



A.P.A.C. Ltd.

Archaeological Perspectives Analysis Consultancy

**WRITTEN SCHEME OF INVESTIGATION FOR A
A PROGRAM OF ARCHAEOLOGICAL WORKS**

WSI: BSWB/TPC/16



Ye Olde Tippling Philosopher, Caldicot

**Monmouthshire County Council
DC/2013/00898 & 00899**



Summary

This document comprises a Written Scheme of Investigation for a program of archaeological work on a listed building; as advised by Glamorgan Gwent Archaeological Trust (GGAT).

The proposed work is for the conversion of a former public house and function room into residential units which will involve some disturbance to the existing structures.

The archaeological work required to satisfy a planning condition is a building recording survey prior to work commencing and a watching brief during ground disturbance.

A building recording survey has already been completed for the property but was regarded as inadequate for purpose by GGAT.

The building survey component of this written scheme of investigation will primarily supplement the earlier survey, thereby bringing it to an acceptable level; 'fit for purpose'.

The watching brief will then be undertaken during all ground disturbance work within the designated planning area.

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Cover photograph DSC09998. North east elevation.



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Introduction

This Written Scheme of Investigation for a program of archaeological work has been prepared by DR. N. Phillips, APAC Ltd, in response to a proposed programme of works for the 'Conversion of a public house and function room to 2 no. residential units and demolition of single storey buildings to the rear. New development of 1no. house incorporating existing rubble walls to south west of site. New development of 4 no. semidetached houses', (DC/2013/00898 & DC/2013/00899).

The existing building is listed Grade II, Cadw ID 2746, an early mid-19th century public house with regional character and some historical importance relating to the early railway system, notably the Severn Railway Tunnel.

Planning and listed building approval was first applied for in 2013 by Mike Taylor (agent) of Taylor and Co Architects resulting in approval with conditions:

Planning Approval	DC/2023/00898. Condition 8.
Listed Building Approval	DC/2023/00898. Condition 14.

No development shall take place until the applicant or his agent or successor in title has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

The condition was partially addressed in 2013 when Mike Napthan Archaeology (MNA) undertook a 'rapid archaeological and historical assessment' from which was produced a written report.

Unfortunately, this was refused by GGAT as lacking 'the required standard of drawings and photographs' (MON2080/GP).

The project is now with a new agent M J Crowther & Associates who contacted APAC. Ltd to progress the project and comply with the original conditions.

In discussion with GGAT, it has been agreed that the original (MNA) report can be used if supplemented with additional photographs with appropriate scale definition.

The watching brief component will be required for all ground disturbance work with a contingency to record any significant structural features exposed or disturbed during any above ground demolition or renovation.

All work will be carried out in accordance with the CIFA Standards and Guidance.

Location of the Site

The proposed site of the programme of archaeological work is centred on NGR 348648, 188081, 108 Chepstow Rd Caldicot, NP26 4JA formerly Ye Olde Tippling Philosopher, public house.

Caldicot is a small town between Newport and Chepstow in South Wales and the site is on the eastern side of the town, a few hundred meters from the medieval castle.

The site can be gained easily from be gained from B4245 Caldicot bypass, if travelling south east from the castle roundabout towards the town centre; Chepstow Rd is first right.

Brief archaeological and historical background

The advisory letter from GGAT to planning states that Ye Olde Tippling Philosopher public house is a Grade 2 Listed building and is identifiable on the 1st Series Ordnance Survey map of 1831.

As an early meeting place, with ties to the 19th century railway project at the Severn Tunnel the building is likely to have significance for understanding the social history of the time, (MON2080/GP).



The Medieval Castle and surrounds, known Roman presence and prehistoric remains attests to a long human presence in the area.

Aims & Objectives

The proposed development is for alterations and renovation of the buildings to provide residential dwellings

There is a distinct possibility that the work may impact upon archaeological resources within the development area.

In accordance with this written scheme of investigation, the aim of the proposed work will be to:

Elucidate the character, distribution, extent and importance of any potential archaeological remains, extant in the development area.

Provide an information base from which to formulate mitigation strategies, in the event of significant archaeological resources being impacted upon within the development area.

Provide a detailed record of the work to allow for a report to be produced.

Provide a detail record of the work; in the event of significant archaeological resources being discovered, to allow for publication in a suitable academic journal.

Allow for the development to be monitored.

The above will be realized through a sequence of the following objective strategies;

- Brief Documentary Research
- A building survey
- A watching brief during ground disturbance activities.

The sequence will allow for contingencies to be implemented should the need arise.

Documentary research:

The documentary research has already been undertaken by Mike Nathan Archaeology and will cited in this report.

A Level 3 building survey:

A full definition of building survey 'levels' can be found in the English Heritage Publication Understanding Historic Buildings A guide to good Recording Practice. But the relevant sections are provided below:

5.3 Level 3

Level 3 is an analytical record, and will comprise an introductory description followed by a systematic account of the buildings origins, development and use. The record will include an account of the evidence on which the analysis has been based, allowing the validity of the record to be re-examined in detail. It will also include all drawn and photographic records that may be required to illustrate the buildings appearance and structure to support the analysis.

The information contained in the record will for the most part have been obtained through an examination of the building itself. If documentary sources are used they are likely to be those which are readily accessible, such as historic Ordnance Survey Map, trade directories and other published sources. The record will not normally discuss the buildings boarded stylistic or historical context and importance at any length. It may however, form part of a wider survey – thematic or regional, for example – one of a group of buildings, in which additional source material contributes to an overall historical and architectural synthesis. A Level 3 record may also be appropriate when the fabric of a building is under threat but time or resources for detailed documentary research, or where the scope for such research is limited.

The Level III building survey has already been undertaken by Mike Nathan Archaeology but lacked a sufficient level of photography.



After discussion with GGAT and planning, it was agreed that the condition could be satisfied if a further set of photographs with scale were added to the original report.

An archaeological watching brief:

The definition of an archaeological watching brief is a formal programme of observation and investigation conducted during any operation carried out for non-archaeological reasons. This will be within a specified area or site on land, inter-tidal zone or underwater, where there is a possibility that archaeological deposits may be disturbed or destroyed. The programme will result in the preparation of a report and ordered archive.

This definition and Standard do not cover chance observations, which should lead to an appropriate archaeological project being designed and implemented, nor do they apply to monitoring for preservation of remains in situ. A watching brief will preserve by record, within the resources available, any archaeological deposits uncovered during groundwork (CIFA. 2014).

The watching brief will ensure that: in the event of archaeological resources of significance, being discovered and requiring treatment beyond the remit of the watching brief; then steps would be implemented to ensure that their treatment would be undertaken within the standards recommended by the CIFA.

Resulting from the watching brief, a report on the results will be produced, which will include a detailed summary of the methodology, site history, deposits/features/structures/artefacts uncovered and interpretation of the results.

Scope of the Work

The archaeology of the application site as a whole, in its wider local or regional context, will be considered, although the survey and watching brief will be confined to those areas which will be directly affected by the development or some aspect of it. Any remains of potential interest will be considered, whatever their date.

Procedures

The building survey

An additional survey procedure will be undertaken to record aspects of both the interior and exterior of the building with photographs that include a ranging rod for scale.

The watching brief

Excluding ground disturbance already completed: at an agreed date, development work will begin, from which point an archaeologist will be on site to watch all ground disturbing work and to record anything of archaeological significance.

As the site includes a standing building with known internal obscured features, the watching brief will also cover any demolition in order to record any instances of early construction phases or period features.

The archaeology of the development site as a whole will be considered when any archaeology exposed is examined.

All remains of potential interest will be recorded and finds retained, regardless of date.

If archaeological features are discovered, work will cease in the immediate area until the archaeologist has been able to fully inspect the feature and determine its importance.

If in the opinion of the archaeologist, the archaeological feature can be rapidly recorded to the required standard in accordance with the watching brief guidelines this will be done.

If the archaeologist determines that the archaeological feature requires more investigation, and recording than he can undertake as part of the watching brief, both the client and Glamorgan Gwent Archaeological Trust, (GGAT), will be informed and an 'on-site' meeting arranged as soon as possible. Until the meeting has taken place, no work will be undertaken in the vicinity of the archaeological feature.



Such a meeting will determine what works are required to be undertaken to ensure that the archaeological feature is fully dealt with.

This may result in a decision to:

"preserve in situ" which will involve adequate cleaning of the feature to allow for suitable recording

or to undertake archaeological excavation to provide more information to allow for a decision to be made concerning further work.

An archaeological excavation:

The definition of archaeological excavation is a programme of controlled, intrusive fieldwork with defined research objectives which examines, records and interprets archaeological deposits, features and structures and, as appropriate, retrieves artefacts, ecofacts and other remains within a specified area or site on land, inter-tidal zone or underwater. The records made and objects gathered during fieldwork are studied and the results of that study published in detail appropriate to the project design, (CIFA 2014).

In most cases, a detailed project design for this work will be prepared and submitted to the client prior to the commencement of the agreed work.

In the event of artefactual remains of archaeological importance being recovered, resulting from ground works at the site, (GGAT) (APS) will be informed.

Although the requirements for conservation of artefacts are unpredictable, A.P.A.C. Ltd, will undertake to ensure that the minimum standards are achieved as in the UK Institute of Conservation's "Guidelines for the treatment of Finds from Archaeological Sites".

In the event of need for specialist procedures or services; arising from ground works, relevant parties will be contacted by the contractor, A.P.A.C. Ltd, and arrangements made for necessary post ex-work.

In consultation with specialist archaeological advisors, a decision will be made, as to steps necessary for conservation or investigation of such artefacts.

Such specialist procedures or services may incur charges that will be borne by the developer.

Although it is not expected that human remains will be found on the site, any occurrence will be dealt with by initially leaving in-situ and if removal is necessary, the appropriate Home Office permission obtained.

Analysis and Reports

Within three months of the completion of the fieldwork, a fully illustrated report will be submitted to the client, NCC (Planning), and GGAT.

Each report will contain the following elements: -

- A non-technical summary.
- A table of contents.
- An introduction with acknowledgements, including a list of all those involved in the project and the location and description of the study area.
- A statement of the project aims.
- The archaeological/historical background of the evaluation area, indicating past and present land use, accompanied by relevant maps, plans and photographs.
- A location plan and gazetteer of areas/sites of known or potential archaeological significance within the project area.
- A summary description of the evaluation results including any archaeologically significant features/deposits or potential features/deposits identified within each trench.
- A discussion of the location, nature, extent, date, quality, condition and significance of any archaeological deposits/features uncovered, together with a discussion of their relationship with known archaeology in the



- vicinity.
- Survey and excavation plans at appropriate scales. Each trench will be presented in the report with at least one plan (plan 1:20) and section (scale 1:10) as well as a photograph.
- Other maps, plans, drawings and photographs as appropriate.
- A description of the finds and environmental samples collected including an exposition of the methodologies employed, a statement on the presence or absence of material and an assessment of preservation. A summary interpretation of the finds including reference to any unusual or important features of the assemblage will also be included. Specialist reports will be included of important groups of finds, materials and samples.
- An interpretation of the results with a statement of the significance of any identified archaeological features/sites on a local, regional and national scale.
- An identification of any research implications arising from the work.
- A bibliography of sources consulted and a supplementary bibliography of any sources identified but not available for consultation.
- An index to the project archive and a statement of its location/proposed repository.
- A summary report on the evaluation will be published in a suitable local journal, with a record note presented to the appropriate national period journal(s).

Archive

In the event of artefacts being collected, the archaeological contractor will endeavour to persuade the legal owner of any artefacts, to transfer them a suitable local museum.

In such a case, Newport Museum will be notified of the intention to deposit the project archives with them.

The project will be designated a project code with all significant documents and packaging carrying this code number.

If the archive has no artefacts, then a copy of the archive will be deposited in the Gwent Archives with the original copy retained by A.P.A.C. Ltd.

The project archives will consist of all original records, artefacts, ecofacts/samples and all documentation that relates to the evaluation; copies of the WSI and any relevant correspondence will be included.

The archives will be prepared according to the Management of Archaeological Projects, English Heritage, Second Edition, (1991) so the records will be fully ordered and indexed.

The archive will comply with the United Kingdom Institute for Conservation (Archaeology Section) Guidelines for the Preparation of Excavation Archives for Long-Term Storage (1990) the Society of Museum Archaeologists Towards An Accessible Archive (1995) and to the reasonable requirements of the designated Museum.

The archives will be deposited within twelve months of the completion of the evaluation and with the agreement of the landowner.

A synopsis of the project will be submitted to CBA Wales.

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A.P.A.C. Ltd hereby gives permission for the monitoring authority to use any documentation directly relating to the project as described in this WSI.



Health & Safety:

The Project Team will operate in accordance with the health and safety procedures as set out in:-

- The Health and Safety Work Act (1974) and related legislation.
- The Standing Conference of Archaeology Unit Managers Health and Safety Manual 2002).
- The Council for British Archaeology Handbook no. 6, Safety in Archaeological Fieldwork (1989).
- In accordance with the CDM Regulation, The Project Team will prepare a Risk Assessment in relation to the archaeological works prior to the commencement of the evaluation.

All necessary protective clothing and equipment will be used.

A First-Aid kit and Accident Book will be kept on site at all times, with a Health and Safety file.

Project monitoring: A.P.A.C. Ltd., understands that the project may require monitoring involvement.

A copy of this WSI will be sent to the monitoring authorities GGAT for their approval.

Project Management

Dr Neil Phillips, A.P.A.C. Ltd, will manage the project.

Dr N. Phillips has been active in archaeology since 1997, completing his 1st degree in 1999 followed by a research Phd in 2004. Dr Phillips started and has been director of A.P.A.C. Ltd since 2004. A.P.A.C. Ltd is an archaeological consultancy specialising in landscape archaeology and survey work. Dr Phillips interests lie locally with the medieval period and industrial period although he has been involved in international Palaeolithic projects both in the UK as well as Europe and Africa. Scibd currently carries a range of archaeological projects completed by APAC Ltd (search APAC. Ltd or Dr N Phillips).

APAC. Ltd has current Public Liability (924765101 CHC) and Professional Indemnity (RKK865819/1126) Insurance with Towergate

Resources:

- Project Director: Dr Neil Phillips. (Director; fieldwork and preparation of report).
- Specialist Consultant Archaeologist: Steve Clarke
- Archaeologist (Finds Specialist): Steve Clarke & A OPhillips
- Industrial (Dr T. Young)
- Fauna (F. Taylor)

**Bibliography and References:**

- CIFA Code of Conduct and the Code of Approved Practice for the Regulation of Contractual Arrangements in Field Archaeology 2014.
- Standard and Guidance for the Archaeological Watching Brief 2014.
- Standard and Guidance for the Collection, Documentation, Conservation and Research of Archaeological materials 2014.
- Standards and Guidance for the archaeological investigation and recording of standing buildings and structures, 2014.
- Crowther, M. J., Proposed change of use at Ye Olde Tippling Philosopher, Caldicot Monmouthshire.
- Drawings:
- | | | | |
|-----------------------------|----------|------------|----------|
| Ground Floor Plan | Existing | 1457 – 2 | 25/12/15 |
| First Floor Plan | Existing | 1457 - 3 | 25/12/15 |
| Elevations | Existing | 1457 - 4 | 25/12/15 |
| Elevations | Proposed | 1457 – 14B | 17/12/15 |
| Ground Floor Plan | Proposed | 1457 – 12C | 23/03/16 |
| FF Plan Outline | Proposed | 1457 – 13C | 17/12/16 |
| Block & Site location Plans | | 1457 -10D | 14/12/15 |
- English Heritage 1991 Management of Archaeological Projects
- GGAT MON2080/GP. Conversion of public house and function room to 3 no. residential units and demo: 108 Chepstow Road Caldicot. PL.App.No:DC/2013/00898. 16 January 2014.
- MON2080/GP. Conversion of public house and function room to 3 no. residential units and demo: 108 Chepstow Road Caldicot. PL.App.No:DC/2013/00898. 28 January 2014.
- Mike Napthan
Archaeology, 2013. Olde Tippling Philosopher PH, 108 Chepstow Rd, Caldicot Monmouthshire – Historic Building & Archaeological Assessment.
- MCC Application for Planning Permission and listed building consent for alterations, extension or demolition of a listed building. DC/2013/00898, 20/10/2013.
- Planning Approval. DC/2013/00898.
- Listed Building Approval. DC/2013/00899.
- Taylor & Co Ye Olde Tippling Philosopher, 108 Chepstow Rd Caldicot SIR Fynwy NP26 4JA

Drawings:

Site Location.	Existing	1143-01	Sept 2013
Block Plan.	Existing	1143-02	Sept 2013
Site Plan.	Existing	1143-04	Sept 2013
First Floor Plan.	Existing	1143-05	Sept 2013
Block Plan	Proposed	1143-12F	Sept 2013
Block Plan	Proposed	1143-13F	Sept 2013
Site Plan.	Proposed	1143-14F	Sept 2013
Site Plan.	Proposed	1143-14G	Sept 2013
Site Plan.	Proposed	1143-14H	Sept 2013
First Floor Plan.	Proposed	1143-15F	Sept 2013



First Floor Plan.	Proposed	1143-15G	Sept 2013
First Floor Plan.	Proposed	1143-15H	Sept 2013
Elevations.	Proposed	1143-16E	Sept 2013
Elevations.	Proposed	1143-17D	Sept 2013
Elevations.	Proposed	1143-17F	Sept 2013
Elevations.	Proposed	1143-16G	Sept 2013
Elevations.	Proposed	1143-17H	Sept 2013
Elevations.	Proposed	1143-16F	Sept 2013
Elevations.	Proposed	1143-17G	Sept 2013

British Listed

Buildings

Magic Maps

Old Maps.co.uk

Promap

Vision Of Britain

<https://www.britishlistedbuildings.co.uk/>

<https://magic.defra.gov.uk/>

<https://www.old-maps.co.uk/>

<https://www.promap.co.uk/>

<https://www.visionofbritain.co.uk/>

Health and Safety at Work Act 1974

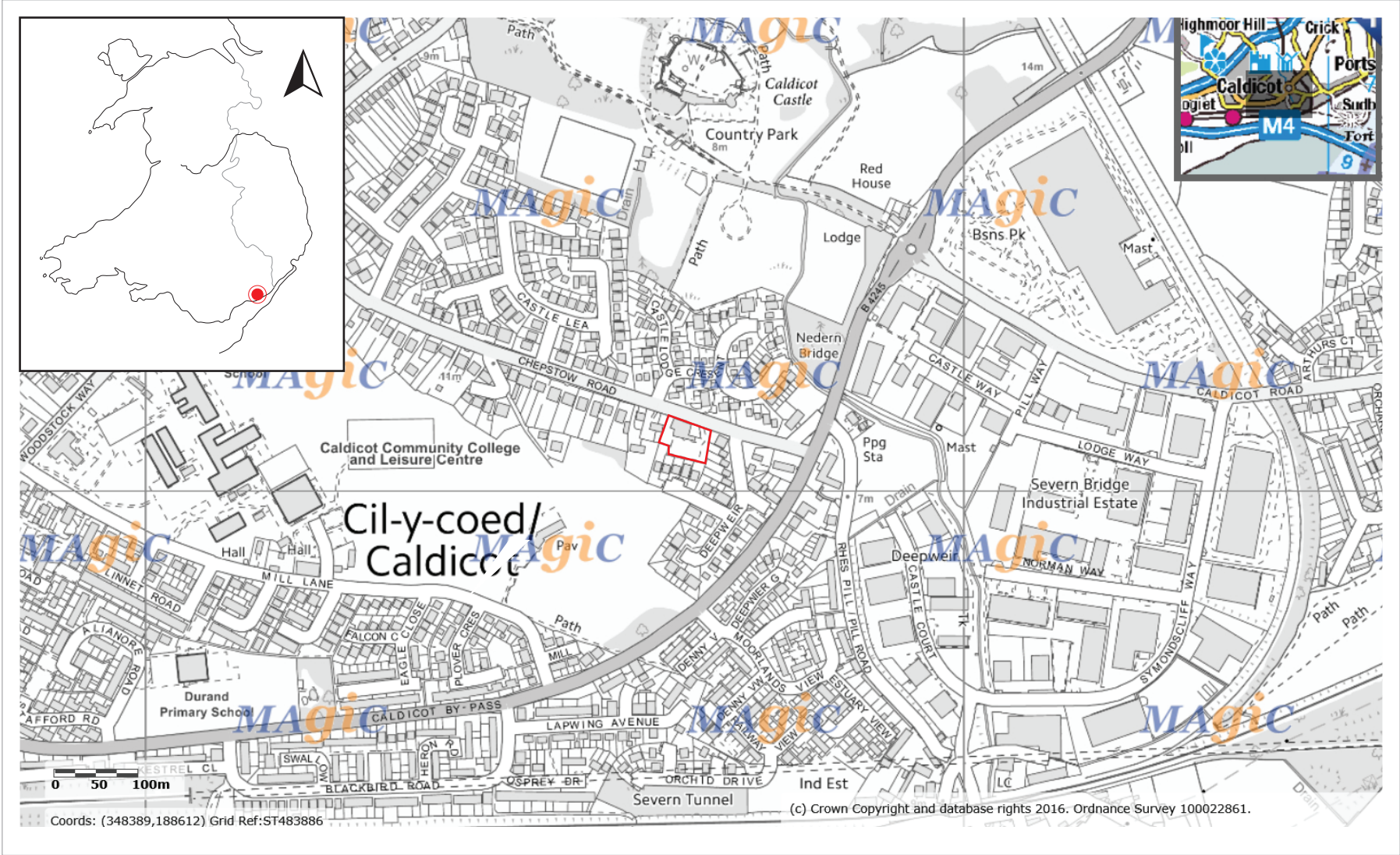


Fig 01: Location

