road. Further south, the fine Duke of Beaufort Bridge (ID number 3) still crosses the Wye. It was built for the Ross & Monmouth Railway in 1874.

7.4 A small number of sites of Modern origin are also recorded within the assessment area. Most notable of these is a Second World War pillbox (ID number 5), one of several in the wider area, which protected the Wye bridge between Wyesham and Monmouth and still survives intact to the north side of the A4136 road.



Figure 2: The Ordnance Survey Original Surveyors Drawing of 1812 (Chepstow Sheet) is indistinct. Houses are shown in red and the red mark circled appears to be at the location of barn ID number 22, to the north side of road ID number 17. This may indicate that there was a house near the barn, on the tenement purchased by Thomas Tudor by 1830. Source: British Library.

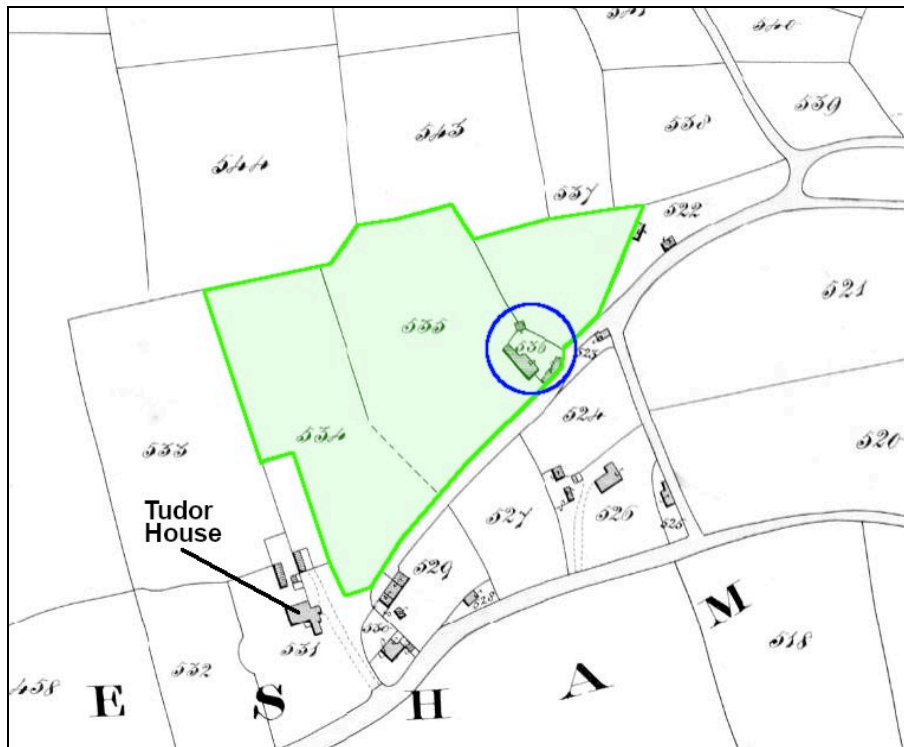


Figure 3: The Dixon Hadnock parish tithe map of 1845, with the Proposed development area shaded green. Tudor House is to the left and its barn ID number 15 is circled in blue. Llyfrgell Genedlaethol Cymru - The National Library of Wales.

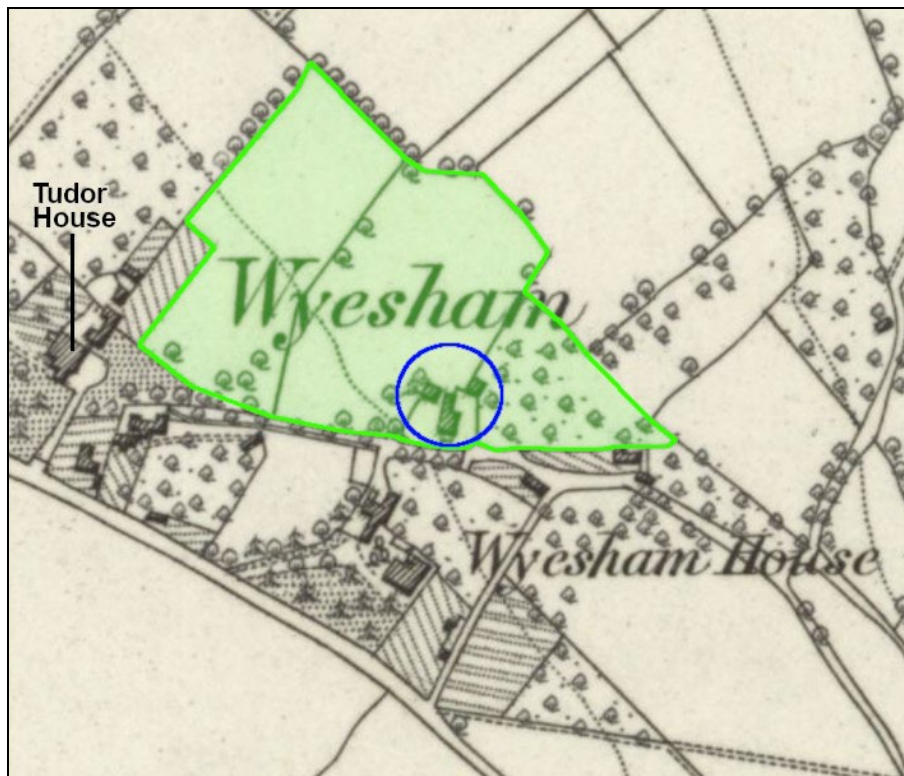


Figure 4; The 1886 1:2500 Ordnance Survey map with the proposed development area shaded green. Tudor House is seen to the left and its barn is circled in blue. Reproduced with the permission of the National Library of Scotland

8. Data Collation

8.1 The HER enquiry for the 1-kilometre radius assessment area yielded 23 records for historic assets as a mixture of point data and polygons (GGAT HER Enquiry number 8053).

- 18 historic assets supplied as point data only
- 5 historic assets supplied as polygon data only
- 4 historic assets supplied as both point and polygon data

8.2 After the walkover survey visit, the historic map search, and the rapid assessment of the readily available data the final dataset to assess impact on historic assets within the 1-kilometre radius assessment area contained 25 records for historic assets.

8.2.1 Nine records were removed from the dataset. These were

- One record for a findspot where the artefact had been removed and there was no potential impact.
- Five records where the location of the historic asset was not known and impact on it could not be assessed.
- One record for a site in Caerleon, not in Wyesham
- Two railways which were now disused and there was no potential impact

8.2.2 Eleven new historic asset records were created, see table 1 below. These included 4 listed buildings for which there was no record in the Historic Environment Record and 7 records for features recorded within, or partly within the development plot.

Site						
Project_ID	PRN	NPRN	Status	Status Ref	Site name	Type
24			Listed Building	85197	ST. JAMES' CHURCH, GATE PIERS AND GATES	GATE
25		306915	Listed Building	81041	ST. JAMES' CHURCH	CHURCH
15		36811	Listed Building	85193	DIXTON LODGE	VICARAGE
23			Listed Building	35211	REDBROOK ROAD	MILESTONE
22					TUDOR HOUSE	BARN
21					TUDOR HOUSE	BUILDING
20					TUDOR HOUSE	BUILDING
18					TUDOR HOUSE	WALL
17					WYESHAM	ROAD
16					TUDOR HOUSE	FARMSTEAD
19					TUDOR HOUSE	BUILDING

Table 1: Newly created records for historic assets.

9. Assessment of Significance

9.1 The significance of each historic asset was determined and scored in accordance with the glossary for Importance (Significance) categories for Wales i.e. International, National, Regional, Local, Minor, Not Recorded and Site Requiring Further Investigation (Unknown)³. Full details of this exercise are given in Appendix A and Figure 5 but Table 2 below summarises the assessed significance.

9.2 Within the final dataset for the 1-kilometre assessment area there was one Scheduled Monument and six Listed Buildings and one Registered Historic Parks and Gardens. No other historic assets were assessed as being of National importance.

Project ID	Historic Asset Name	Historic Asset Type	Significance	Status
15	DIXTON LODGE	VICARAGE	Nationally Important	Listed Building
2	THE CELL (WYESHAM CHAPEL)	CHAPEL	Nationally Important	Listed Building
3	THE DUKE OF BEAUFORT BRIDGE	RAILWAY BRIDGE	Nationally Important	Listed Building
5	MAYHILL	PILLBOX	Nationally Important	Scheduled Monument
6	THE KYMIN	PARKLAND	Nationally Important	Registered Park and Garden
23	REDBROOK ROAD	MILESTONE	Nationally Important	Listed Building
24	ST. JAMES' CHURCH, GATE PIERS AND GATES	GATE	Nationally Important	Listed Building
25	ST. JAMES' CHURCH	CHURCH	Nationally Important	Listed Building
12	DIXTON FARM	FARMSTEAD	Locally Important	-
4	WYE VALLEY RAILWAY	RAILWAY	Locally Important	-
13	THE GARTH	FARMSTEAD	Locally Important	-
16	TUDOR HOUSE	FARMSTEAD	Locally Important	
17	WYESHAM	ROAD	Locally Important	
18	TUDOR HOUSE	WALL	Locally Important	
22	TUDOR HOUSE	BARN	Locally Important	
1	KYMIN HILL, MONMOUTH	HILLFORT (POSSIBLE)	Minor Importance	-
7	LIVOX COTTAGE, TROY FARM, NEAR MITCHEL TROY	COTTAGE	Minor Importance	-
8	LIVOX BAKEHOUSE, TROY FARM, NEAR MITCHEL TROY	BAKEHOUSE	Minor Importance	-
9	WYESHAM	TRAMWAY	Minor Importance	
10	WYESHAM CLAY PITS	CLAY PIT	Minor Importance	

³ The glossary gives letter codes but in order to improve readability, the definition of each level of importance is given not the code, <https://heritagedata.org/live/schemes/14/concepts/508305.html>

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Project ID	Historic Asset Name	Historic Asset Type	Significance	Status
11	HILL FARM	FARMSTEAD	Minor Importance	-
14	UPPER BEAULIEU FARM	FARMSTEAD	Minor Importance	-
19	TUDOR HOUSE	BUILDING	Unknown	
20	TUDOR HOUSE	BUILDING	Unknown	
21	TUDOR HOUSE	BUILDING	Unknown	

Table 2: Assessed significance of historic assets

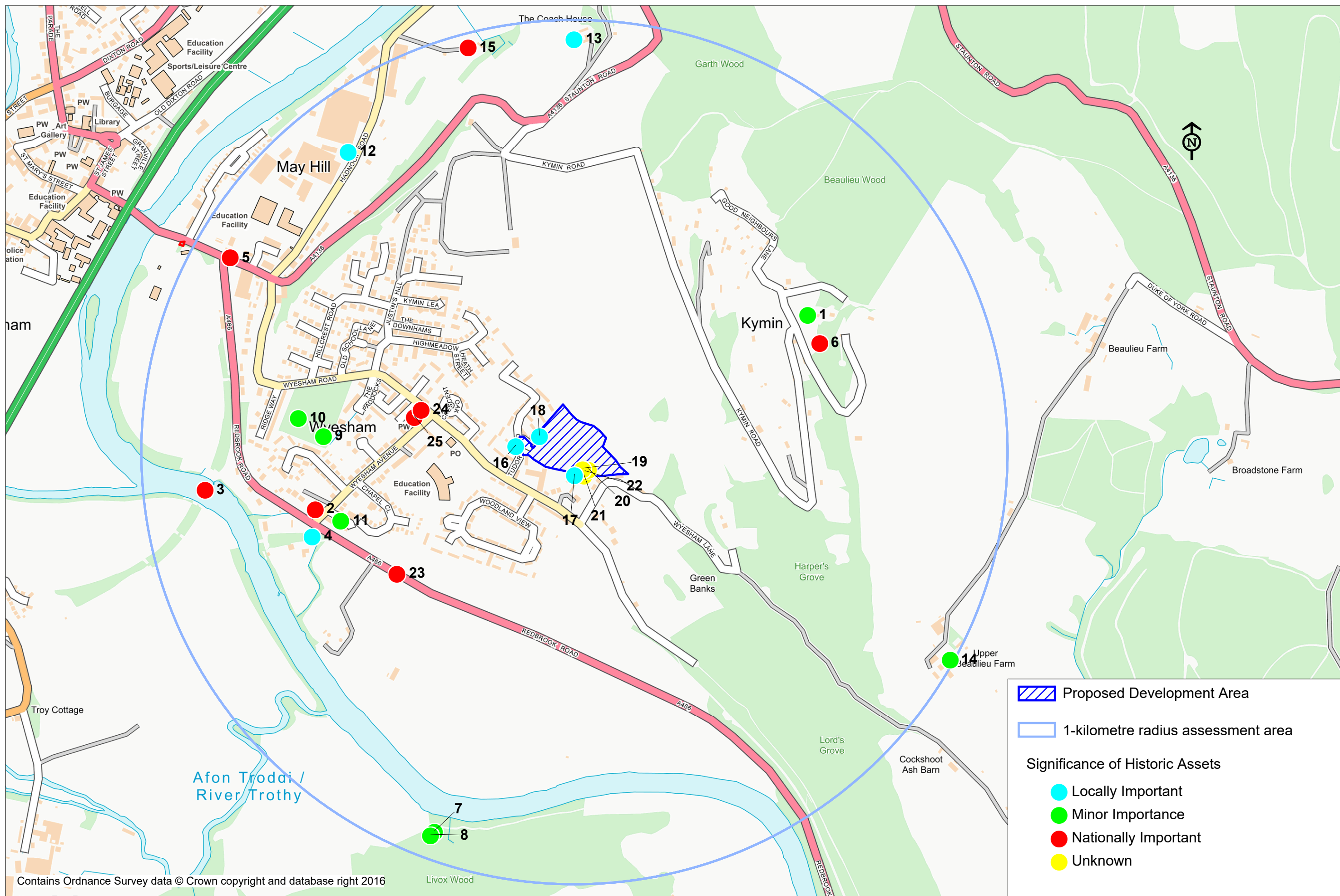


Figure 5: The 1-kilometre assessment area showing the importance of historic assets, labelled with project ID number

10. Assessment of Impact

10.1 The Direct and Indirect impact on each historic asset was assessed taking into account both physical and non-physical impacts. Each impact was assessed within the scale Very Low, Low, Moderate, High and Very High, taking into account the significance of the historic asset and the nature of the impact. An impact could be Negative or Positive and where impacts have equivalent positive and negative values, the term Neutral is used. A full table is found in Appendix A but a summary is tabulated in Table 3 below and illustrated in Figure 7.

10.1.1 Designated historic assets within 3-kilometres were also initially assessed but none had potential for impact on their setting and were not assessed further.

Project ID	Historic Asset Name	Historic Asset Type	Level of Direct Impact	Level of Indirect Impact	Level of Impact in Setting	Level of Impact on Significance
22	TUDOR HOUSE	BARN	Very High	Very High	Very High	Very High
20	TUDOR HOUSE	BUILDING	Very High	Very High	Very High	High
19	TUDOR HOUSE	BUILDING	Very High	Very High	Very High	High
16	TUDOR HOUSE	FARMSTEAD	High	High	High	High
21	TUDOR HOUSE	BUILDING	High	High	High	High
18	TUDOR HOUSE	WALL	Moderate	Moderate	Moderate	High
17	WYESHAM	ROAD	Moderate	Moderate	Moderate	High
24	ST. JAMES' CHURCH, GATE PIERS AND GATES	GATE	None	None	None	None
25	ST. JAMES' CHURCH	CHURCH	None	None	None	None
15	DIXTON LODGE	VICARAGE	None	None	None	
23	REDBROOK ROAD	MILESTONE	None	None	None	None
1	KYMIN HILL, MONMOUTH	HILLFORT (POSSIBLE)	None	None	None	None
2	THE CELL (WYESHAM CHAPEL)	CHAPEL	None	None	None	None
3	THE DUKE OF BEAUFORT BRIDGE	RAILWAY BRIDGE	None	None	None	None
4	WYE VALLEY RAILWAY	RAILWAY	None	None	None	None
5	MAYHILL	PILLBOX	None	None	None	None
6	THE KYMIN	PARKLAND	None	None	None	None
7	LIVOX	COTTAGE	None	None	None	None

Project ID	Historic Asset Name	Historic Asset Type	Level of Direct Impact	Level of Indirect Impact	Level of Impact in Setting	Level of Impact on Significance
	COTTAGE, TROY FARM, NEAR MITCHEL TROY					
8	LIVOX BAKEHOUSE, TROY FARM, NEAR MITCHEL TROY	BAKEHOUSE	None	None	None	None
9	WYESHAM	TRAMWAY	None	None	None	None
10	WYESHAM CLAY PITS	CLAY PIT	None	None	None	None
11	HILL FARM	FARMSTEAD	None	None	None	None
12	DIXTON FARM	FARMSTEAD	None	None	None	None
13	THE GARTH	FARMSTEAD	None	None	None	None
14	UPPER BEAULIEU FARM	FARMSTEAD	None	None	None	None

Table 3: Impact on historic assets within the 1-kilometre assessment area

10.2 As Table 3 shows, eighteen historic assets would be unaffected and seven would experience some level of direct impact.

10.2.1 A stone barn (ID number 22) would be demolished under the proposed development.

10.2.2 Only some elements of the Tudor House farmstead (ID number 16) now exist, including barn ID number 22, see Figure 6. The sites of three buildings within the farmstead group would also be disturbed by the proposed development, buildings ID numbers 19, 20 & 21. A section of the Tudor House garden wall (ID number 18) also survives but would be largely retained as a boundary wall, apart from an already degraded section built into the Tudor Road garages at the western side of the development site. This would impact on any archaeological remains and would also represent an impact on the historic farmstead itself.

10.2.3 A disused section of historic road (ID number 17) running southwest from Wyesham Lane lies outside the area of the development but could be directly or indirectly impacted upon by groundworks for landscaping drainage or utilities along its northern edge.

10.3 There is one Scheduled Monument within 1-kilometre of the proposed development area. It is the two Mayhill pillboxes, MN348, one of which lies within the 1-kilometre assessment area. Neither are intervisible in anyway with the development and there would be no impact on them.

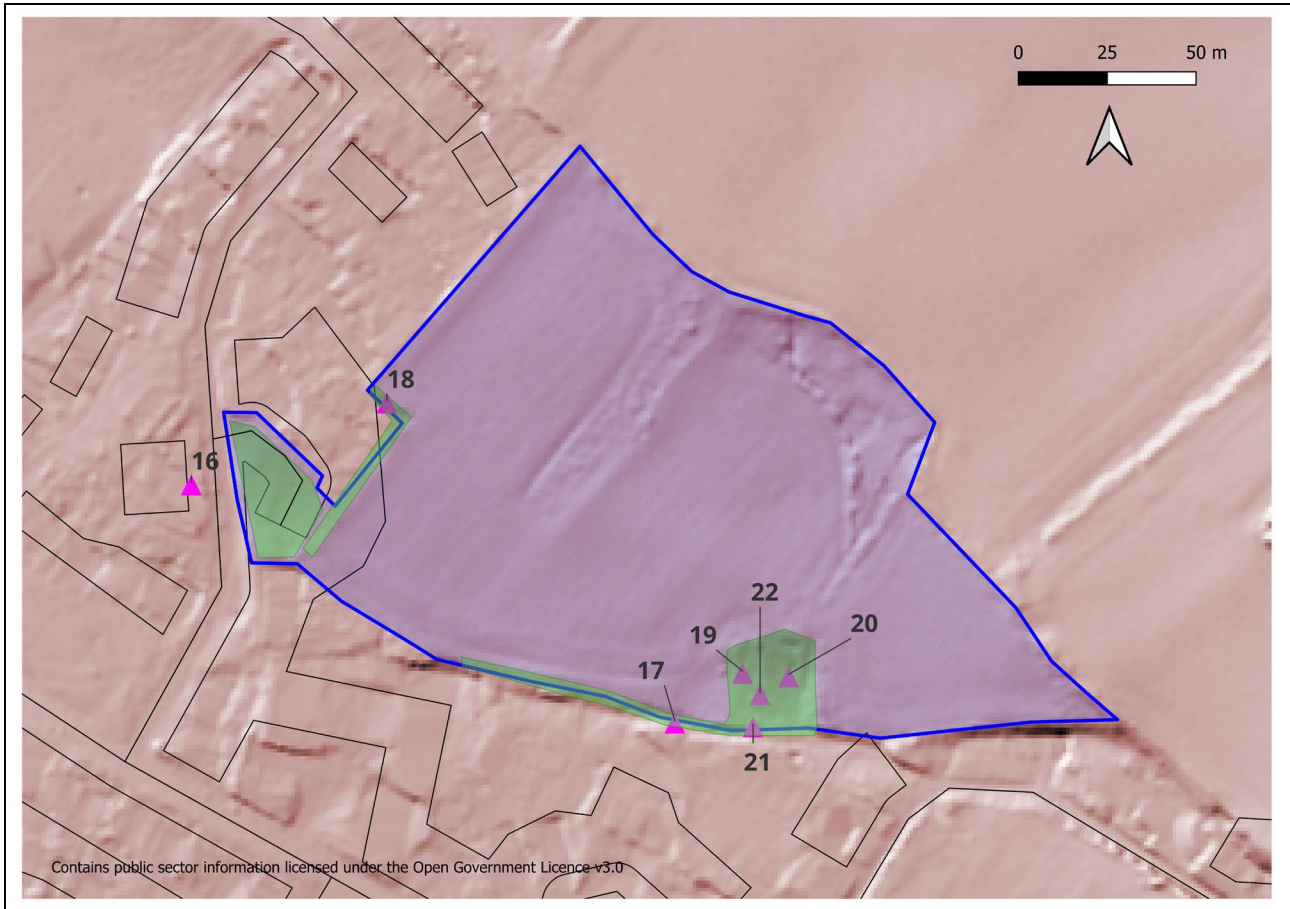


Figure 6: The historic assets on which there is a potential impact, the numbered points are historic assets recorded within the proposed development and the green shaded areas are the extents of the archaeological interests.

10.4 There are nine Listed Buildings within a 1-kilometre radius of the development, see Table 3, three were within The Kymin parkland and not assessed further as there was no impact. None are intervisible with the development and there would be no impact on them.

10.5 There is one Registered Park and Garden within the 1-kilometre assessment area, The Kymin, PGW(Gt) 05. This lies on top of the hill to the north-northeast of the

10.6 There are no World Heritage sites within the 1-kilometre assessment area.

10.7 The proposed development site lies within the Wyesham character area (HLCA 035: Wyesham) of the Lower Wye Valley Historic Landscape. This character area is characterised by 20th century development including housing estates, leisure facilities and industrial units. The proposed development would not alter its character, see Figure 8.

10.8 The development is within the LANDMAP Wye Valley Historic Landscape Aspect Area (MNMTHHL018), see Figure 9. This aspect area is classed as being of High value. It is described as;

...The River Wye, which flows N-S along the eastern boundary of the county, is enclosed within a steep-sided and densely wooded valley, with broad floodplains in places. The Aspect Area encompasses that section of the Wye Valley extending S from the limestone rock formation on the border with Herefordshire as far as the Angiddy Valley and the northernmost extent of the Tintern Abbey estates. A section of Offa's Dyke, the early medieval linear earthwork dating from the 8th century, runs along the eastern flank of the Wye Valley while the Trellech Plateau is situated to the W. Historical Overview The Aspect Area lies within the Lower Wye Valley Landscape of Outstanding Historic Interest encompassing Symonds Yat, Monmouth and Chepstow (Cadw, 1998, 66-9). The Wye Valley has a very long history of human occupation, although the heavily wooded nature of the valley and re-use of the most favourably located sites for settlement in the medieval and later periods has probably masked or destroyed much of the earlier evidence. King Arthur's Cave and Merlin's Cave on the northern margin of the area have both revealed evidence of Upper Palaeolithic occupation and flint artefacts dating from the Mesolithic period have been found at these sites and at the nearby Madawg rock shelter, located close to the Seven Sisters limestone rock formation on the upper part of the S-facing side of the main Wye Valley gorge. Cowrie shells, which were probably used to make necklaces or to adorn clothing, have been found at both cave sites (Aldhouse-Green, 2000, 36). These appear to have been collected along the margins of the Bristol Channel and traded inland along the Wye corridor. In terms of industrial activity, ironworking was a feature of the area probably from the later prehistoric period onwards. A Roman furnace found at Little Hadnock, a settlement located on a terrace above the Wye floodplain to the NE of Monmouth (SO 5358 1526), has been dated to the 2nd -3rd centuries AD and furnaces of similar type, known as bloomeries, remained in use until the 17th century. The main settlements in the Aspect Area are Llandogo, Penallt, Tintern Parva and The Narth. Llandogo (Lannenniaun or Lannoudocui) was the site of an important early clas church, founded by Oudoceus, bishop of Llandaff, which, with Caerwent, played a significant role in the development of the early church in Monmouthshire. At the time of the tithe map in 1840, the village comprised two groups of houses situated in the valley bottom representing the earliest phase of settlement, with a third cluster on the hillside probably postdating construction of the present A466 road and bridge (Locock, 2002, 114). Whitebrook, a secondary settlement to the N of Llandogo, contains important remains of the wire-working and papermaking industries. A number of sites are known, the earliest of which date from the late 16th or early 17th century. Much of the Whitebrook valley falls within the adjacent Whitebrook Aspect Area but at the confluence of the brook and the River Wye, traces of a quay survive, along with the remains of warehouses near Tump Farm. Slightly further upstream is the site of Glyn Paper Mill, which operated

c. 1800-50 and the present Whitebrook Farm appears originally to have been the mill-owner's house. Papermaking is thought to have started at Whitebrook around 1760 and the parish registers of Llandogo and Penallt list some 68 paper-makers resident in the parish between 1773 and 1895 (Tucker, 1972, 81). Penallt comprises the hamlets of Penallt, Pentwyn, Pen-y-garn and Tregagle. Bradney describes the settlement as a cluster of 'many small proprietors who own their own dwellings with plots of land attached' (1913, 155). Historically, Penallt was part of the manor of Trellech in the lordship of Usk and in the post-Conquest period it extended from the Trothy to Trellech, with the woods extending down to the Wye controlled directly by the lord as demesne land (Bradney, 1913, 155). The later medieval period saw a string of small settlements emerge centred on the hamlets of Tregagle, Pentwyn, Pen-y-garn and possibly Pen-Argoed, and inroads into the woodland were made due to the demand for fuel, stone and pasture. The earliest mention of Tintern Parva, or Little Tintern, occurs in the 9th century. The Liber Landavensis mentions the transfer of 'the land of Louhai' to the see of Llandaff. The boundary of this area is given as 'the influx of Catfrut into the Wye', which is taken to be the confluence of the Catbrook and the Wye at Coed Ithell upstream from Tintern Parva (Bradney, 1913, 248). During the medieval period, the manor was held as a demesne under the Clares and is mentioned in the survey of Wentwood 1271. Bradney states that the woodland around Tintern Parva provided a source of employment for the population of the parish, who were 'skilled wood-cutters, hoop-shavers, hurdle-makers, etc.', although such small-scale industries were then in decline. At the same time, it appears the village was attracting an increasing number of tourists and experiencing something of an economic renaissance as a popular resort for visitors to nearby Tintern Abbey (Bradney, 1913, 248). In the post-medieval period the villages remained as the main centres of population, although woodland clearance led to a grouping of cottages at the North. The expansion of the wireworks in the Angiddy Valley saw the settlement at Tintern Parva increase in size to accommodate the workforce. Iron production ceased, although charcoal production increased, especially to fuel the new blast furnaces in the Angiddy and Whitebrook valleys. The transportation of the products made in the side-valleys and also woodland products, especially oak bark from the Trellech Plateau, became increasingly important and wharves are known at Bigsweir, Coed Ithell, Llandogo, Tintern and Whitebrook from which bark was shipped by barge to Chepstow, where it was transhipped onto seagoing vessels to Ireland. Contemporary perceptions of the Wye Valley are rooted in the picturesque movement of the 18th century and particularly in the enthusiastic promotion of the Wye's aesthetic qualities by William Gilpin, whose extremely influential *Observations on the River Wye* was published in 1782. Topography of the Aspect Area The Aspect Area lies within the Registered Historic Landscape of the Wye Valley. It is an enclosed

landscape consisting of the main valley of the River Wye, which for much of its length is enclosed by steep cliffs supporting swathes of semi-natural woodland with farmland occupying the valley floor. To the N of Monmouth are areas of limestone but for much of its meandering course the river flows through Old Red Sandstone. The tributaries running into the Wye were utilised as a source of power for the Wye Valley's burgeoning industries from the 16th century. In terms of settlement, the valley is characterised by linear villages and hamlets along the line of the river and the A466. Justification of Area Boundaries The Wye Valley constitutes an important communication route that has probably been in use from the earliest period of human settlement. The Aspect Area boundary defines that section of the valley extending S from the Herefordshire border as far as the Angiddy Valley, which forms a distinct area of post-medieval industrial activity, and the northernmost extent of the Tintern Abbey estates...

10.8.1 The justification for this designation is as follows;

The Wye Valley largely retains the historical pattern of settlement established during the late medieval and early post-medieval periods with the development of industrial activity based on the tributary valleys of the Angiddy and the Whitebrook. These communities became reliant on the Wye for the transportation of goods until the opening of the A466 road in the early 19th century. Extensive woodland was exploited for charcoal production and contributed to the scenic quality that attracted late 18th century artists and writers in search of the picturesque. The river itself, although still of economic importance to the valley's communities, is today principally of amenity value.

10.9 There are no Conservation Areas within the 1-kilometre study area.

10.10 The field boundaries within the proposed development site and along its northern edge are denuded post medieval boundaries which are not considered to be of archaeological or historical significance. The proposal does not include any plan to remove these boundaries but rather to strengthen them with new tree or hedge planting.

10.11 There are no field names of archaeological significance within the proposed development area. The fields affected all relate to the Tudor House holding established around 1830 and include pasture, meadow and arable land. The most interesting names are two meadows named "Orchard" which indicates that they may have previously been used as orchards.

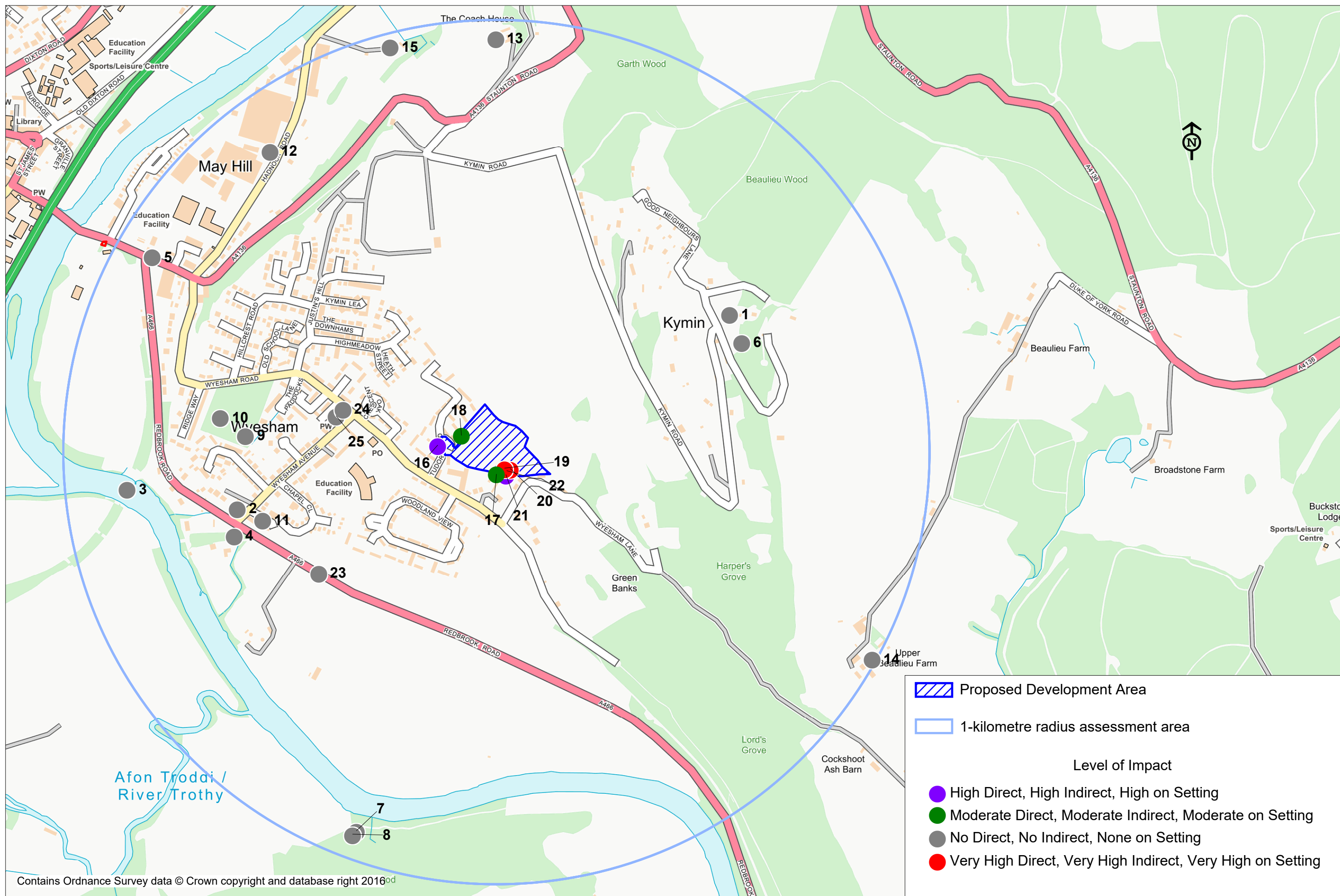


Figure 7: The 1-kilometre assessment area showing the potential impact on historic assets, labelled with project ID number

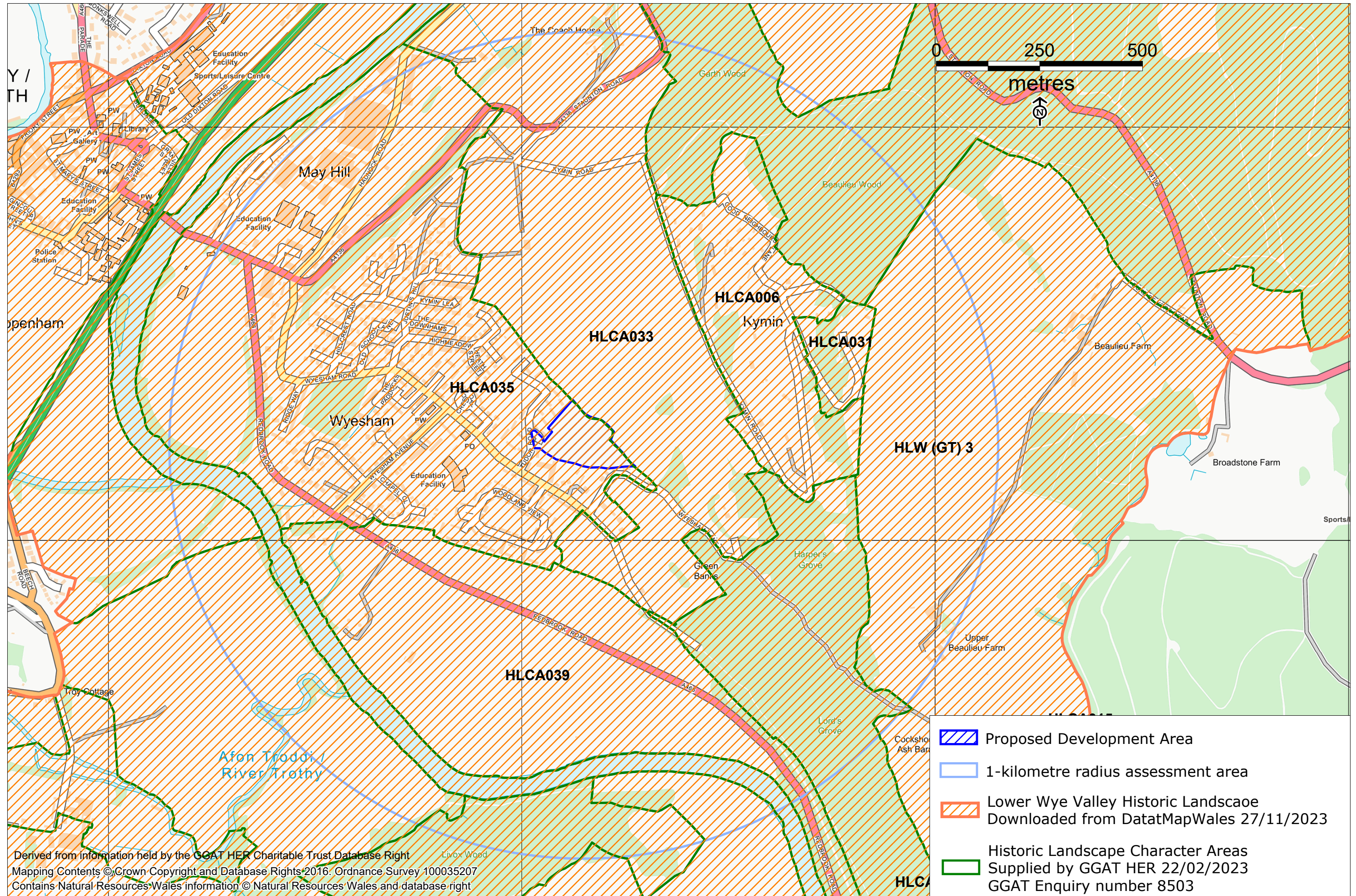


Figure 7: The 1-kilometre assessment area showing the Lower Wye Valley Historic Landscape and the character areas within that, labelled with HLCA numbers

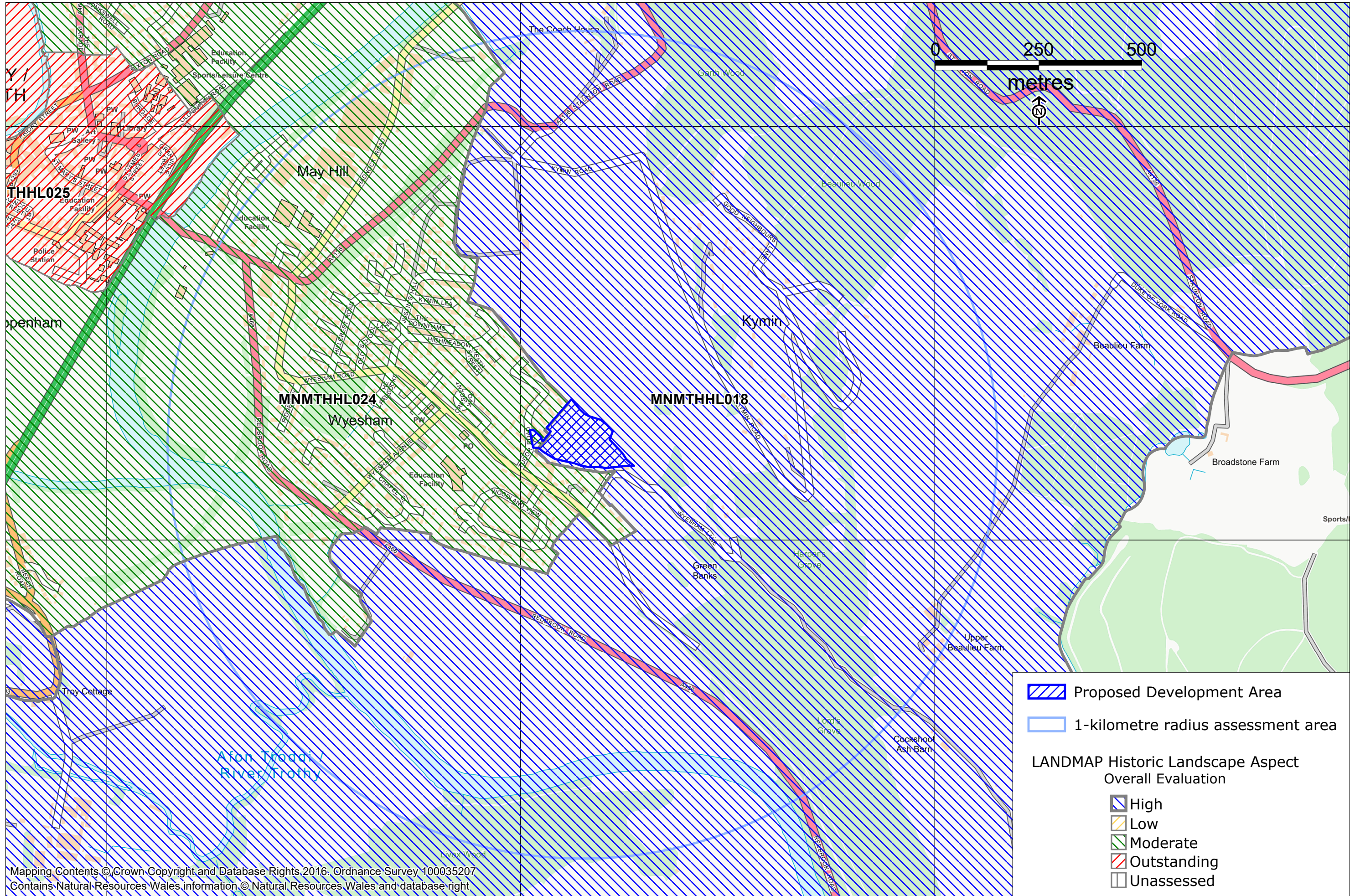


Figure 8: The 1-kilometre assessment area showing the LANDMAP Historic Landscape aspect, labelled with LANDMAP Aspect Area Numbers

11. Conclusion

11.1 This assessment has identified that the now derelict barn ID number 22 was associated with three outbuildings (ID numbers 19, 20 & 21). The barn itself is seen to have extended further north on historic Ordnance Survey maps, suggesting that another building was attached to its northern end. The proposal to build over or landscape this area creates a Very High, Direct physical impact on this group of historic assets. It would include the demolition of the standing structure of the stone barn.

11.1.1 It should be noted that the 1812 Ordnance Survey Original Surveyors Drawings appear to show that there was a dwelling in the vicinity of the surviving barn. It is possible that it was associated with the existing tenement purchased by Thomas Tudor around 1830, before he built Tudor House nearby. This possibility elevates the archaeological potential of this group of former farmstead buildings.

11.1.2 The assessment has also identified a surviving section of the wall (ID Number 18) which defined the walled garden of Tudor House at the western end of the proposed development area.

11.1.3 A now disused section of parish roadway (ID Number 17) is still present along the southern edge of the proposed development area.

11.1.4 Elements of the post-medieval field system define the northern and eastern edge of the proposed development area, surviving as very denuded earthwork banks.

11.2 Several mitigations may be considered necessary to protect historic environment interests in association with the proposed development.

11.2.1 The stonework of the derelict barn is relatively intact, and it has an association with a person of historic importance, Thomas Tudor. If retention is not possible, the minimum response to the proposed development would be to undertake a full building record of the barn before it is demolished.

11.2.2 It is thought that a watching brief would be a minimal response to groundworks in the vicinity of the barn, including the barn itself, the areas of the three lost outbuildings ID numbers 19, 20 & 21 and the area to the north of the barn where there appears to once have been another section of the barn or another building attached to its northern gable end. Targeted evaluation trenches to assess the archaeological potential may also be considered an appropriate response for this part of the proposed development site.

12. Reporting

12.1 Copies of this report will be provided to the client, National Monument Record and the Regional Historic Environment Record.

13. References

13.1 Map sources

Ordnance Survey, 1812, 2" to 1-mile Original Surveyors drawing, Chepstow Sheet 125

Ordnance Survey, 1886, 1:10560, 1st edition Monmouthshire XV

Ordnance Survey, 1902, 1:2500, 1st edition Monmouthshire XV.1

Ordnance Survey, 1902, 1:2500, 1st edition Gloucestershire XXX.14

Ordnance Survey, 1924, 1:10560, 1st edition Monmouthshire XV

Ordnance Survey, 1953, 1:10560, 1st edition Monmouthshire XV

Parish tithe map, 1845, Dixton

13.2 Web-based materials

Cadw, 2017, *Guidance on the Setting of Historic Assets*

CIfA, 2020, *Standard and Guidance for an Historic Environment Desk-based Assessment.*

CIfA, 2020, *Standard and Guidance for the creation, compilation, transfer and deposition of archaeological archives*

NPAAW, 2017, *The National Standard and Guidance to Best Practice for Collecting and Depositing Archaeological Archives in Wales*

WAT, 2022, *Guidance for the Submission of Data to the Welsh Historic Environment Records (HERs) version 2*

13.3 Published sources

Bradney, J, 1907, *History of Monmouthshire, Part 1, The Hundred of Skenfrith*

Cadw, 2011, *Conservation Principles for the Sustainable Management of the Historic Environment in Wales*

Coxe, W, 1801, *An Historical Tour in Monmouthshire, Volume 1*

Coxe, W, 1801, *An Historical Tour in Monmouthshire, Volume 2*

13.4 Unpublished sources

Trysor, 2024, *Written Scheme of Investigation for an Historic Environment Desk-Based Assessment for a Residential Scheme on Land Off Tudor Road, Wyesham, Monmouthshire NGR: SO5215012230*

13.5 Aerial Photographs

1946 4628 RAF106GUK1355 7209

1946 4653 RAF CPEUK1913 3004

1948 4817 RAF CPE UK_2472 3059

1951 5112 58RAF676 3047

1966 6621 OS66_076 261

1972 7262 OS 72_257 073

1975 7558 OS75_285 256

1985 8506 ADAS 248_261
1987 8726 OS87_070 037
1991 Geonex 6591 038
1993 9380 OS93_522 073
2000 Getmapping

13.6 Data Sources

Cadw, Listed Building all-Wales dataset, downloaded January 2024
Cadw, Parks and Gardens all-Wales dataset, downloaded January 2024
Cadw, Scheduled Ancient Monument all-Wales dataset, downloaded January 2024
Cadw, Registered Historic Landscapes dataset, supplied June 2014
Glamorgan Gwent Archaeological Trust, Historic Environment Record, data received 22/02/2024, GGAT enquiry number 8053

14. Reliability & Limitations of Sources

- 14.1 In line with the requirements of the CIfA Standards & Guidance notes for Desk-based Assessments (CIfA, 2020, Point 3.3.6), the following observations on the usefulness and reliability of the sources used have been made.
- 14.2 The cartographic sources used include a range of Ordnance Survey maps produced during the 19th and 20th centuries, all of which provided sufficiently clear and accurate representations of the evolving landscape of the assessment area.
- 14.2.1 One of the earliest map sources was the 1812 Ordnance Surveyors Original Surveyors Drawings, of which an adequate digital copy is available through the British Museum.
- 14.2.2 The Dixton parish tithe map of 1845 and the tithe apportionment were a good resource, with field level mapping.
- 14.2.3 Although there are two estate maps in the National Library catalogue that might include the development plot, these were not consulted.
- 14.3 The main source of existing data for the assessment was the Glamorgan Gwent HER, supplied by the Glamorgan Gwent Archaeological Trust, GGAT enquiry number 8053. Comments on the records are provided in Table 4 below, but in general the quality of the data was poor. One record was for a site in Caerleon. There was confusion between polygon and point data, and a lack of detail for some of the polygons. The digitised farmsteads were of poor quality with the data not representing what was recorded on maps, or current aerial photographs, e.g. farmsteads described as intact when they were now partially demolished, or stating that they were shown on 2nd edition maps when no farmstead existed at that time. There were no records for seven of the nine Listed Buildings. Locational data was poor including for one of the two scheduled pillboxes. The event data included events in the wrong place.

GGAT PRN	Name	Type	Record created?	Trysor comments
GGAT01263g	Kymin Hill, Monmouth	Hillfort	Record created	Not visible on LiDAR
GGAT01264g	The Cell (wyesham Chapel)	Chapel	Record created	
GGAT03266.0g	Ross-Monmouth Railway	Railway	No record created	
GGAT03266.1g	Railway Bridge	Railway bridge	Record created	
GGAT03267.0g	Wye Valley Railway	Railway	Record created	
GGAT03625.0g	Monmouth to	RAILWAY	No record	

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GGAT PRN	Name	Type	Record created?	Trysor comments
	Pontypool Railway		created	
GGAT03879g	Findspot, Wyesham	FINDSPOT	No record created	
GGAT04303g	Mayhill	Pill box	Record created	Better NGR SO5135312683
GGAT06103g	The Kymin Garden	Garden	Record created	
GGAT08966g	Beaulieu Wood Picturesque Walk	Walk	No record created	Not clear where this is
GGAT09182g	Livox Cottage, Troy Farm, near Mitchel Troy	Cottage	Record created	
GGAT09183g	Livox Bakehouse, Troy Farm, near Mitchel Troy	Bakehouse	Record created	
GGAT10018g	Small buildings - Monmouth	BUILDING	No record created	Not clear what this refers to - polygon
GGAT10562g	Buildings in Caerleon Canabae (Cambria Close Site, Formerly Allotments)	building	No record created	This record is in Caerleon not Wyesham. The polygon is also incorrectly tagged with the PRN
GGAT15208g	Hill Farm	FARMSTEAD	Record created	Destroyed
GGAT15210g	Dixton Farm	FARMSTEAD	Record created	
GGAT15238g	The Garth	FARMSTEAD	Record created	
GGAT15240g	Upper Beaulieu Farm	FARMSTEAD	Record Created	Not a farmstead on the 2nd ed OS map, just a barn

Table 3: Comments on records received from the regional HER

- 14.4 The RCAHMW's National Monuments Record was of some use and provided some additional information but with fewer records than the HER.
- 14.5 Aerial photographs on Google Earth, dating to 2004, 2006, 2013, 2015, 2018, 2020, 2021 and 2023, were used to inform the assessment as well as aerial photographs from the Welsh Government's Aerial Photographic Unit. These were of good quality and allowed the understanding of the development of settlement at Wyesham.

14.6 LiDAR data of 1 metre resolution was available from DataMapWales, the Welsh Government website, and was of moderate usefulness in a developed landscape.

14.7 LANDMAP Historic Landscape aspect data from NRW was an adequate source.

Jenny Hall & Paul Sambrook
Trysor,
March, 2024

Appendix A: Gazetteer of Historic Assets

ID Number: 1

HER PRN: GGAT01263g

NMR NPRN:

KYMIN HILL, MONMOUTH

HILLFORT (POSSIBLE)

NGR: SO52691255 Area centred

Period: Iron Age **Broadclass:** Defence

Form: Documentary Evidence **Condition:** Not Known **Survival:** Not Known

Site Status: -

SAM number:

LB number:

grade:

Trysor Description: A possible hillfort site on The Kymin was suggested by 20th century sources, but no evidence of such a site has been produced. Modern Lidar imagery suggests that there is no hillfort here. It may be that geological features were originally confused for hillfort ramparts.

Rarity: Not rare

Distance from development: 600 metres to the east-northeast

Group Value: None

Evidential Value: Documentary

Historical Value: None

Aesthetic Value: None

Communal Value: None

Setting: No evidence of a hillfort has been identified in modern times

Significance: Minor Importance

Any Direct Impact?: No
None

Any Indirect Impact?: No
None

Level of Impact on Setting: None

Comment on Impact: This is a highly dubious site, which has never been properly located or proven, but would not be intervisible with the proposed development.

ID Number: 2

HER PRN: GGAT01264g

NMR NPRN: 36609

THE CELL (WYESHAM CHAPEL)

CHAPEL

NGR: SO51551210

Feature Centred

Period: Medieval

Broadclass: Religious Ritual and Funerary

Form: Building

Condition: Not Known

Survival: Not Known

Site Status: Listed Building

SAM number:

LB number: 17399

grade: II

Trysor

Description:

The site of the medieval church of St. Thomas the Martyr, possibly with origins as a chapel before 1186. It was later known as King's Chapel and by 1740 it had become Dixton Vicarage. In the 19th century it was used as a Poorhouse and then became a private residence in 1890.

Rarity:

Not common

**Distance from
development:**

490 metres to the west

Group Value:

None

Evidential Value:

Standing building, now modernised to some degree

Historical Value:

Described in Cadw's listing description

Aesthetic Value:

A stone building survives in a modern complex, presumably the earlier church building.

Communal Value:

None

Setting:

The building originally stood in open countryside within a churchyard. It is now a private house within a garden, within a residential area, surrounded by housing.

Significance:

Nationally Important

**Any Direct
Impact?:**

No
None

**Any Indirect
Impact?:**

No
None

**Level of Impact
on Setting:**

None

**Comment on
Impact:**

This building would not be intervisible with the proposed development.

ID Number: 3

HER PRN: GGAT03266.1g **NMR NPRN:** 34975

THE DUKE OF BEAUFORT BRIDGE

RAILWAY BRIDGE

NGR: SO5129512145 **Feature Centred**
Period: Post Medieval **Broadclass:** Transport
Form: Structure **Condition:** Very Good **Survival:** Intact
Site Status: Listed Building

SAM number: **LB number:** 85226 **grade:** II
Trysor Description: A railway bridge built in 1874 to carry the Ross & Monmouth line across the Wye. The bridge was built in cast and wrought iron, with sandstone abutments. It remains intact, but is now used as a footbridge.

Rarity: Not common

Distance from development: 730 metres to the west

Group Value: Part of the Ross & Monmouth Railway

Evidential Value: Standing structure

Historical Value: Described in Cadw's listing description

Aesthetic Value: A fine example of a Victorian iron bridge

Communal Value: Now on a public footpath

Setting: The bridge spans the River Wye southeast of Monmouth.

Significance: Nationally Important

Any Direct Impact?: No
None

Any Indirect Impact?: No
None

Level of Impact on Setting: None

Comment on Impact: This bridge would not be intervisible with the proposed development.

ID Number: 4

HER PRN: GGAT03267.0g **NMR NPRN:**

WYE VALLEY RAILWAY

RAILWAY

NGR: SO5154312037 **Linear**
Period: Post Medieval **Broadclass:** Transport
Form: Documentary Evidence **Condition:** Very Poor **Survival:** Near Destroyed
Site Status: -

SAM number: **LB number:** **grade:**
Trysor
Description: The former line of the Wye Valley Railway is now disused and partly built over. It was a single line track and part of the Great Western Railway. A bridge, now demolished carried it over the river Wye

Rarity: Not Common

Distance from development: 300 metres to the southwest

Group Value: Part of the 19th/20th century rail network

Evidential Value: Documentary - maps, some earthwork remains

Historical Value: Part of the 19th/20th century rail network

Aesthetic Value: None

Communal Value: None

Setting:

Significance: Locally Important

Any Direct Impact?: No
None

Any Indirect Impact?: No
None

Level of Impact on Setting: None

Comment on Impact: The railway has been largely removed and built over in the sections within the assessment area

ID Number: 5

HER PRN: GGAT04303g

NMR NPRN:

MAYHILL

PILLBOX

NGR: SO5135312683 Feature Centred

Period: Modern **Broadclass:** Defence

Form: Building **Condition:** Good **Survival:** Near Intact

Site Status: Scheduled Ancient Monument

SAM number: MN348

LB number:

grade:

Trysor Description: A Second World War pillbox, surviving almost intact at the north side of A4136.

Rarity: Not common

Distance from development: 850 metres to the northwest

Group Value: One of two pillboxes at the west end of the bridge over the Bridge from Monmouth. Part of the Western Command Stop Line.

Evidential Value: Standing structure

Historical Value: Described in Cadw's scheduling description

Aesthetic Value: A Type Fw3-26 pillbox

Communal Value: None

Setting: Positioned to defend the junction of the Staunton Road and the Chepstow Road, at the west end of the Wye Bridge. Road widening in the late 20th century leaves it slightly obscured to the north side of the road, but otherwise intact.

Significance: Nationally Important

Any Direct Impact?: No
None

Any Indirect Impact?: No
None

Level of Impact on Setting: None

Comment on Impact: This pillbox would not be intervisible with the proposed development.

ID Number: 6

HER PRN: GGAT06103g

NMR NPRN:

THE KYMIN

PARKLAND

NGR: SO5271812485 Area centred

Period: Post Medieval **Broadclass:** Gardens, Parks and Urban Spaces

Form: Complex **Condition:** Good **Survival:** Near Intact

Site Status: Registered Park and Garden PGW(Gt)5(Mon)

SAM number:

LB number:

grade:

Trysor

Description:

The Kymin was established in 1794 by the Monmouth Picnic Club and was a popular location for walks and views. The Duchess of Beaufort had a carriageway built to the summit around 1800 and Lord Nelson visited for a meal in the Roundhouse in 1802. It was used for important Monmouth celebrations and also had a bowling green to the east side. It is a Registered Park & Garden and included several listed structures; The Retaining Wall of the Bowling Green (Listed Building No.85228); The Roundhouse, built 1794 (Listed Building No.2222) and The Naval Temple, built 1800 (Listed Building No.2221).

Rarity: Not common

Distance from development: 325 metres to the west

Group Value: A cluster of features of interest

Evidential Value: Picturesque gardens and structures survive

Historical Value: Described in Cadw's Parks & Garden register

Aesthetic Value: Georgian picturesque gardens and structures

Communal Value: Open to the public

Setting: The Kymin occupies a prominent hilltop to the east of Monmouth from where there are excellent views westward.

Significance: Nationally Important

Any Direct Impact?: No
None

Any Indirect Impact?: No
None

Level of Impact on Setting: None

Comment on Impact: The proposed development lies at the foot of the Kymin hill, but is not visible from the Park.

ID Number: 7

HER PRN: GGAT09182g

NMR NPRN:

LIVOX COTTAGE, TROY FARM, NEAR MITCHEL TROY

COTTAGE

NGR: SO5182611354 Feature Centred

Period: Post Medieval **Broadclass:** Domestic

Form: Documentary Evidence **Condition:** Not Known **Survival:** Near Destroyed

Site Status: -

	SAM number:	LB number:	grade:
Trysor Description:			
	The site of a small cottage, which was recorded as being ruined by 2005.		

Rarity: Common

Distance from development: 890 metres to the south-southwest

Group Value: None

Evidential Value: Documentary evidence. Described as a ruin in 2005.

Historical Value: None

Aesthetic Value: None

Communal Value: None

Setting: A cottage in a small garden plot, close to the south bank of the River Wye. It is a ruin and now within a wooded parcel.

Significance: Minor Importance

Any Direct Impact?: No
None

Any Indirect Impact?: No
None

Level of Impact on Setting: None

Comment on Impact: This site is not intervisible with the proposed development.

ID Number: 8

HER PRN: GGAT09183g

NMR NPRN:

LIVOX BAKEHOUSE, TROY FARM, NEAR MITCHEL TROY

BAKEHOUSE

NGR: SO5181711346 Feature Centred

Period: Post Medieval **Broadclass:** Domestic

Form: Documentary Evidence **Condition:** Not Known **Survival:** Near Destroyed

Site Status: -

	SAM number:	LB number:	grade:
Trysor Description:	A brick-built bakehouse with a stone-lined over, associated with the ruined Livox Cottage, described as ruined in 2005.		
Rarity:	Not rare		
Distance from development:	890 metres to the south-southwest		
Group Value:	Associated with Livox Cottage		
Evidential Value:	Described as damaged in 2005.		
Historical Value:	None		
Aesthetic Value:	None		
Communal Value:	None		
Setting:	Alongside Livox Cottage. Now in a woodland parcel.		
Significance:	Minor Importance		
Any Direct Impact?:	No None		
Any Indirect Impact?:	No None		
Level of Impact on Setting:	None		
Comment on Impact:	This site is not intervisible with the proposed development.		

ID Number: 9

HER PRN: GGAT10561g

NMR NPRN: 0

WYESHAM

TRAMWAY

NGR: SO5156912269 Linear

Period: Post Medieval **Broadclass:** Transport

Form: Documentary Evidence **Condition:** Destroyed **Survival:** Destroyed

Site Status:

SAM number: **LB number:** 0 **grade:**

Trysor Description: A tramway taking clay from clay pits GGAT10562g to the Brick and Lime Works at Wyesham

Rarity: Common

Distance from development: 500 metres to the west

Group Value: Connected to the Brick and Lime Works

Evidential Value: Maps

Historical Value: Mapped

Aesthetic Value: None

Communal Value: None

Setting:

Significance: Minor Importance

Any Direct Impact?: No
None

Any Indirect Impact?: No
None

Level of Impact on Setting: None

Comment on Impact: The tramway is now within woodland and not visible on LiDAR. It is likely to have been a superficial structure, moved and changed as the working of the clay pits went forward

ID Number: 10

HER PRN: GGAT10562g possibly

NMR NPRN: 0

WYESHAM CLAY PITS

CLAY PIT

NGR: SO5151112311 Group or Complex Centred

Period: Post Medieval **Broadclass:** Industrial

Form: Documentary Evidence **Condition:** Not Known **Survival:** Not Known

Site Status:

SAM number: **LB number:** 0 **grade:**

Trysor Description: Claypits which supplied clay to the Brick and Lime Works to the northwest at Wyesham

Rarity: Common

Distance from development: 500 metres to the west

Group Value: Associated with tramway 10561g and the Bricks and Lime Works at Wyesham to the northwest

Evidential Value: Maps, hollows visible on LiDAR

Historical Value: None

Aesthetic Value: None

Communal Value: None

Setting:

Significance: Minor Importance

Any Direct Impact?: No
None

Any Indirect Impact?: No
None

Level of Impact on Setting: None

Comment on Impact:

ID Number: 11

HER PRN: GGAT15208g

NMR NPRN:

HILL FARM

FARMSTEAD

NGR: SO5160912074

Group or Complex Centred

Period: Post Medieval

Broadclass: Agriculture and Subsistence

Form: Documentary Evidence

Condition: Destroyed

Survival: Destroyed

Site Status: -

SAM number:

LB number:

grade:

Trysor

Description:

The site of Hill Farm, which was demolished and built over by the end of the 20th century.

Rarity:

Common

**Distance from
development:**

440 metres to the west

Group Value:

None

Evidential Value:

Historic mapping

Historical Value:

None

Aesthetic Value:

None

Communal Value:

None

Setting:

Destroyed by a residential estate

Significance:

Minor Importance

**Any Direct
Impact?:**

No
None

**Any Indirect
Impact?:**

No
None

**Level of Impact
on Setting:**

None

**Comment on
Impact:**

This farmstead has been destroyed and its site built over.

ID Number: 12

HER PRN: GGAT15210g

NMR NPRN:

DIXTON FARM

FARMSTEAD

NGR: SO5162612927

Group or Complex Centred

Period: Post Medieval

Broadclass: Agriculture and Subsistence

Form: Documentary Evidence

Condition: Poor

Survival: Near Destroyed

Site Status: -

SAM number:

LB number:

grade:

Trysor

Description:

The site of Dixton farmstead has largely been built over by modern commercial buildings. Only the farmhouse and part of its former range survive and remain occupied. The farmstead no longer exists.

Rarity:

Common

Distance from development:

770 metres to the northwest

Group Value:

None

Evidential Value:

Map evidence, partial survival of buildings

Historical Value:

None

Aesthetic Value:

Stone-built, post medieval farmhouse building survives

Communal Value:

None

Setting:

Significance:

Any Direct Impact?:

No
None

Any Indirect Impact?:

No
None

Level of Impact on Setting:

None

Comment on Impact:

Dixton Farmstead is not intervisible with the proposed development as higher ground separates the two locations.

ID Number: 13

HER PRN: GGAT15238g

NMR NPRN:

THE GARTH

FARMSTEAD

NGR: SO5214913188

Group or Complex Centred

Period: Post Medieval

Broadclass: Agriculture and Subsistence

Form: Complex

Condition: Good

Survival: Intact

Site Status: -

	SAM number:	LB number:	grade:
Trysor Description:	A former farmstead complex.		

Rarity: Common

Distance from development: 850 metres to the north

Group Value: Associated with a house and coach house and walled garden.

Evidential Value: Standing buildings

Historical Value: The history of the early 19th century mansion house is documented

Aesthetic Value: A good example of a 19th century home farm associated with a mansion

Communal Value: None

Setting:

Significance: Locally Important

Any Direct Impact?: No
None

Any Indirect Impact?: No
None

Level of Impact on Setting: None

Comment on Impact: The Garth is not intervisible with the proposed development as higher ground separates the two locations.

ID Number: 14

HER PRN: GGAT15240g

NMR NPRN:

UPPER BEAULIEU FARM

FARMSTEAD

NGR: SO5302011752

Feature Centred

Period: Modern

Broadclass: Agriculture and Subsistence

Form: Complex

Condition: Good

Survival: Intact

Site Status: -

SAM number:

LB number:

grade:

Trysor Description: The site of a 20th century farmstead. Until the mid-20th century only a field barn and its associated enclosure occupied this site.

Rarity: Common

Distance from development: 870 metres to the southeast

Group Value: None

Evidential Value: Working farmstead

Historical Value: None

Aesthetic Value: None

Communal Value: None

Setting: A modern farmstead which has developed close to the site of a now lost field barn shown on 19th century mapping.

Significance: Minor Importance

Any Direct Impact?: No
None

Any Indirect Impact?: No
None

Level of Impact on Setting: None

Comment on Impact: This farmstead is not intervisible with the proposed development site.

ID Number: 15

HER PRN:

NMR NPRN: 36811

DIXTON LODGE

VICARAGE

NGR: SO5190413169 **Feature Centred**
Period: Post Medieval **Broadclass:** Domestic
Form: Building **Condition:** Very Good **Survival:** Intact
Site Status: Listed Building

SAM number: **LB number:** 85193 **grade:** II
Trysor
Description: A former vicarage, build in 1870 and possibly designed by the architect J.P Seddon who was engaged in work on the parish church at that time.

Rarity: Not rare

Distance from development: 860 metres to the north-northwest

Group Value: Associated with Dixton parish

Evidential Value: Standing building

Historical Value: Described in the listing description

Aesthetic Value: A good example of a Victorian vicarage

Communal Value: Former parish vicarage

Setting:

Significance:

Any Direct Impact?: No
None

Any Indirect Impact?: No
None

Level of Impact on Setting: None

Comment on Impact: Dixton Lodge is not intervisible with the proposed development as higher ground separates the two locations.

ID Number: 16

HER PRN:

NMR NPRN: 0

TUDOR HOUSE

FARMSTEAD

NGR: SO5201412246 Group or Complex Centred

Period: Post Medieval **Broadclass:** Domestic

Form: Documentary Evidence **Condition:** Poor **Survival:** Near Destroyed

Site Status:

SAM number: **LB number:** 0 **grade:**

Trysor Description: Thomas Tudor, who was a well-known artist and land agent bought a tenement in Wyesham Hadnock around 1830 and built a new homestead for himself. This holding was captured by the tithe survey in 1845. The house was lost to housing development in the 1960s, but the barn survives today, set in field to the north of the developed area. Part of the walled garden boundary wall also survives to the east of housing along Tudor Road, which is named after the artist.

Rarity: Not rare

Distance from development: Within

Group Value:

Evidential Value:

Historical Value:

Aesthetic Value:

Communal Value:

Setting:

Significance: Locally Important

Any Direct Impact?: Yes
High

The surviving building and some land of the holding would be affected by the proposed development.

Any Indirect Impact?: Yes
High

The surviving building and some land of the holding would be affected by the proposed development.

Level of Impact on Setting: High

Comment on Impact: The last remnants of Thomas Tudor's holding would be lost to the proposed development.

ID Number: 17

HER PRN:

NMR NPRN: 0

WYESHAM

ROAD

NGR: SO5215012179

Linear

Period: Post Medieval

Broadclass: Transport

Form: Earthwork

Condition: Poor

Survival: Damaged

Site Status:

SAM number:

LB number:

0

grade:

Trysor

Description:

A section of an old roadway survives here, running westwards for over 100 metres from Wyesham Lane towards Tudor Road. Wyesham lane continues its line eastwards to the county boundary. The south edge of the road is mostly defined by a drystone wall, which forms a boundary with gardens to the south. The north side is generally a sloping bank. This road is shown on the Ordnance Survey's Original Surveyors Drawing of 1812 (Sheet 43) to run southwestwards for about another 450 metres to join an "Ironway" running parallel to the north side of the River Wye. The line of the "Ironway" roughly corresponds with the modern A466 Redbrook Road.

Rarity:

Not rare

**Distance from
development:**

Within

Group Value:

None

Evidential Value:

Partially surviving earthwork; historical maps

Historical Value:

An early parish road

Aesthetic Value:

None

Communal Value:

None

Setting:

The origins of this road are not known but by the early 19th century it existed as a roadway passing through the farmed landscape between the Wye floodplain and possibly The Kymin hill (evidenced by the Ordnance Survey's Original Surveyors Drawing, 1812). It continued to function as a road serving a small number of houses in the immediate vicinity, until there was an increase in house building in Wyesham from the 1960s onwards, at which point its course to the southwest was lost to development. This short section is now disused but recognisable at the southern edge of two pasture fields, still linking to the surviving section of the roadway known as Wyesham Lane to the east.

Significance:

Locally Important

**Any Direct
Impact?:**

Yes
Moderate

The proposed construction could see most of this section of roadway infilled or otherwise disturbed.

**Any Indirect
Impact?:**

Yes
Moderate

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The proposed construction could see most of this section of roadway infilled or otherwise disturbed.

***Level of Impact
on Setting:***

Moderate

***Comment on
Impact:***

The proposed development would see most of this roadway section incorporated into several new garden plots. It is possible that it would become infilled during construction or over time.

ID Number: 18

HER PRN:

NMR NPRN: 0

TUDOR HOUSE

WALL

NGR: SO5206912269 **Feature Centred**
Period: Post Medieval **Broadclass:** Monument (By Form)
Form: Structure **Condition:** Fair **Survival:** Damaged
Site Status:

SAM number: **LB number:** 0 **grade:**

Trysor Description: A section of the former garden wall of Tudor House still stands at the eastern edge of the housing development along the eastern side of Tudor Road. This wall was probably erected circa 1830 when Thomas Tudor built a new residence here. It was part of the garden wall to the north of his house, possibly defining the kitchen garden. The housing estate was built during the 1960s and this caused the removal of the house and its outbuildings, as well as the southern and western side of the garden wall. The eastern and northern walls were retained as the site boundary however, and largely remained intact when seen in 2024.

Rarity: Not rare

Distance from development: Within

Group Value: Formerly part of the gardens of Tudor House.

Evidential Value: Standing structure

Historical Value: Associated with Thomas Tudor, noted as a talented artist

Aesthetic Value: A well-built 19th century stone wall

Communal Value: None

Setting: This wall originally defined the garden of Tudor House, but now only about half of it survives as the boundary of a housing estate.

Significance: Locally Important

Any Direct Impact?: Yes
Moderate
New dwellings and roads will be created under the proposed development. This may cause the loss of some of the wall to its south end.

Any Indirect Impact?: Yes
Moderate
New dwellings and roads will be created under the proposed development. This may cause the loss of some of the wall to its south end.

Level of Impact on Setting: Moderate

Comment on Impact: The proposed development will see the wall become the property boundary to new houses to the east and may also see its southern end, which forms the east wall of the present garages off Tudor Road, removed. Direct and Indirect impacts are likely.

ID Number: 19

HER PRN:

NMR NPRN: 0

TUDOR HOUSE

BUILDING

NGR: SO5216912193 **Feature Centred**
Period: Post Medieval **Broadclass:** Agriculture and Subsistence
Form: Documentary Evidence **Condition:** Destroyed **Survival:** Destroyed
Site Status:

SAM number: **LB number:** 0 **grade:**
Trysor
Description: The site of a small outbuilding shown to the northwest of Tudor House Barn. This building is not shown on the parish tithe map, but appeared by the time of the 1886 1:10560 Ordnance Survey map, which was surveyed in 1880. It no longer survives.

Rarity: Common

Distance from development: Within

Group Value: Part of a farm building group

Evidential Value: Historic mapping

Historical Value: None

Aesthetic Value: None

Communal Value: None

Setting: A small outbuilding of mid- to late-19th century date and of unknown purpose which stood close to the barn associated with Tudor House and within an enclosed area west of the barn. It was demolished by the 21st century and the area is now part of a pasture field. The farm building group fell out of use in the late 20th century and the barn alone now survives, standing roofless.

Significance: Unknown

Any Direct Impact?: Yes
Very High
This area will be built over or landscaped within the development.

Any Indirect Impact?: Yes
Very High
The surrounding area will be changed by a housing development.

Level of Impact on Setting: Very High

Comment on Impact: As this area is likely to be built over or disturbed, any buried remains of this building will be lost or disturbed. The surrounding landscape will also be changed by the proposed development.

ID Number: 20

HER PRN:

NMR NPRN: 0

TUDOR HOUSE

BUILDING

NGR: SO5218212192 **Feature Centred**
Period: Post Medieval **Broadclass:** Agriculture and Subsistence
Form: Documentary Evidence **Condition:** Destroyed **Survival:** Destroyed
Site Status:

SAM number: **LB number:** 0 **grade:**
Trysor
Description: The site of a small outbuilding shown to the northeast of Tudor House Barn. This building is shown on the parish tithe map, and later Ordnance Survey maps. It appears to have been removed by the late 20th century and no longer survives.

Rarity: Common

Distance from development: Within

Group Value: Part of a farm building group

Evidential Value: Historic mapping

Historical Value: None

Aesthetic Value: None

Communal Value: None

Setting: A small outbuilding of early-19th century date and of unknown purpose which stood close to the barn associated with Tudor House and within an enclosed area east of the barn. It was demolished by the 21st century and the area is now part of a pasture field. The farm building group fell out of use in the late 20th century and the barn alone now survives, standing roofless.

Significance: Unknown

Any Direct Impact?: Yes
Very High
This area will be built over or landscaped within the development.

Any Indirect Impact?: Yes
Very High
The surrounding area will be changed by a housing development.

Level of Impact on Setting: Very High

Comment on Impact: As this area is likely to be built over or disturbed, any buried remains of this building will be lost or disturbed. The surrounding landscape will also be changed by the proposed development.

ID Number: 21

HER PRN:

NMR NPRN: 0

TUDOR HOUSE

BUILDING

NGR: SO5217212178 **Feature Centred**
Period: Post Medieval **Broadclass:** Agriculture and Subsistence
Form: Documentary Evidence **Condition:** Destroyed **Survival:** Destroyed
Site Status:

SAM number: **LB number:** 0 **grade:**
Trysor Description: The site of an outbuilding shown to the south of Tudor House Barn on the parish tithe map, but absent from later 19th century Ordnance Survey maps. It had been removed by the time the 1886 1:10560 map was surveyed in 1880. Some stones were seen scattered on its site when visited in 2024.

Rarity: Common

Distance from development: Within

Group Value: Part of a farm building group

Evidential Value: Historic mapping

Historical Value: None

Aesthetic Value: None

Communal Value: None

Setting: A small outbuilding of early-19th century date and of unknown purpose which stood close to the barn associated with Tudor House and within an enclosed area east of the barn. It had been demolished by 1880s and the area is now part of a pasture field. The farm building group fell out of use in the late 20th century and the barn alone now survives, standing roofless.

Significance: Unknown

Any Direct Impact?: Yes
High
This area will be landscaped within the development.

Any Indirect Impact?: Yes
High
This area will be landscaped within the development.

Level of Impact on Setting: High

Comment on Impact: As this area is likely to be landscaped or disturbed, any buried remains of this building will be lost or disturbed. The surrounding landscape will also be changed by the proposed development.

ID Number: 22

HER PRN:

NMR NPRN: 0

TUDOR HOUSE

BARN

NGR: SO5217412187

Feature Centred

Period: Post Medieval

Broadclass: Agriculture and Subsistence

Form: Building

Condition: Fair

Survival: Damaged

Site Status:

SAM number:

LB number:

0

grade:

Trysor

Description:

A field barn which was part of the holding of artist and land agent Thomas Tudor at the time of the parish tithe survey in 1845. It may have been built around 1830, when Tudor built his house at Wyesham. However, it is said that Tudor bought an earlier tenement when he acquired land to build his house. It is possible therefore that the barn was associated with an earlier house on this site, as it is detached from Tudor's own house, which stood about 150 metres to the west.

It remained in use until the second half of the 20th century, but was disused and derelict by the 21st century. When visited in 2024 it was found to be roofless, but otherwise in good condition, with its mortared, sandstone walls standing to wallplate and gable height. 19th century maps show that there was another building or section attached to the north gable wall of the barn, but there is now no surface evidence for this structure.

Rarity:

Not rare

Distance from development:

Within

Group Value:

Part of a farm building group

Evidential Value:

Standing building, in derelict condition

Historical Value:

Associated with the artist Thomas Tudor

Aesthetic Value:

A good example of an early 19th century stone barn

Communal Value:

None

Setting:

Significance:

Locally Important

Any Direct Impact?:

Yes

Very High

The barn would be demolished under the proposed development plan.

Any Indirect Impact?:

Yes

Very High

The barn would be demolished under the proposed development plan and the area landscape or built over.

Level of Impact on Setting:

Very High

Comment on Impact:

The barn would be demolished under the proposed development plan and the area landscape or built over.

ID Number: 23

HER PRN:

NMR NPRN: 0

REDBROOK ROAD

MILESTONE

NGR: SO5173911951 Feature Centred

Period: Post Medieval **Broadclass:** Transport

Form: Structure **Condition:** Unknown **Survival:** Unknown

Site Status: Listed Building

SAM number: **LB number:** 35211 **grade:** II

Trysor Description: A 19th century turnpike milestone on the Monmouth to Chepstow road, marking the distance of 1 mile to Monmouth Shire Hall. It remains in place to the north side of the A466.

Rarity: Not rare

Distance from development: 395 metres to the southwest

Group Value: Associated with a turnpike road

Evidential Value: Structure remains in situ

Historical Value: Described in the Cadw listing description

Aesthetic Value: None

Communal Value: On a public road

Setting: Located to the north side of the turnpike road, it remains in position, with the road now modernised as the A466.

Significance: Nationally Important

Any Direct Impact?: No
None

Any Indirect Impact?: No
None

Level of Impact on Setting: None

Comment on Impact: The stone would not be intervisible with the proposed development.

ID Number: 24

HER PRN:

NMR NPRN:

ST. JAMES' CHURCH, GATE PIERS AND GATES

GATE

NGR: SO5179512330 Feature Centred
Period: Post Medieval **Broadclass:** Monument (By Form)
Form: Structure **Condition:** Very Good **Survival:** Intact
Site Status: Listed Building

SAM number: **LB number:** 85197 **grade:** II
Trysor Description: The Victorian gate piers, built of Forest of Dean ashlar sandstone, and wrought iron gates, are thought to be contemporary with the parish church, which was built between 1873 and 1875.

Rarity: Not rare

Distance from development: 250 metres to the west-northwest

Group Value: Associated with the listed parish church

Evidential Value: Standing structure

Historical Value: Described in Cadw's listing description

Aesthetic Value: A fine example of a Victorian church gateway

Communal Value: At a place of worship

Setting: The gateway is located to the north of the church, giving access to the churchyard from Wyesham Road.

Significance: Nationally Important

Any Direct Impact?: No
None

Any Indirect Impact?: No
None

Level of Impact on Setting: None

Comment on Impact: This feature is not intervisible with the proposed development. Modern housing stands between the two locations.

ID Number: 25

HER PRN:

NMR NPRN: 306915

ST. JAMES' CHURCH

CHURCH

NGR: SO5177912314

Feature Centred

Period: Post Medieval

Broadclass: Religious Ritual and Funerary

Form: Building

Condition: Very Good

Survival: Intact

Site Status: Listed Building

SAM number:

LB number: 81041

grade: II

Trysor Description: A parish church built to the design of J.P Seddon between 1873 and 1879. Its tower was added in 1890. It remained in use in 2024.

Rarity: Not rare

Distance from development: 250 metres to the west-northwest

Group Value: Associated with the listed gate piers and gates

Evidential Value: Standing building

Historical Value: Associated with J.P. Seddon and described in the listing description

Aesthetic Value: High due to it being a good example of a Victorian church with good stained glass windows.

Communal Value: Place of worship

Setting: The church was built in the 1870s in a very rural area, with a few cottages to the east and a National School to the southwest. In modern times it stands within an area of modern housing developments with little of the earlier landscape surviving, although the National School remains and is now used as a Community Hall.

Significance: Nationally Important

Any Direct Impact?: No
None

Any Indirect Impact?: No
None

Level of Impact on Setting: None

Comment on Impact: This church is not intervisible with the proposed development. Modern housing stands between the two locations.

Appendix B: Photographs

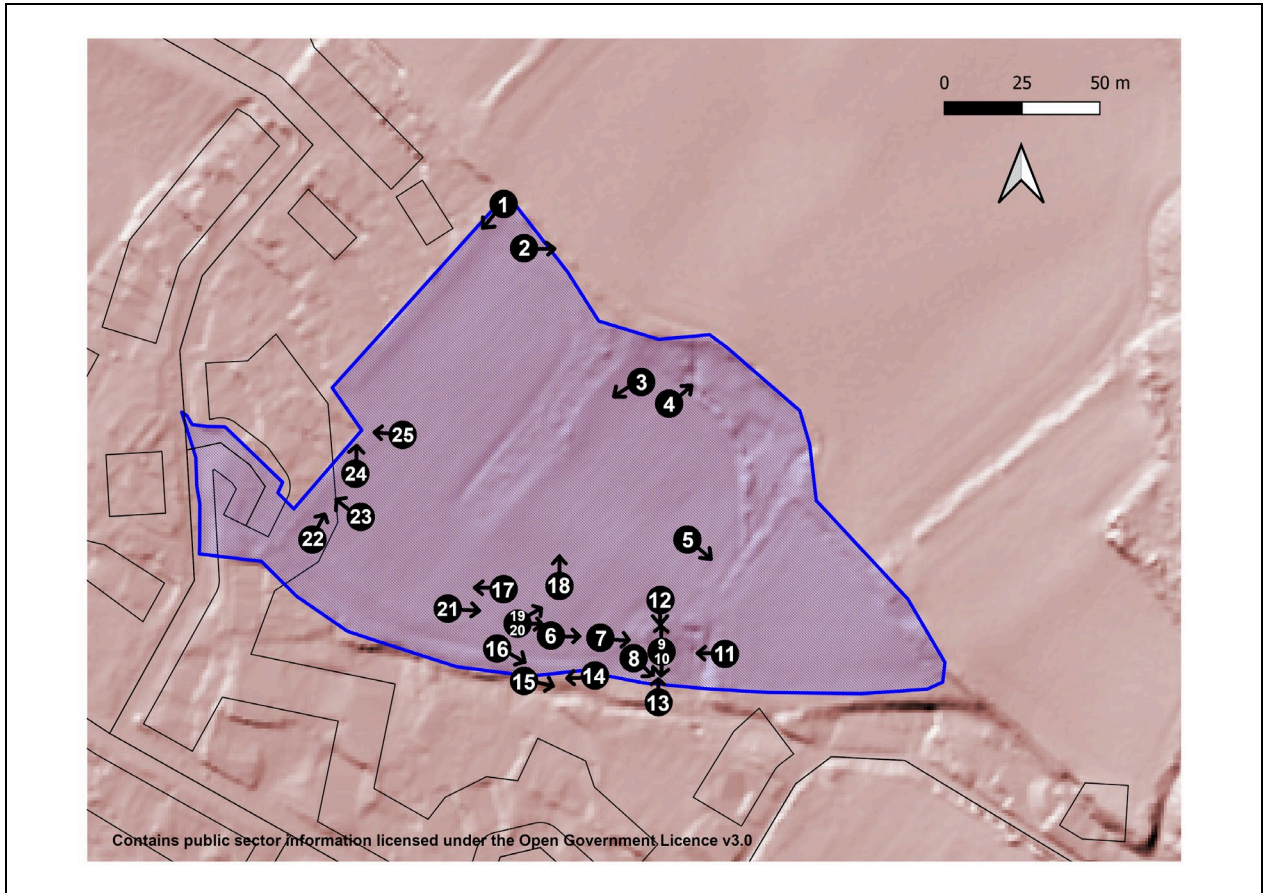


Figure 9: Location and direction of photographs. Contains public sector information licensed under the Open Government Licence v3.0



Plate 1- TRW2024_001: A view of the proposed development site from its northern corner. Looking south-southwest.



Plate 2 - TRW2024_002: A view across the very denuded boundary bank or lynchet at the northern side of the proposed development site. Looking east.



Plate 3 - TRW2024_003: A view of the remains of the boundary which separated the two western fields in the proposed development area. This boundary may have been a hedged or tree-lined drainage course. No bank was seen here. Looking southwest.



Plate 4 - TRW2024_004: A view of a wet area inside the northern boundary of the central field in the proposed development area showing why there may have been a central drainage channel through the site. Looking northeast.



Plate 5 - TRW2024_005: A view towards the now intermittent boundary between the central and eastern fields in the proposed development area. Looking southeast.



Plate 6 - TRW2024_006: A view of the now derelict barn (ID number 22) which once belonged to Tudor House. Mature deciduous trees are still present close to the building, on the south boundary of the proposed development site. Looking east.



Plate 7 - TRW2024_007: A closer view of the now derelict barn (ID number 22) which once belonged to Tudor House. Note the wide, opposed doorways, suggesting it may have been used for threshing originally. There are narrow ventilation openings in the walls either side of the doorways. Looking east.



Plate 8 - TRW2024_008: A view of the lateral wall to the south of the west-facing doorway of the barn (ID number 22). Note the white lime mortar bonding the now heavily eroded sandstone masonry. Looking southeast.



Plate 9 - TRW2024_009: A view inside the barn (ID number 22), showing a ventilation opening in the southwest gable end. The gable is fairly complete to ridge height and the lateral walls are largely intact to wallplate level. Looking south.



Plate 10 - TRW2024_010: A view inside the barn, showing the ventilation openings in the northeast gable end. This gable is also fairly complete to ridge height and the lateral walls are largely intact to wallplate level. Looking north.



Plate 11 - TRW2024_011: A view of the now derelict barn (ID number 22). Looking west.



Plate 12 - TRW2024_012: A view of the northern gable wall of the now derelict barn (ID number 22). Looking south.



Plate 13 - TRW2024_013: A view of the southern gable wall of the now derelict barn (ID number 22). Looking north.



Plate 14 - TRW2024_014: A view of the southern boundary of the proposed development site, showing how trees have grown along the former road (ID number 17). Looking west-southwest.



Plate 15 - TRW2024_015: A view of the now vegetation-choked roadway ID number 17, as it passes south of barn ID number 22. Looking east-southeast.



Plate 16 - TRW2024_016: A view of the now vegetation-choked roadway ID number 17, as it passes south of barn ID number 22. Looking southeast.



Plate 17 - TRW2024_017: A view across the lower part of the proposed development site. The houses of Tudor Road are seen beyond the boundary. Looking west.



Plate 18 - TRW2024_018: A view across the proposed development site. Looking north.



Plate 19 - TRW2024_019: A view up the central field of the proposed development site. Looking northeast.



Plate 20 - TRW2024_020: A view towards barn ID number 22 with roadway ID number 17 to the right side of the image. Looking east.



Plate 21 - TRW2024_021: A view across the proposed development site. Looking east.



Plate 22 - TRW2024_022: A view up the western field of the proposed development site, with houses on Tudor Road to the left. Looking north-northeast.



Plate 23 - TRW2024_023: A view of the rear of the Tudor Road garages along the west boundary of the proposed development site. The stone wall contains some fragments of the Tudor House garden wall (ID number 18). The garage will be removed for the development. Looking west-northwest.



Plate 24 - TRW2024_024: A view along the western side of the proposed development site showing the preserved section of the Tudor House garden wall (ID number 18) left of centre. Looking north.



Plate 25 - TRW2024_025: A view of the best-preserved section of the former Tudor House garden wall ID number 18. Looking west.



Plate 26 - TRW2024_026: A view towards Wyesham from The Kymin (taken from SO5275912507). There is no intervisibility between the proposed development site at the foot of the hill and this Registered Park and Garden or its listed buildings. Looking west.

Appendix C:
Mortar Analysis
By M Locock

For main report

Quantification of overall site assemblage by category	1 sample
Description of recovery strategy	Mortar from wall core
Description of selection strategy	All recovered samples were analysed
Location of final archive (digital and physical) with repository accession number	
Interpretation of the overall material assemblage	The mortar was a lime mortar (52% lime) of late 18 th -19 th century character.

Title of report (Material Type and project)	WYE2024 Tudor Rd, Wyesham, Monmouthshire – Mortar
Report type:	Description / Appraisal / Full analysis
Author	Martin Locock BA PCTHE MA MCifA FHEA
Date of data collection	February 2024
Date of report completion	March 2024

1 Introduction

1.1 Summary of assemblage and significance

A single lime mortar was recovered of low individual significance.

1.2 Overall size of assemblage (weight/count)

1 sample (50g)

1.3 Summary of dates

18th-19th century character, typically late 18th-early 19th century.

1.4 Aims of the report

This document is intended to comply with CifA Specialist Reporting Toolkit guidance 2022. The analysis of the mortar samples was intended to clarify the relative and absolute chronology of the structures, the type of mortar mixes used, evidence for the use of coal, charcoal, brick dust, soot and slag as pozzolanic inclusions, and sources of aggregate material.

1.5 Recovery strategy

The material was recovered by the site team, from the wall core to avoid contamination, repointing, plastering and weathering.

1.6 Sampling strategy

All structures preserving suitable mortar were sampled.

1.7 Context information

A single sample was recovered from the south side of the west wall of the barn.

1.8 Range of dates

18th-19th century character, typically late 18th-early 19th century.

1.9 Report preparation (paradata)

The report was prepared shortly after processing of the samples.

2 Methodology

2.1 Methods of identification and quantification

All recovered samples were examined visually and described by colour and presence of inclusions. Hardness was tested by resistance to manual pressure.

Hardness	Description
Very hard	Cannot be broken with manual pressure
Hard	Breaks with manual pressure
Soft	Breaks under light manual pressure
Very soft	Crumbles without additional pressure

A single aliquot (subsample) from each sample was dried and crushed and analysed by the acid digestion method (dissolved in dilute hydrochloric acid) as recommended by Cadw (2004, 2); the residue was filtered and dried by gentle heating, and weighed. Overall composition of the mortar was calculated from the aggregate and soluble (Calcium Chloride) components.



The aggregate residue was sieved into particle size groups in line with ISO14608-1:2002 (categories 8000µ+ (8mm+), 4000-8000µ (4-8mm), 2000-4000µ (2-4mm), 500-2000µ (0.50-2mm), 250-500µ (0.25-0.50mm), 125-250µ, <125µ (less than 0.125mm).

Dates were assigned based on the established chronology (Locock 2010; Morton et al., n.d; Copsey 2019: 14), summarised as:

Medieval	Earth mortars with clay, earth-lime mortars; lime-rich mortar used for pointing only
17 th century to 1800	Earth-lime mortar stabilised with 10% hydrated lime
18 th century onwards	Lime mortars (60%+)
1750 onwards	Lime mortars with coal and charcoal aggregate; lumps of lime visible
1850- early 20 th century	Lime mortars with use of soot and ash as aggregate/binder; cement mortars introduced
1880s-1990s	Eminently hydraulic lime mortars
1900 onwards	Cement mortars used as standard

2.2 Reference data

The results were compared to corpus of 100 mortar samples previously analysed and to Scottish Lime Centre (n.d.) example mortar aggregate mixes.

2.3 Scientific analysis

No scientific analysis was undertaken.

2.4 Archive products of recording

Initial notes were retained with the author's lab book and transcribed. The Excel spreadsheet with catalogue used to create the figures is retained. The residues from the aliquots are retained with the parent sample as part of the reference data.

3 Quantification

3.1 Quantification of material by count

Total samples: 1

4 Characterisation

4.1 Material classified: mortar

4.2 Basic classification: lime mortars / earth mortars

Lime mortar

4.3 Detailed classification

Sample	Context	Description	Munsell colour	Aliquot Gross wt g	Residue wt g	Lime weight g	% lime
*301	S side of W wall	Hard pale red brown lime mortar with lime lumps	10R 8/2	10.48	4.99	5.49	52.4%

Sample	8000µ+	4000-8000µ	2000-4000µ	500-2000µ	250-500µ	125-250µ	<125µ

*301	0%	10%	15%	42%	20%	10%	3%
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5 Results

5.1 Description of condition and completeness

The mortars appeared to be fairly well preserved.

5.2 Description of taphonomic evidence

None

5.3 Description of use

Used in the initial construction of the walls.

5.4 Description of manufacture

The presence of lime lumps suggests that the mortar was hot mixed on site. In common with most historic mortars in Wales, the aggregate used was dominated by the 250-2000 μ fraction, rather than the finer grades typical in Scotland.

5.5 Results of scientific analysis

None.

6 Significance, potential and recommendations

6.1 Statement of significance and potential

An individual sample of low individual significance.

6.2 Contribution to project research aims

The mortar suggest that the barn was constructed in the 18th-early 19th century.

6.3 New material-led research aims

None.

6.4 Recommendations for further recording and analysis

None

6.5 Recommendations for illustration

None

7 Contextualisation

7.1 Assemblage in relation to context

The sample is presumed to reflect the original construction of the barn.

7.2 Assemblage in relation to sequence, character of site, function and site formation processes

There is no indication of significant rebuilding or alteration to the structure.

8 Interpretation

8.1 Discussion of the assemblage

The mortar is typical of the late 18th century and 19th century.

8.2 Discussion of excavated context

The mortar suggest that the barn was built between the mid-18th and mid-19th century.

8.3 Discussion in relation to phasing

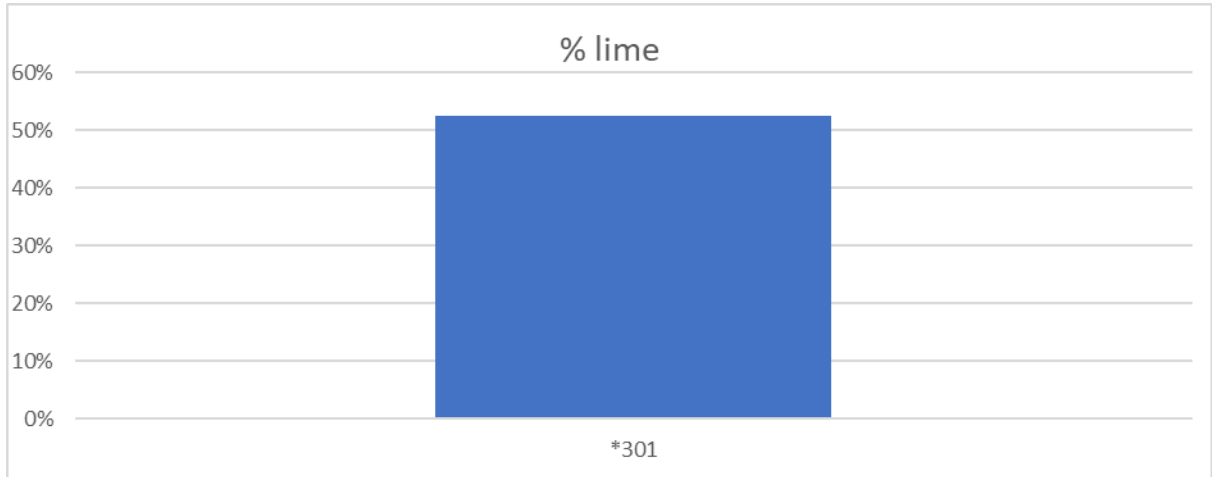
None.

8.4 Characterisation and phasing

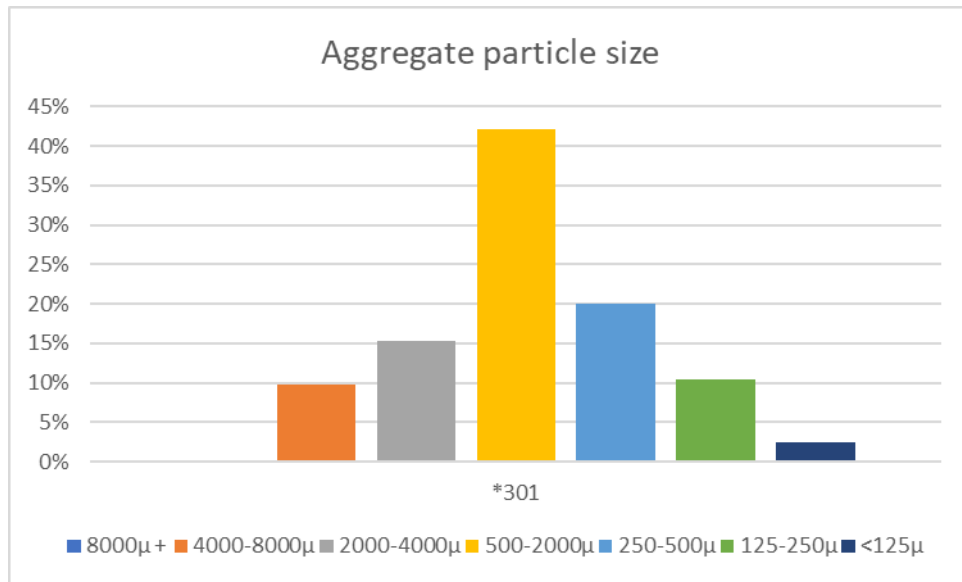
None.

9 Illustration

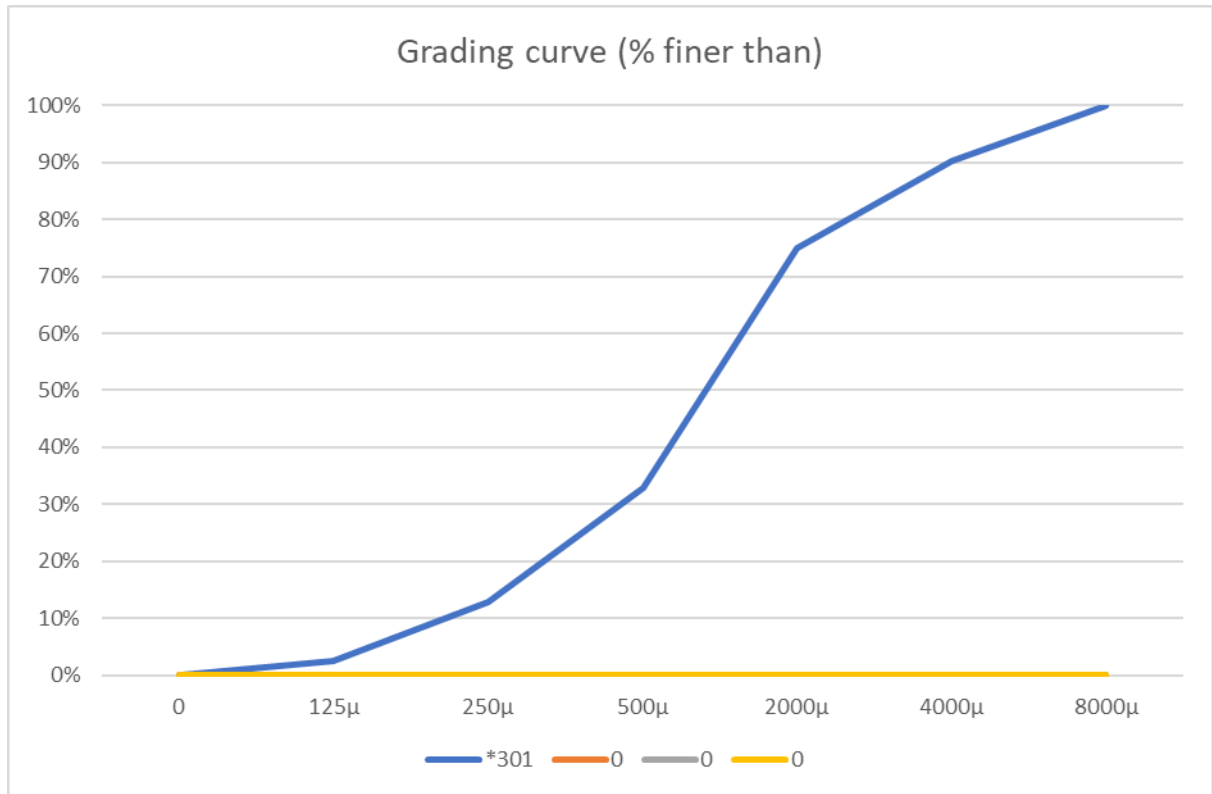
*Historic Environment Desk-Based Assessment
for a Residential Scheme on Land off Tudor Road,
Wyesham, Monmouthshire NGR: SO5215012230*



% lime



Particle size analysis of aggregate



Grading curve of aggregate (% finer than)

10 Bibliography

Cadw	2004	<i>The use of lime mortar in historic structures</i> (Technical Conservation Note 2) (Cadw, Cardiff).
Copsey,	2019	<i>Hot Mixed Lime and Traditional Mortars: A practical guide to their use in conservation and repair</i> (Crowood Press, Marlborough)
Locock, M	2010	Bricks and mortar: post-medieval buildings archaeology in Wales. <i>The Archaeologist</i> 75 : 37.
Morton, T., Copsey, N. and Little, R.	n.d.	Earth Mortars https://www.buildingconservation.com/articles/earth-mortars/earth-mortars.htm
Scottish Lime Centre	n.d.	Sands and Aggregates https://www.scotlime.org/analysis/sands-aggregates/

Appendix D:

Index to the Archive

The archive will consist of the following categories and be deposited with the National Monuments Record in Aberystwyth. Material has been selected in accord with the *Selection Strategy* and the *Data Management Plan* included in the Written Scheme of investigation in Appendix D.

A. DOCUMENTARY:

A.1 Written Material

None

A.2 Drawings

None

A.3 Photographs

26 tiffs – selected as the best to document the assessment from 121 digital photographs taken on site
Photo catalogue within the pdf report

A.4 Digital Material

Final report as pdf
Mortar Analysis as

B. MATERIAL ARCHIVE

None

C. DESELECTED

C.1 Original quote – email

C.2 Other Correspondence between client, agent and Trysor – email

C.3 Risk Assessment - docx

C.4 121 photographs were taken on the day – 95 deselected as not needed, poorer quality, duplicates – jpgs/tifs

C.5 ZTV and datasets used in analysis

C.6 Invoice – docx and pdf

Appendix E:
**Written Scheme
of Investigation**

**WRITTEN SCHEME OF INVESTIGATION FOR AN
HISTORIC ENVIRONMENT DESK-BASED ASSESSMENT
FOR A RESIDENTIAL SCHEME ON LAND OFF TUDOR ROAD,
WYESHAM, MONMOUTHSHIRE
NGR: SO5215012230**

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**WRITTEN SCHEME OF INVESTIGATION FOR AN
HISTORIC ENVIRONMENT DESK-BASED ASSESSMENT
FOR A RESIDENTIAL SCHEME ON LAND OFF TUDOR ROAD,
WYESHAM, MONMOUTHSHIRE
NGR: SO5215012230**

1. Introduction

1.1 LRM Planning of 22 Cathedral Road, Cardiff CF11 9LJ, on behalf of their client Edenstone Homes Ltd, Building 102, Wales One Business Park, Magor, NP26 3DG, has commissioned Trysor heritage consultants to undertake an historic environment desk-based assessment, including a potential impact on setting of designated historic assets, from a proposed residential scheme centred on SO5215012230.

2. The development

2.1 The proposed development would consist of a residential development of 50 affordable dwellings, including sustainable drainage proposals, landscape planting, car parking, waste storage facilities and associated works on land off Tudor Road, Wyesham, Monmouth.

2.2 It would occupy 2.15ha on the north-eastern boundary of the settlement of Wyesham. The land is currently pastureland and the overall site is broadly triangular in shape, bounded by hedges/trees on most sides. Part of a former field boundary, now a line of mature trees, remains within the site. The topography of the site rises from west-southwest to east-northeast.

3. Planning context of the proposed development

3.1 A pre-application consultation will end on Friday 1st March 2024 for 18 one-bedroom flats, 12 two-bedroom houses. 18 three-bedroom houses and two four-bedroom houses.

4. Objective of the Written Scheme of Investigation

4.1 The objective of this written scheme of investigation (WSI) is to specify the method to be used for a desk-based assessment to identify and assess impact, both direct and indirect, on the historic environment and historic assets. This includes the impact on setting of designated historic assets.

4.2 The Chartered Institute for Archaeologists' Standard and Guidance for Historic Environment Desk-based Assessment (CIfA, 2020) was used to write this Written Scheme of Investigation.

Historic Environment Desk-Based Assessment
for a Residential Scheme on Land off Tudor Road,
Wyesham, Monmouthshire NGR: SO5215012230

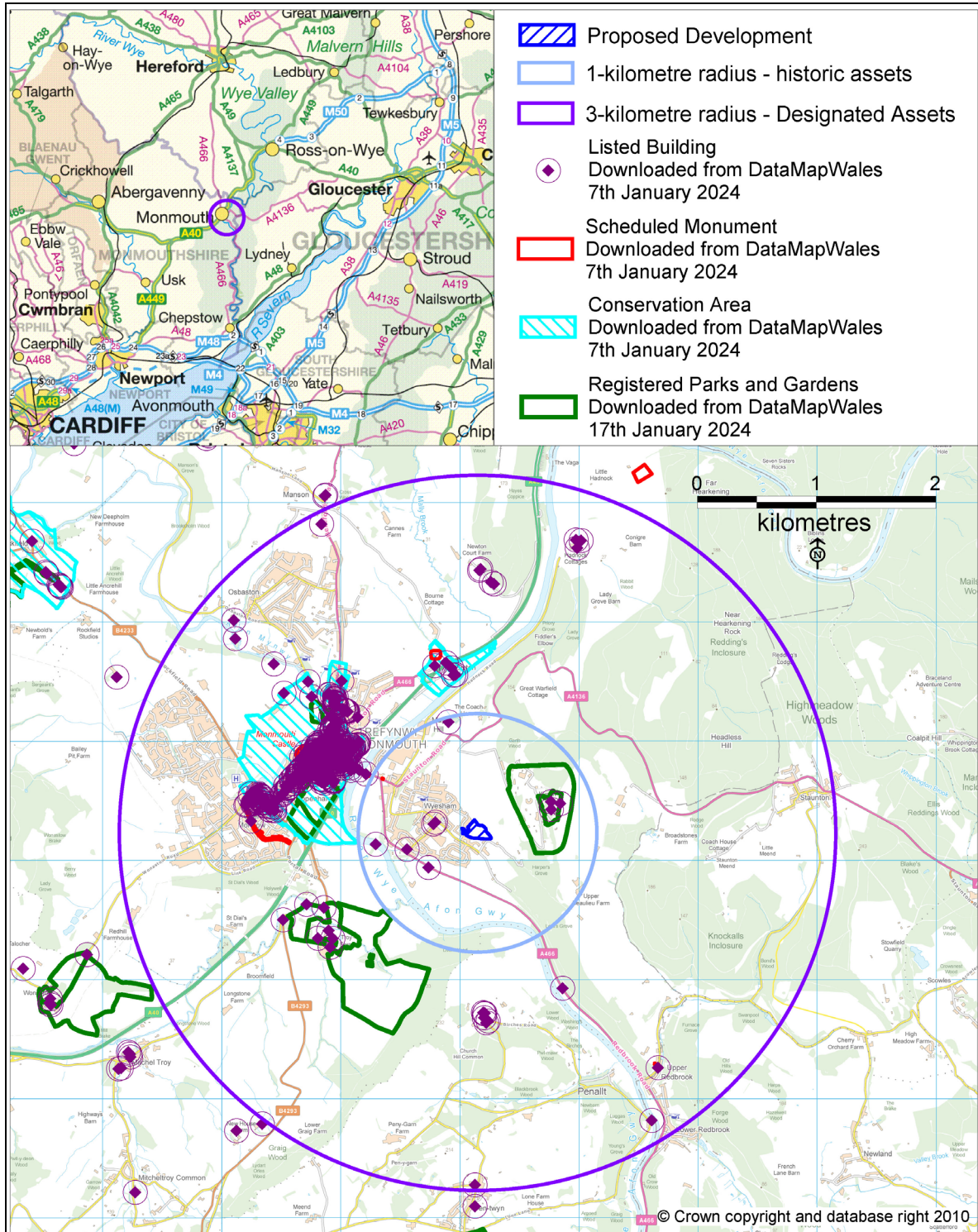


Figure 1: The approximate location of development and the proposed 1-kilometre assessment area centred on SO5215012230. Designated assets will be assessed within a 3-kilometre area.

5. Nature of the Archaeological Resource.

5.1 In response to the pre-application consultation the archaeological planning officer at Glamorgan Gwent Archaeological Trust who advise the local planning authority on the aspects of the historic environment stated:

We have consulted the regional Historic Environment Record (HER) and note the proposal is located in an area of archaeological potential. It is within the Lower Wye Valley Registered Historic Landscape, specifically the Wyesham Historic Character Area (HLCA035), and the essential setting of Kymin Registered Historic Park and Garden (Gt5) is located a short distance to the east. Furthermore a review of historic Ordnance Survey mapping indicates structures and features in both the southeast and southwest parts of the proposed development area. As such there is the potential for encountering archaeologically significant remains during the course of the works.

6. Scope of Work & Methodology

6.1 The assessment will consider the recorded historic assets within a 1-kilometre area centred on SN52150122390.

6.1.1 The development is over 1 hectare in size but under 75 metres tall therefore following the Cadw guidance on the setting of Historic Assets the impact on the setting of designated historic assets within a 3-kilometre radius area will be assessed (Cadw, 2017, p.11). This will include Listed Buildings, Scheduled Monuments, Registered Parks and Gardens, Registered Historic Landscapes and World Heritage Sites. An initial assessment will remove those historic assets which have no intervisibility with the potential development site.

6.2 The following components of the historic environment will be considered, where relevant;

- a. Scheduled Monuments (SMs) and their settings.
- b. Listed buildings and their settings.
- c. Registered Parks and Gardens and their essential settings.
- d. Registered Historic Landscape
- e. World Heritage Sites
- f. Conservation Areas
- g. Previously recorded non-designated historic assets, and their settings
- h. Buildings identified as of Local Importance where such buildings have been identified
- i. Newly identified historic assets and their settings
- j. Historic Landscapes and their characterisation
- k. Hedgerows and field patterns
- l. Ancient woodland
- m. Place-name evidence
- n. Cumulative impacts
- o. Any agri-environmental interests or requirements, e.g. Environmental Stewardship or Countryside Stewardship scheme
- p. Potential for buried archaeological
- q. Potential for palaeoenvironmental evidence

6.3 The following data sources will be consulted:

- Glamorgan Gwent Historic Environment Record
- Cadw
- RCAHMW
- Historic Ordnance Survey maps
- Other historic maps including tithe map
- Aerial photographs
- 1 metre LiDAR data
- Registered Historic Landscape and Character Area data
- LANDMAP
- Documentary sources
- Published journals

6.4 A site visit will be carried out in accordance with Chartered Institute for Archaeologists' *Standard and Guidance for an Historic Environment Desk-based Assessment (CIfA, 2020)*. The site visit will record any significant unrecorded historic assets in the vicinity of the proposed development. It will assess the condition of known historic assets and an examination of the impact of development on them. It will be used to assess the setting of historic assets and whether any impact on that setting impacts on the significance of the historic asset in line with Cadw guidance.

6.5 Colour digital photographs will be taken, using a 24M pixel camera. A written record will be made on site of the photographs taken. Appropriate photographic scales will be used.

6.6 Elevation profiles, in conjunction with photos from the site visit and aerial photos, will be used to assess intervisibility, views and impact on setting. Zones of Theoretical Visibility (ZTV) and photomontages from the client will be used if available. If a ZTV is not available Trysor will create them for different parts of the site.

6.7 Once the dataset of existing and new data has been created, the significance of all identified historic assets will be assessed considering their evidential, historical, aesthetic and communal values (Cadw, 2010) and their setting (Cadw, 2017).

6.8 An assessment will be made of the development's potential impact on all historic assets, including direct physical, indirect physical, and indirect visual impacts. This will include impact on the significance of all nationally important historic assets whether designated or not.

6.9 The potential for buried archaeology will also be assessed, drawing on data within the assessment area, and the wider landscape.

7. Reporting

7.1 A written report will be submitted to the client to inform the current planning application. The report will include;

- a. a non-technical summary
- b. a site location plan
- c. a bibliography
- d. a gazetteer of all historic assets included in the assessment giving significance and impact, with descriptions.
- e. an assessment of the value and significance of each historic asset including setting

- f. an assessment of the impact of the development on the historic assets of the study area – impacts will be assessed whether negative, positive or neutral, direct or indirect.
- g. statement of the local and regional context of the historic assets identified as have being impacted on by the development.
- h. statement on reliability of resources used during assessment.
- i. potential for buried archaeological features within the development plot

7.2 The report will be guided by the requirements of Annexe 2 of the Chartered Institute for Archaeologists' *Standard and Guidance for an Historic Environment Desk-based Assessment*. Copies of the report will be provided to the client and the Regional Historic Environment Record.

8. Health & Safety

8.1 Trysor will undertake a risk assessment in accordance with their health and safety policy.

9. Public Benefit and Outreach

9.1 A summary of the work undertaken and its findings will be submitted to *Archaeology in Wales*, the annual review of archaeological work in Wales collated the Council for British Archaeology Wales (CBA Wales), if appropriate.

9.2 The results of the work will be deposited in the NMR making it publicly accessible. The report will also be deposited with the regional Historic Environment Record (HER) making it publicly accessible. This will be in line with recent guidance from The Welsh Archaeological Trusts (WAT, 2022).

9.3 The purpose of the work and the history of the site will be discussed with the client and others in order to widen understanding of why the work is important and broaden appreciation for the historic environment.

10. Archive

10.1 The paper and digital archive will be deposited with the National Monuments Record, including a copy of the final report in accordance with the CIfA's *Standard and Guidance for the creation, compilation, transfer and deposition of archaeological archives* (CIfA, 2020) and *The National Standard and Guidance to Best Practice for Collecting and Depositing Archaeological Archives in Wales 2017* (NPAAW, 2017). This archive will include all written, drawn and photographic records relating directly to the investigations undertaken. Digital archives will follow the standard required by the RCAHMW (RCAHMW, 2015). A selection strategy and a data management plan are included in Appendices 1 and 2.

10.2 Artefacts are unlikely from a desk-based assessment but any artefacts will be returned to the landowner after recording and reporting. If they are considered to be regionally or nationally important discussions about depositing the artefacts in a recognised museum archive will be held with the client.

11. Resources to be used

11.1 Jenny Hall, BSC, MCIfA and Paul Sambrook, BA, PGCE, MCIfA of Trysor will undertake the desk-based assessment. During the field visit will be equipped with standard field equipment, including digital cameras, GPS and first aid kit. Trysor have access to the computer hardware and software required to deliver the completed final report and archive to a professional standard.

12. Qualification of personnel

12.1 Trysor is a Registered Organisation with the Chartered Institute for Archaeologists and both partners are Members of the Chartered Institute for Archaeologists, www.archaeologists.net

12.2 Jenny Hall (BSc Joint Hons., Geology and Archaeology, MCIfA) had 12 years excavation experience, which included undertaking watching briefs prior to becoming the Sites and Monuments Record Manager for a Welsh Archaeological Trust for 10 years. She has been a partner in Trysor since 2004 undertaking a variety of work that includes upland field survey, desk-based appraisals and assessments, watching briefs and evaluations as well heritage interpretation and community-based projects.

12.3 Paul Sambrook (BA Joint Hons., Archaeology and Welsh, MCIfA, PGCE) has extensive experience as a fieldworker in Wales. He was involved with Cadw's pan-Wales Deserted Rural Settlements Project for 7 years. He also undertook Tir Gofal field survey work and watching briefs. He has been a partner in Trysor since 2004 undertaking a variety of work including upland field survey, desk-based appraisals/assessments, watching briefs and evaluations as well as community-based, non-intrusive projects and community heritage interpretation.

13. Insurance & Professional indemnity

13.1 Trysor has Public Liability, Employers Liability and Professional Indemnity Insurance.

14. Project identification

14.1 The project has been designated Trysor Project No. 2024/930. The site code will be WYE2024, and regional HER Event number is E007862.

15. Sources

Cadw, 2011, Conservation Principles

Cadw, 2017, *Guidance on the Setting of Historic Assets*

CIfA, 2020, *Standard and Guidance for an Historic Environment Desk-based Assessment.*

CIfA, 2020, *Standard and Guidance for the creation, compilation, transfer and deposition of archaeological archives*

NPAAW, 2017, *The National Standard and Guidance to Best Practice for Collecting and Depositing Archaeological Archives in Wales*

WAT, 2022, *Guidance for the Submission of Data to the Welsh Historic Environment Records (HERs) version 2*

Jenny Hall & Paul Sambrook

Trysor

February 2024

APPENDIX 1: ARCHIVE SELECTION STRATGEY

LAND OFF TUDOR ROAD, WYESHAM DBA

15/02/2024 v.1

Archive Selection Strategy

Project Information

Project Management

Project Manager	Jenny Hall & Paul Sambrook
Archaeological Archive Manager	Jenny Hall & Paul Sambrook
Organisation	Trysor

Stakeholders

Stakeholders	Date Contacted
<p style="text-align: center;">Collecting Institution(s)</p> <p><i>A collecting institution for artefacts will only be contacted in advance of site work, if the potential for artefacts from sealed contexts is assessed as Moderate to Very High. The scale of field work and where it is situated geographically will be considered when making this initial assessment</i></p>	<p>Digital /paper archive to be archived with RCAHMW, with copies to HER if they wish. Artefacts not expected during a DBA</p> <p style="text-align: center;">Not contacted</p>
Project Lead / Project Assurance	Jenny Hall and Paul Sambrook
Landowner / Developer	See WSI
Other	-

Resources

Resources required

Describe the resources required to implement this Selection Strategy, particularly if unusual resources are required.

No unusual resources required.

Context

Describe below the context of this Selection Strategy. You should refer to:

- The aims and objectives of the project;

- Local Authority guidance (including the brief);
- Research Frameworks;
- The repository collection development policy and/or deposition policy;
- Material-specific guidance documents.

Note: This section may be copied from your Project Design/WSI to ensure all Stakeholders receive this context information.

- The aims and objectives of the project are to record and protect the historic environment in order to inform decisions by the planning authority and Cadw.
- The methodology to be used and its context is given in this Written Scheme of Investigation.
- The Research Framework for the Archaeology of Wales identifies areas of past, current and future archaeological research in Wales <https://www.archaeoleg.org.uk/intro.html>
No specific themes are connected with this project at present
- As this is a DBA there should be no artefacts. If necessary, a suitable artefact archive will be identified using *National Standards for the Collecting and Depositing of Archaeological Archives in Wales 2017*, Part 6. Museums in Wales Collecting Archaeology

Stakeholders

Name the individual(s) responsible for the Digital Data Selection decisions (i.e. Archaeological Archive Manager, Project Manager, Collections Curator).

Jenny Hall & Paul Sambrook

Selection

Location of Data Management Plan (DMP)

Selection of digital data elements should be considered in your project's DMP. For the purpose of the Selection Strategy, you can either copy the selection section of your DMP below, or attach it as an appendix to this document. Please indicate here if the DMP is attached.

Appendix 2 of this WSI

The selection strategy in your DMP should:

- 1.1 Define what digital data will be selected for inclusion in the archaeological archive, how this will be done, and why. Do not forget to consider that specialists may have digital data that should be included in the archaeological archive.
- 1.2 Identify the selection review points during the project (i.e. project planning, data gathering, analysis and reporting and archive compilation).
- 1.3 Reference all relevant standards, policies or guidelines (e.g. digital repository deposition requirements) and specialist advice sought.
- 1.4 Identify any selection decisions that differ from standard guidelines and explain why.

a) Final report as pdf file which will include WSI

b) Selected and catalogued photographs as Tiffs file

Additional files may include

- c) Vector GIS files as .shp files
- d) Drawings as .pdf files
- e) Scanned site notes as pdf

NPAAW, 2017, *The National Standard and Guidance to Best Practice for Collecting and Depositing Archaeological Archives in Wales 2017*

RCAHMW, 2015, *RCAHMW guidelines for Digital Archives, Version 1*

WAT, 2022, *Guidance for the Submission of Data to the Welsh Historic Environment Records (HERs)*

De-Selected Digital Data

The procedure for dealing with De-selected digital data and what specialist advice informed this process should be recorded in your DMP. Please copy this information here or attach your DMP as an appendix to this document.

See Appendix 2 in this WSI

Amendments

Detail any amendments to the above selection strategy here. The Selection Strategy will be reviewed after fieldwork is complete when the digital data created will be clearer

Date	Amendment	Rationale	Stakeholders

2 – Documents

Stakeholders

Name the individual(s) responsible for the Documents Selection decisions (i.e. Archaeological Archive Manager, Project Manager, Repository Representative).

Jenny Hall & Paul Sambrook

Selection

Describe your Selection Strategy for the Documents elements of the archaeological archive. To do this you must:

- 2.1 Define which documents will be selected for inclusion in the archaeological archive, how this will be done, and why. Do not forget to consider that specialists may have documents that should be included in the archaeological archive.
- 2.2 Identify the selection review points during the project (e.g. project planning, data gathering, analysis and reporting and archive compilation).
- 2.3 Reference all relevant standards, policies or guidelines (e.g. digital repository deposition requirements)

and specialist advice sought.

2.4 Identify any selection decisions that differ from standard guidelines and explain why.

a) Final report as pdf file which will include WSI and any specialist reports if needed. This is the version sent to client and approved by third parties. Specialist reports will be contained within that report

b) Selected and catalogued photographs as Tiffs file

Additional files may include: to be reviewed after site work

c) Vector GIS files as .shp files

d) Drawings as .pdf files

e) Scanned context sheets/site notes as pdf

NPAAW, 2017, The National Standard and Guidance to Best Practice for Collecting and Depositing Archaeological Archives in Wales 2017

RCAHMW, 2015, RCAHMW guidelines for Digital Archives, Version 1

WAT, 2022, Guidance for the Submission of Data to the Welsh Historic Environment Records (HERs)

De-Selected Documents

Describe the procedure for dealing with De-selected material and what specialist advice has informed this procedure.

Deselected digital documents will be retained within Trysor backups.

The process is one of selection rather than deselection.

Amendments

Detail any amendments to the above selection strategy here.

Date	Amendment	Rationale	Stakeholders

3 – Materials

Note: This step should be completed for each material component of the archaeological archive. Copy this table for the various materials as required, providing the ‘Material Type’ and a section identifier (eg. ‘3.1’) for each.

Material type	Digital	Section 3.1	
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Stakeholders

Name the individual(s) responsible for the Materials Selection decisions (i.e. Archaeological Archive Manager, Project Manager, Repository Representative).

Jenny Hall & Paul Sambrook

Selection

Describe your Selection Strategy for each material type and or object type. To do this you must:

- 3.1 State the Selection Strategy you are applying to each category of material, how this will be done, and why.
- 3.2 Identify the selection review points during the project (e.g. project planning, data gathering, analysis and reporting and archive compilation).
- 3.3 Reference all relevant standards, policies or guidelines (e.g. thematic, period, and regional, Research Frameworks, repository deposition policies) and specialist advice sought.
- 3.4 Identify any selection decisions that differ from standard guidelines and explain why.

The Materials Selection Template may be useful in structuring this section.

As described in the Data Management Plan and above

Uncollected Material

If you are practising selection in the field, describe the process that will be applied. To do this you must:

- Detail how you will characterise, quantify and record all uncollected material on site.
- Explain how you will dispose of, or re-distribute, uncollected material.

Not applicable

De-Selected Material

Describe what you will do with the de-selected material. All processed material should have been adequately recorded before de-selection.

Kept within Trysor backups

Amendments

Detail any amendments to the above selection strategy here.

Date	Amendment	Rationale	Stakeholders

3 – Materials

Note: This step should be completed for each material component of the archaeological archive. Copy this table for the various materials as required, providing the ‘Material Type’ and a section identifier (eg. ‘3.1’) for each.

Material type	Paper	Section 3.2	
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Stakeholders

Name the individual(s) responsible for the Materials Selection decisions (i.e. Archaeological Archive Manager, Project Manager, Repository Representative).

Jenny Hall & Paul Sambrook

Selection

Describe your Selection Strategy for each material type and or object type. To do this you must:

- 4.1 State the Selection Strategy you are applying to each category of material, how this will be done, and why.
- 4.2 Identify the selection review points during the project (e.g. project planning, data gathering, analysis and reporting and archive compilation).
- 4.3 Reference all relevant standards, policies or guidelines (e.g. thematic, period, and regional, Research Frameworks, repository deposition policies) and specialist advice sought.
- 4.4 Identify any selection decisions that differ from standard guidelines and explain why.

The Materials Selection Template may be useful in structuring this section.

Field notes– scanned as a pdf

Uncollected Material

If you are practising selection in the field, describe the process that will be applied. To do this you must:

- Detail how you will characterise, quantify and record all uncollected material on site.
- Explain how you will dispose of, or re-distribute, uncollected material.

De-Selected Material

Describe what you will do with the de-selected material. All processed material should have been adequately recorded before de-selection.

Kept within Trysor archive folders

Amendments

Detail any amendments to the above selection strategy here.

Date	Amendment	Rationale	Stakeholders

Jenny Hall and Paul Sambrook
Trysor
www.trysor.net

38, New Road,
Gwaun Cae Gurwen
Ammanford
Carmarthenshire
SA18 1UN
enquiries@trysor.net

APPENDIX 2: DATA MANAGEMENT PLAN

LAND OFF TUDOR ROAD, WYESHAM DBA

15/02/2024 v.1.0

Data Management Plan

This document forms part of the Work Digital / Think Archive guidance for digital archives prepared by DigVentures, on behalf of Archaeological Archives Forum and in partnership with the Chartered Institute for Archaeologists. The project was funded by Historic England (Project No. 7796).

This has been adapted by Trysor for use.

Section 1: Project Administration
<ul style="list-style-type: none"> • Key project details, unique identifiers and contacts <p>See main part of WSI</p>
Section 2: Data Collection
<ul style="list-style-type: none"> • What data will you collect or create? • How will the data be collected or created? <p>See main part of WSI and Appendix 1</p>
Section 3: Documentation and Metadata
<ul style="list-style-type: none"> • What documentation and metadata will accompany the data? <p>Photo catalogue in report, appropriate metadata</p>
Section 4: Ethics and Legal Compliance
<ul style="list-style-type: none"> • How will you manage any ethical, copyright and Intellectual Property Rights (IPR) issues? <p>A statement will be included in the report. The report will be the copyright of Trysor. Other copyrights/rights will be identified acknowledged.</p>
Section 5: Storage and Backup
<ul style="list-style-type: none"> • How will the data be stored, accessed and backed up during the research? <p>Through online storage via Dropbox, Backups onto partners external hard drives</p>
Section 6: Selection and Preservation
<ul style="list-style-type: none"> • Which should be retained, shared, and/or preserved? • What is the long-term preservation plan for the dataset? • Have you contacted the data repository? • Have the costs of archiving been fully considered? <p>Data repository (NMR) not contacted yet, small project The main digital elements to be preserved long term are the report and the photographs. The database will be sent to the HER in order to inform updating the HER Costs of archiving have been considered – None</p>
Section 7: Data Sharing and Accessibility
<ul style="list-style-type: none"> • How will you share the data and make it accessible? • Are any restrictions on data sharing required? <p>Through archiving in NMR and in the regional HER – no restrictions other than acknowledgement</p>
Section 8: Responsibilities
<ul style="list-style-type: none"> • Who will be responsible for data management?

Jenny Hall & Paul Sambrook

Section 1: Project Administration

Project ID / OASIS ID
Not Applicable – GGAT HER Event Record PRN E007862
Project Name
See main part of WSI
Project Description
See main part of WSI
Project Funder / Grant reference
Client
Project Manager
Jenny Hall & Paul Sambrook
Principal Investigator / Researcher
Jenny Hall & Paul Sambrook
Data Contact Person
Jenny Hall & Paul Sambrook
Date DMP created
Jenny Hall & Paul Sambrook
Date DMP last updated
15 th January 2024
Version
1.0
Related data management policies
NPAAW, 2017, <i>The National Standard and Guidance to Best Practice for Collecting and Depositing Archaeological Archives in Wales 2017</i>
RCAHMW, 2015, <i>RCAHMW guidelines for Digital Archives, Version 1</i>
WAT, 2022, <i>Guidance for the Submission of Data to the Welsh Historic Environment Records (HERs) v.2</i>

Section 2: Data Collection

What data will you collect or create?
Site notes Photographs and catalogue Access database GIS data for use during project – MapInfo Report – Word doc and pdf
How will the data be collected or created?
Site notes on paper written on site Photographs taken and listed on site, selected and catalogued in the office. Tiff files Report written in Word, GIS components in MapInfo, database elements in Microsoft Access. Report drawn together as a pdf from separate elements.

Section 3: Documentation and metadata

What documentation and metadata will accompany the data?
The report will accompany any data. Relevant metadata will be created in line with guidance.

Section 4: Ethics and legal compliance

How will you manage any ethical, copyright and Intellectual Property Rights (IPR) issues?

Appropriately taking into account other peoples rights. All agreements with others will be adhered to, in particular the agreement regarding HER data. HER descriptions will not be included in the report – Trysor will write a description for each historic asset from a project perspective.
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Section 5: Data Security: Storage and Backup

How will the data be stored, accessed and backed up during the research?
--

Shared Dropbox with facility to retrieve earlier versions. Locally backed up on partners' external hard drive

Section 6: Selection and Preservation

Which data should be retained, shared, and/or preserved?
--

Report, Catalogued Photographs, Access database

What is the long-term preservation plan for the dataset?
--

Digital/paper deposition with RCAHMW – Report and Access database to the HER for them to update records

Have you contacted the data repository?

No – not necessary

Have the costs of archiving been fully considered?
--

No costs as RCAHMW not currently charging

Section 7: Data Sharing

How will you share the data and make it accessible?

Deposit in RCAHMW, with an additional copy to the regional HER
--

Are any restrictions on data sharing required?
--

No, other than our copyright should be respected.

Section 8: Responsibilities

Who will be responsible for implementing the data management plan?
--

Trysor partners
