

## 20-36 Monnow Street Monmouth Monmouthshire

Historic Building Recording

for

**CgMs** 

on behalf of

**Graham Frecknall Architecture and Design** 

CA Project: 3978 CA Report: 13374

September 2013

## 20-24 Monnow Street Monmouth Monmouthshire

## Historic Building Recording

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#### SUMMARY

**Project Name:** 20-24 Monnow Street

**Location:** Monmouth, Monmouthshire

**NGR**: SO 50717 12736

Type: Historic Building Recording

**Date:** 24 September 2012, 19-21 7 March, 26 April, 14 and 19 May 2013

Planning Reference: DC/2010/00734

**Listed Building** 

**Consent:** DC/2010/00735

**Location of Archive:** To be deposited with relevant Museum

Site Code: MON 13

A programme of Historic Building Recording including monitoring of demolition was undertaken by Cotswold Archaeology prior to and during groundworks associated with the development of the site for mixed residential and commercial use.

The structures recorded were mostly the tenement boundary walls of the eight historical properties that formed the site. However, structure 2 was the south wall of an otherwise demolished building of 19th-century date, and Structure 5 was a derelict and roofless outbuilding within the curtilage of 20/22 Monnow Street, Listed grade II. This was clearly a workshop of some kind and is thought to have been a bakery. It pre-dated 1835 on map evidence and certainly was a multiphase structure, incorporating the boundary wall between 20/22 and 24, Monnow Street. This boundary wall could not be precisely dated but may well be of early post-medieval or even medieval date.

Other boundary walls were of stone rubble construction at the base or where seen at footing level but Structures 3, 6 and 7 had been largely rebuilt in brick in the later 19th and 20th centuries. Structure 1 had many phases of alteration including being part of the Structure 2 building. The only features or deposits of archaeological interest observed during groundworks were the footings of structures 2 and 3, and no artefactual material pre-dating the modern period was recovered.

#### 1. INTRODUCTION

- In April and May 2013 Cotswold Archaeology (CA) carried out historic building recording for CgMs Consulting on behalf of Graham Frecknall Architecture and Design at the rear of 20-36 Monnow Street (centred on NGR: SO 50717 12736; Fig. 1). The recording was undertaken to fulfil a condition attached to a decision by Monmouthshire County Council (MCC) on the demolition of a structure in a conservation area (MCC DC/2012/906 and DC/2012/00919, DC/2012/00371), mitigation of loss of historic structures to allow the mixed use development with commercial and residential provision (MCC DC/2010/00734-5, DC/2010/00370), and further consents for access to Nelson Gardens (MCC DC/2012/00908). The objective of the historic building recording was to record historic building fabric exposed, removed or concealed during the development.
- 1.2 No formal brief was issued but a Written Scheme of Investigation (WSI) was prepared by CgMs Consulting after discussions with Neil Maylan (Gwent and Glamorgan Archaeological Trust Planning Archaeologist), the archaeological advisor to MCC. This was subsequently approved by MCC acting on the advice of Neil Maylan. The fieldwork followed the requirements of the WSI and also followed Understanding Historic Buildings, a Guide to Good Recording Practice (English Heritage 2006) Standard and Guidance for an archaeological watching brief (IfA 2009) and The Management of Research Projects in the Historic Environment (MORPHE): Project Manager's Guide (EH 2006).

### The site

- 1.3 The site comprised two buildings, Nos 20/22 and 24 Monnow Street, fronting on to the road, the rear gardens/outbuildings of these buildings and the land at the rear of 20-36, Monnow Street. It is bounded by a mixture of residential and commercial properties, with a car park forming the south-western boundary (Fig. 2). The site lies at approximately 20m AOD. The two standing buildings were the subject of a separate report by Kirsty Rodwell (2009).
- 1.4 The properties to be developed were, in origin, medieval tenements running eastwards in narrow strips from the road line, from 24 to 36 Monnow Street. These are from 3.75 to 5.5m wide and up to 46.75m long. All except no. 26/28 extended the full depth of the *insula*, no. 24 extending around them to border with no. 30. The site overall is 2,269m² and, before development, was overgrown garden, retail sheds or ruined and derelict buildings.

1.5 The underlying solid geology of the area is mapped as Devonian Argillaceous Rocks and Sandstone of the St Maughans Formation (BGS 2013). The site is on the northern edge of the superficial Quaternary River Terrace deposits (ibid).

## Archaeological and historical background

- 1.6 This summary is derived from Rodwell 2009, and the WSI (CgMs 2012).
- 1.7 Monnow Street runs downhill from the site of the Norman Castle towards the late 13th-century fortified bridge over the Monnow. It forms one of the principal streets in the town and is wide enough to have served as a market place. The standing buildings on both sides of the street now largely date to the 18th and 19th centuries, a period of much rebuilding in Monmouth but the plots themselves reflect the much older burgage plots set out in the late 11th century.
- 1.8 The party wall between Nos 20/22 and 24 Monnow Street was assessed as the oldest fabric in Rodwell's report and may date to the 16th or 17th centuries based on its sandstone fabric and surviving window mouldings. The surviving standing walls on the burgage plot lines at the rear of Nos 30-36 Monnow Street may also incorporate similarly early fabric. The general form and fabric of No 20/22 Monnow Street suggests a construction date in the second half of the 18th century, this may also stand for the front fabric of No. 24, which for the bulk of its history was a public house. Both buildings have seen various phases of alteration and amendment, most substantially No. 24 where nearly all the structure behind the façade is late 20th-century in date. Both buildings have modern shop frontages.
- 1.9 The remains of the free-standing building to the rear of 20/22 (Structure 5) are thought to date from the early 19th century and it appears on John Wood's 1835 map (Rodwell 2009, Fig. 1)
- 1.10 The detailed history of the plots to the rear of Nos 30-36 had not been elucidated but the plot at No. 24 was the subject of a long archaeological excavation from 1990, which provided much detail about the plot's early history stretching back to the Roman period.

## **Objectives**

1.11 The objective of the historic building recording programme was to further our understanding of the historic buildings and structures on the site through analysis of the fabric and to mitigate against the loss of this fabric by preserving it through a

formal record. This understanding is to be disseminated in the form of a detailed illustrated report and an ordered archive.

- 1.12 Key research aims were;
  - To further our understanding of the building and its fabric and development
  - To clarify historic alterations and the fabric associated with these phases.
- 1.13 These were to be achieved by a building record to Level 3 (EH 2006).

## Methodology

- 1.14 The fieldwork followed the methodology set out within the WSI (CgMs 2012). An archaeologist attended before, during and after demolition of modern structures and clearance of shrubs and small trees.
- 1.15 Where archaeological/building remains were encountered, written, graphic and photographic records were compiled in accordance with CA Technical Manual 1: Fieldwork Recording Manual (2007).
- 1.16 The archive from the building recording is currently held by CA at their offices in Kemble. Subject to the agreement of the legal landowner it will be deposited with the relevant museum. A summary of information from this project, set out within Appendix A will be entered onto the OASIS online database of archaeological projects in Britain.

## 2. RESULTS

2.1 Walls and other structures have been given numbers as shown in Fig. 3.

#### Structure 1

2.2 This wall ran south-west/north-east for c. 20m forming the back boundary of properties 30-36 Monnow Street. Its elevation was recorded by Graham Frecknall Architecture and Design (Drg 1); the wall was re-measured and the drawing was redrawn and annotated (Fig. 4) and photographed. The phasing evident in the structure is shown in Fig. 4 and Figs 5-8.

- 2.3 The free-standing wall at the end of no. 34 was of traditional rubble build but had been so heavily pointed in cementitious mortar that its character could not be further determined.
- 2.4 The section of wall across the end of no. 32 included the eastern butt end of Structure 2, which is further described below. The presumed return of structure 2 to the south had been replaced by a modern brick gate post. Its return to the north was complex. Its lower part, up to about 0.9m, was built of thin, squared and regularly coursed local sandstone blocks of a fairly even thickness, set in a pale grey mortar. The upper part was made of larger blocks, more roughly cut, in a similar mortar. Both sections of this wall ended in a straight joint with the next section, built of large roughly squared blocks and some rubble. This was pointed in cement mortar. It was capped with a flat window sill, which on the southern side supported bricks forming a window jamb facing the north side of the upper part of the end of Structure 2 (Figs 4 and 5).
- 2.5 Northwards again, abutting this masonry via another straight joint, was the rest of the wall of no. 32 to the modern gateway (Fig. 6). This was also complex, with the lower section reaching almost a metre in height at the south end and dropping to just one course by the gate, being the same style as the lower part of Structure 2. The upper section was of coarse, roughly squared, rubble construction, and was clearly built over the lower wall. It was pointed with modern cement mortar, but some mortar similar to that described was visible: much of this had washed out.
- 2.6 North of the gate the wall continued, in the style of the lower, more regularly coursed wall, where it abutted the end of Structure 3 with a straight joint. Above about one metre the wall was built in much larger quoin blocks and there was once more a brick window jamb, but this time, no sill. This upper section rose over the top of Structure 3 (described below) for two courses (Fig. 7).
- 2.7 These sections of wall had a coping of upright slabs.
- 2.8 A modern door had been set against the north side of Structure 3, and a wall of similar character to its upper sections further south, continued along to the northern boundary of no. 30 on its northern side. This wall had no thinner coursing and stood up to about 1.5m (Fig. 8).
- 2.9 The upper part of the wall had been rebuilt in small sandstone rubble and brick, mixed, raising it to its height as seen in 2013 (Fig. 8).

- 2.10 This had been capped with a single-brick course and two courses of concrete block. The latter was clearly associated with the insertion of the door at its southern end, for which the upper jambs had been rebuilt in brick and the wall carried over the wooden lintel in concrete block. This door in this form seemed to post-date the rebuild of the upper part of the wall, but the lower stone jambs appear to have belonged to an earlier gate or door.
- 2.11 The wall returned to the west as a modern brick wall, but just south of this were the remains of a similar stone wall, replaced by the brick one, reduced to only 0.5m or so in height for much of its length (below, structure 7).

- 2.12 Running north-west/south-east for 21m, this formed the boundary between Nos 32 and 34 Monnow Street. Its north-east elevation was recorded by Graham Frecknall Architecture and Design, but the south-west side was drawn and a photomontage assembled by Cotswold Archaeology as it had been largely cleared of obstructions by time we visited (Fig. 9). Detail of the masonry is shown on the photomontage of the south-west side of this wall (Fig. 10).
- 2.13 The remain of six windows were noted with red bull-nosed brick jambs and bull-nosed bricks laid as a sill. The latter were a quarter inch larger in all dimensions. One window survived to its head, which was segmentally arched in brick. The spacing suggests the possibility of a seventh at the collapsed south-east end of the wall.
- 2.14 At the north-west end the wall ended in brick quoins. The corner was rebated and had traces of mortar as if to receive a post or pillar. A stone block at its base suggests a wall may have run south from here (Fig. 10).
- 2.15 On the other (north-east) side of this quoin the bricks formed a respond or door jamb, with a rounded north corner (Fig. 11)
- 2.16 Essentially, the bulk of the wall was of one character: neatly but irregularly coursed grey/purple, sandstone rubble. The masonry was predominantly in shallow courses with occasional large blocks interspersed. There was a noticeable concentration of large blocks at the west end, in the upper parts between the north-west end and the fourth window along from there. The section below the windows was more aerially eroded (Fig. 10), but the mortar was similar in both sections. The section of lower wall between windows 1 and 2 was not eroded in this way.

2.17 The tallest surviving part of the wall when visited was over 2.5m tall. Curiously it was also the only part that was leaning significantly out of vertical. After the section immediately south-east of it had been demolished (the section whose face had already collapsed), the footings were investigated and were seen to have rotated to the south as far down as could be seen. Clearly, Structure 2 had collapsed due to foundation failure (Fig. 12). The footings were not excavated to their base, but as far as could be seen were similar in structure and mortar to the wall above ground.

- 2.18 Running north-west/south-east for 21m, this formed the boundary between Nos 30 and 32 Monnow Street (Fig. 3). Its elevation was recorded by Graham Frecknall Architecture and Design (Drawing 1195.06/AL.P.502), but as it was an undifferentiated, plain brick wall of relatively recent date, the drawing has not been reproduced in this report.
- 2.19 It was a 9" (0.23m) thick wall in English garden wall bond, capped with a plain coping of flat concrete slabs. The lower part of the wall consisted of bricks all of a very similar colour and consistency, set in thin beds of white mortar. The upper five courses appeared to be of a more varied mix of types, many over-fired, set in a thicker-bedded and more cementitious mortar. The coping was laid in a grey cement mortar that was different again. The character of the wall can be seen from Fig. 13.
- 2.20 At one point near the east end a vertical channel 9" (0.23m) wide and 4½" (0.12m) deep had been cut into the south face of the wall.
- 2.21 Twenty one metres from the east end, this wall abutted a stone rubble wall in a straight vertical joint. The rubble wall continued its line to the rear of the frontage buildings (Fig. 14). The rest of this stone wall to about 33m from the east end was almost totally obscured by vegetation, but by this point (actually the western boundary of the development site proper, Fig. 3) the stone wall had been reduced to just a few basal courses and rebuilt in brick. The stone courses were broadly similar to Structure 2 but less regular (Fig. 15). The mortar has washed out almost entirely and was mostly mud. A small amount of hard pointing remained in the very north-westernmost end before it disappeared under the brick wall.
- 2.22 The brick structures above the basal course at this end were complex. The lower 1.3m were of hand-made bricks in what would have appeared to be a 9" wall in English Bond when the wall was first built. The collapse of a large section of the south-western skin showed that it was actually built of two separate half-brick skins

which were not linked by through headers. The header courses were just bats. Above 1.3m the wall was of true English bond in larger metal-moulded bricks, similar to those in Structure 3 (Fig. 16).

- 2.23 The wall was then screened on the north by another single-skin wall in metal-moulded bricks, of rather poor quality. This was clearly built, against the standing earlier wall, in a rather irregular Flemish based bond, but leaving a slight cavity (Fig. 16).
- 2.24 When the brick south-east end of Structure 3 was demolished a limited investigation of its footings showed that most of the visible wall was built on foundations of red sandstone (Fig. 17). The limited excavation meant that it was, strictly speaking, not possible to be sure of the interpretation as footings. However, it is most likely that this is the continuation of the stone wall seen on the west which had marked this boundary for all of its length, rebuilt in sections as it became necessary.

#### Structure 4

2.25 This structure, on the boundary of 34 and 36, Monnow Street, did not survive above ground level, except for a tall section along the south boundary against the rear most of the frontage buildings of no. 36, a modern extension. This was strictly just west of the development site boundary. The lower section, up to c.1.2m, was of rubble sandstone, roughly shaped and coursed but in thicker blocks than in Structure 3. Above this it rose to 3m in mixed brick and rubble. On the western end, an area consisting almost entirely of header bricks, but with some rubble, seemed to be the infill of a wide doorway, topped with a thin timber lintel (Fig. 18).

- 2.26 The derelict building in the rear of Nos 20/22 Monnow Street measured c. 6m by 13m internally and stood to a maximum height of 3m. The building was irregular in plan, but broadly rectangular (Fig. 19). The walls are of sandstone and siltstone between 0.45 and 0.6m (18" to 24") thick with brick additions. The structure was roofless and had evidently once had an upper storey (Fig. 20).
- 2.27 The south-western wall utilised the earlier tenement boundary. Up to *c*. 2m, the wall was made of completely irregular, unshaped and uncoursed, pale grey siltstone rubble, set in a pink lime mortar. Above this it was slightly narrower and made of darker sandstone rubble set in a similar mortar (Figs 21 and 27).

- 2.28 The rest of the structure was of rubble construction, most similar to the construction of the upper parts of the south-western wall with some brick additions and alterations (Fig, 35). These walls were a fairly consistent 0.46 m (18") thick. This was almost certainly built against the pre-existing boundary wall, forming a long narrow building with a passage along its north-eastern side.
- 2.29 On the north-east side were two windows with segmental arched brick heads (Fig. 35, W4 and W5), and a third that had a sandstone window frame, very heavily eroded and probably re-used (Figs 22 and 35, W3). Although rather small and damaged, this was obviously very similar to that in party wall of 22/24, probably of 16th or 17th-century date (Fig. 23).
- 2.30 There were also three doors in this wall. Two (Figs 35, D5 and D6) had similar, segmentally arched brick heads (with a stone key stone, Figs. 24 and 35). The third, D4, leading to a stair described below, had a timber lintel (of re-used wood) and was clearly part of a rebuild or modification at that end of the building. Another door, closed off with concrete blocks and rendered on the north-east side, had been cut through the boundary with 24 (Figs 19 and 21).
- 2.31 The north-east and north-west elevations had remnants of a 20th-century cement render, which had nearly all fallen off.
- 2.32 This stone structure had an extension at the south-east end, approximately half the width of the main block and roughly square in plan (Fig. 19). This had almost completely collapsed when seen and did not survive the clearance, but inspection of it did indicate it was butted up to the main block. Its north-east wall had been rebuilt in brick 0.46m (18") thick (Figs 19 and 35). There was no evidence of communication between it and the main block, nor of access.
- 2.33 Structure 5 was much modified in brick. It seems probable that this involved the addition of the first floor. Brick piers were added along the south-west boundary along with a chimney stack (Figs 19, 20 and 26). Another pier was added in the middle of the opening into the enclosed yard or room postulated in para. 2.33 (Figs 19 and 25). These were intended to support the beams of the floor above and lintels across the south-eastern open end. Further brick piers were added along the boundary with no. 18 to support the first floor against the party wall.
- 2.34 The existence of this floor was shown in three ways. The stack had a cast-iron hearth still *in situ* on the ground floor (of mid-Victorian style) and the setting for

another was still visible for the floor above (Fig, 26). A staircase was evident towards the north-eastern corner (Figs 19 and 27) and the scar of the upper floor and roof line was clearly visible on the party wall with no. 18 (Figs 21 and 39)

- 2.35 The upper floor had completely vanished except for the scar on no. 18, but it was almost certainly built in brick too. Access to it was via the staircase which was part of the rebuild. The alterations re-used pre-existing stone walls at a low level but the upper parts seem to have been all brick (Figs 19, 27 and 28).
- 2.36 The upper floor was clearly L-shaped with a range roofed south-west/north-east at the north-west end (showed by the scar on the wall of no.18, Fig. 21) and another running north-west/south-east. A covered passage was added at the north-west end continuing the passage along the side of Structure 5 and passing under the north-west range. Its south-west wall was rebuilt in brick (in English garden wall bond) and piers supporting its ceiling timbers were also of brick (and one timber post, Figs 19, 29-30). A small window in the brick side wall had been later blocked in brick laid on its side.
- 2.37 The north-west end of Structure 5 was built in rubble walling, except for the corner with the covered passage (Fig, 35). The three doors (D1-D3) appear to have to have belonged to the brick reworking, but were not obviously cut through the stone walling. They have arched brick heads similar to those in the windows on the side elevations, but these arched heads may well pre-date the upper floor (Fig. 31). The south-western door, D1, had been blocked-up with rubble walling.
- 2.38 That the brick heads may pre-date the upper floor is suggested by the door next to the staircase in the side elevation. The construction of the stair must have at least partly blocked this door, yet the latter had an arched head similar to these. This door retained its ledged door and pintle strap hinges of 18th-century type (Fig. 32). If the stair was self-supporting across the opening then the door might have remained in use to access the under stair space (it opened outwards), but it must still, rationally, have been in place before the stair was built.
- 2.39 The only window on this end, which is certainly an insertion into the stone wall, has a concrete sill, a single row of brick voussoirs to its arched head (unlike all the other arched openings which had a double row) and has been preceded by infilling of an opening of some sort in brick (Figs 31 and 35, W1).

- 2.40 The interior of the building was divided into at least two rooms with some evidence for a third. The north-western room, divided from the rest of the building by substantial brick and stone structures, was inaccessible and there were no internal doors into it. It was served and lit only by the openings in the north-west wall described above.
- 2.41 The third room was indicated by the stub of a single skin brick wall just north-west of the south-eastern door in the north-east elevation. This was an added and dogged-in partition which may have represented a lobby or hallway inside this door (Fig. 19).
- 2.42 There may have been another partition in the central room as otherwise this would have been contained both a polite fireplace in the side wall and the complex of commercial-size ovens at the north-west end. No sign of such a partition survived.
- 2.43 The north-west end of this part of Structure 5 was dominated by a large brick-vaulted oven, another smaller, but still substantial brick structure in the angle between it and the property boundary, which seems to have been a copper with its own flue, and a badly damaged structure that was possibly another oven or boiler (Figs 19, 20, 33 and 34). The two smaller structures were entirely brick-built and included a proportion of "white" fire bricks.
- 2.44 The brick-vaulted structure had a rubble side wall, but this was integral with both the redbrick superstructure and flue, the shallow-apsed space to its north-east and the stair case enclosure. It may well be, however, that these rubble walls are in part reused and modified from an earlier phase.
- 2.45 The south-east wall of the vaulted oven was of brick and there was no obvious access from this end, although the small brick structure up against it may be a blocked access. It may have been reached from the north-west side, but this area was inaccessible. Against that possibility is the flue, which being in the north corner, is a rather odd position if the door and so-on were on that side. However, more brickwork in the shallow apse (Fig. 34 above the vertical scale) suggests another flue here which implies several fireplaces that side, which could represent further or ancillary ovens etc. or just heated workplaces/offices.
- 2.46 The stone walling of the structure has many coats of limewash and render internally, while the brick and brick and rubble additions appear to have had one coat of plaster, or even just limewash, which survives in a very few places indeed.

- 2.47 The scar on the wall of no. 18 makes it clear that the upper floor was almost a full storey with the ceiling, if it had one, at collar level in the relatively steeply sloping roof. The roof is likely to have been continuous along the rear range and hipped at the south-east end, but this is now past recovery.
- 2.48 The relationship to no. 18 indicates that the roof here must post-date the construction of no. 18. No 18 appears to date from the late 18th century.

#### Structure 6

- 2.49 This formed the boundary between Nos 20/22 and 24 Monnow Street, in the southeast, beyond Structure 5 (Fig. 3). It was 12.4m long and 2.2m high. At the base, and rising to a maximum height of 0.55m, were large, irregular, but well-dressed red sandstones, all with flat faces and squared edges that could have been saw-cut. The mortar was reddish grey and grey with flecks of cinder and lime. South-east of the pronounced kink the wall was extended above the stones with bricks to a height of 1.6m and concrete and breeze blocks to the full height.
- 2.50 The pattern of masonry materials indicates a stone wall partly rebuilt in brick as a boundary wall, then extended upwards in concrete block to form the side of a building with large windows. The wall was then reduced and the window openings blocked in/levelled up, presumably when the metal retail shed recently demolished was erected (Fig. 36).
- 2.51 Structure 6 appears then to represent the boundary wall used to support a 20th-century building preceding the retail steel shed.

- 2.52 Forming the south-eastern portion of the boundary between plots 24 and 30 (26-28 do not extend this far back) this wall was 44m long and 1.4m high (Fig. 3). 10m of the south-east end had been rebuilt in brick on a stone stump. The rest of the wall was constructed of purple and green/grey, roughly dressed sandstone bonded with a soft, pinkish, crumbly mortar (Fig. 37). This was of two types however. South-east of and including the right-angled kink, the wall mostly consisted of thinly coursed, more or less rectangular range work. This wall is of one build with the stone walling at the lower part of the north-east end of Structure 1. North-west of the kink the masonry is of larger, less regular pieces, irregularly coursed.
- 2.53 Near the top of the wall were more frequent repairs using brick and breeze blocks while it was capped with cement mortar coping, at 1.4m height.

2.54 Brick and stone had been used to infill narrow openings in the better-built wall, two of which were noted (Fig. 38).

#### 3. DISCUSSION

- 3.1 The observations made during this project confirmed that the boundary walls of the tenements had a complex history. In the absence of associated buried datable finds, attributable to the relative lack of excavation, or distinctive architectural features, it has not been possible to allocate a certain date to most of the structures seen. However, it is possible to phase and, to some extent, date the walls from structural and cartographic evidence.
- 3.2 This is most sensibly done property by property which will mean combining the observations categorised above by Structure number.
- 3.3 Working from north (east) to south (west) the first property to be discussed is nos 22/24. It is probable that the southern boundary of this property was the oldest standing wall in the development area. Its character was unlike the other stone walls observed which were all in sandstone of various types. It was in a softer siltstone, presumably fairly local. It seems to have been the continuation of the wall seen in the yard at the rear of nos 22/24 containing the stone-framed chamfered window of 16th or 17th century date (or conceivably even older). It clearly pre-dated the stone walls of Structure 5 on stratigraphical grounds
- 3.4 The purely stone walls of Structure 5 can be distinguished from the later additions because these later elements are either entirely of brick or are a mix of brick and sandstone rubble. These earlier walls provided the basic outline of the building, including the rear room, and were obviously part of an outbuilding in the back garden of 22/24 Monnow Street.
- 3.5 It may be that the windows in the north-east elevation had belonged to this earlier phase, as there was no clear indication that they had been cut into the stone wall, and there was no sign of any blocked windows. The small, stone-framed window (W3) may be an older feature, but it is set into the wall with brick jambs at the interior, so is probably reset from elsewhere, perhaps indeed, from this structure, and does not date the wall it is in directly.
- 3.6 However, while the windows and doorways, with the exception of the one leading to the later stair, had arched brick heads, the use of arched heads may be earlier than

the main alterations in brick. We have noted that the door at the north-west end next to the stair, while having an arched brick head, was put out of commission by, or at least must pre-date, the creation of the stair. This may mean that there were three recognisable phases: stone-built with small stone-framed window(s?); stone-built with new brick-arched windows and doors (both phases perhaps of one storey); and a largely brick and brick-and-rubble phase with a stair and a first floor. The ovens and fireplace belonged to this phase.

- 3.7 Little could be said about the function of the earlier phase(s) as Structure 5 was not cleared down to its floor, the later alterations had changed so much of it and the north-west end was not accessible.
- 3.8 The stone window (W3) may hint at a 17th century date, but in rear ranges old fashions lasted long, and in this case there is good chance it has been recycled. The size of the bricks suggests an 18th century or later date and the decommissioned door (D5) is of 18th century construction and furniture, although a date in the earlier 19th century would not be impossible. The only very distinctive item in the building was the cast-iron grate in the brick stack in the south-west wall. This can be dated stylistically to about 1850-80. It is slightly odd to find it where it is, and to have survived minus its expected surround. It is very much a domestic piece such as would be expected in a residential setting and it is possible it has been moved here and never did have a proper surround. Against this is the fact that the stack was clearly properly designed and served both storeys.
- 3.9 We do know that the 1835 Wood map shows a building of exactly the footprint of the latest phase of the building, providing a *terminus ante quem* for the last phase of work. The 1881 mapping shows that in detail the building had reached its full development at that date, with indications of internal divisions in the north-west section of the building and the existence of small adjuncts to the building at this end, and smaller outbuildings at the south-east end of the outbuilding, with an open garden occupying the rest of the plot. The ovens and flues suggest that this outbuilding might have been a bakery.
- 3.10 It is interesting to note what may be a major fault in the OS mapping of that year. The map shows a central covered passage running through nos 20 and 22, Monnow Street, whereas the 1835 map shows the current situation of a side passage on the south-west. The layout has not changed back and forth over that period. It also smooths over various kinks in the boundary lines recorded on the modern map and

seen on site during this project, presumably the result of joining two survey points without intermediate data. This point is made to emphasise that such mistakes are not uncommon in the First Edition urban surveys and, useful as they are, they should not be taken as gospel.

- 3.11 A long building is shown against the south-west side of Structure 5 in 1835 and this was probably the stables of the public house which at that time occupied no. 24. This seems to have been rebuilt by 1881, and the stone and brick phases of Structure 6 must have been part of these works.
- 3.12 Structure 7 was the other side of the plot (north-east boundary of no. 30 Monnow Street) and the 1881 mapping shows that the kink, matching the change in quality of masonry seen here (above para. 2.52) reflects the point where no. 26/28 ended and no. 24 wrapped around its south-east end. The 1835 mapping is too small a scale to show such details, but indicates a large building at the back of 26/28 that had been demolished by 1881 and replaced by smaller outbuildings and a re-organised rear yard to no. 24.
- 3.13 It is probable that the walls as recorded had served various phases of use including those mapped and were probably older than the buildings mapped, especially those in neat range work.
- 3.14 Structure 3 and 2 formed the north and south boundaries of no. 32, Monnow Street. The footings of both were seen and seemed to be similar. Both were, in origin, sandstone walls of similar style. They were simply boundary walls, in 1835, framing an open rear yard or garden.
- 3.15 By 1881 the rear garden was covered by a long building and Structure 2 was clearly the south-west wall of this building with its brick jambed and silled windows. It is presumed that the north wall was similarly so used but was replaced by the brick wall after the demolition of the building. The part of Structure 1 at the end of no. 32 had a blocked door at the south-west end later replaced by a window with a stone sill and another window at the north-east end of the wall.
- 3.16 Access from the Monnow Street end is indicated by the door jamb seen at the end of Structure 2, where in 1881 there was a yard between it and the frontage buildings, itself linked to Monnow Street by a covered passage. This building survived until after 1921, but had gone by 1969 and the lower walls of the structure reverted to being garden walls.

- 3.17 The outward movement of Structure 2 indicates it collapsed or was in danger of doing so and was demolished. The south-east length of brick wall of Structure 3, presumably replaced the collapsed or demolished north-eastern wall. Its straight junction with the stone wall 21m in from the south-east boundary probably indicates that the stone wall it replaced also butted up to the building shown here in 1881 in no. 30 (but not in 1835).
- 3.18 The brick walls at the north-west end of Structure 3 reflect the complexity of the various changes in the outbuildings here, partly reflected in the 1835 and 1881 mapping. The Wood map indicates that some of these must pre-date 1835, and the earlier brick phases on the stone footings are very likely to date to the late 18th century.

#### 4. CONCLUSIONS

- 4.1 While it is most likely that the tenement boundaries along Monnow Street date to the 12th century or earlier, there was no evidence to date any of the walls on them before the 16th century and only the south-east part of Structure 5 may have dated to this period.
- 4.2 The boundary walls examined all had stone earliest phases, including investigated footings, but these could not be closely dated. What may be the earliest, the southwest side of Structure 5, was of local siltstone of very rough smallish rubble construction, while all the other walls were of sandstone. The purple sandstone was used exclusively for Structure 2 and its associated elements in Structure 1 and 3, while the harder orange and brown sandstone was used, generally less well shaped, in most other stone walls. Until recently, brick was sourced locally and generally fell into the size range of 8¾ -9¼ x 4" x 2¾-2½". This would fit an 18th to 19th century date, perhaps likely, given its thickness, to pre-date the Brick Tax of the 1790s.
- 4.3 Various infill buildings were recognised in the back sides of the tenements, either from mapping or the archaeological evidence, but only Structure 5 pre-dated 1835. It may have had been in existence as far back as the 17th century but is thought most likely to be of 18th century origin. It had certainly reached its most developed form by 1881 and with minor developments to come, for example the cast-iron fireplace, by 1835.
- 4.4 The rear range at no. 32 post-dates 1835 and was in existence by 1881. It survived to be mapped in 1921 but was demolished by 1969.

## 5. CA PROJECT TEAM

Fieldwork was undertaken by Chris Ellis, Peter Davenport, Charlotte Haines, Rebecca Riley and Jamie Wright. The report was written by Peter Davenport and Jamie Wright. The illustrations were prepared by Daniel Bashford. The archive has been compiled by Peter Davenport, and prepared for deposition by James Johnson. The project was managed for CA by Duncan Coe.

## 5. REFERENCES

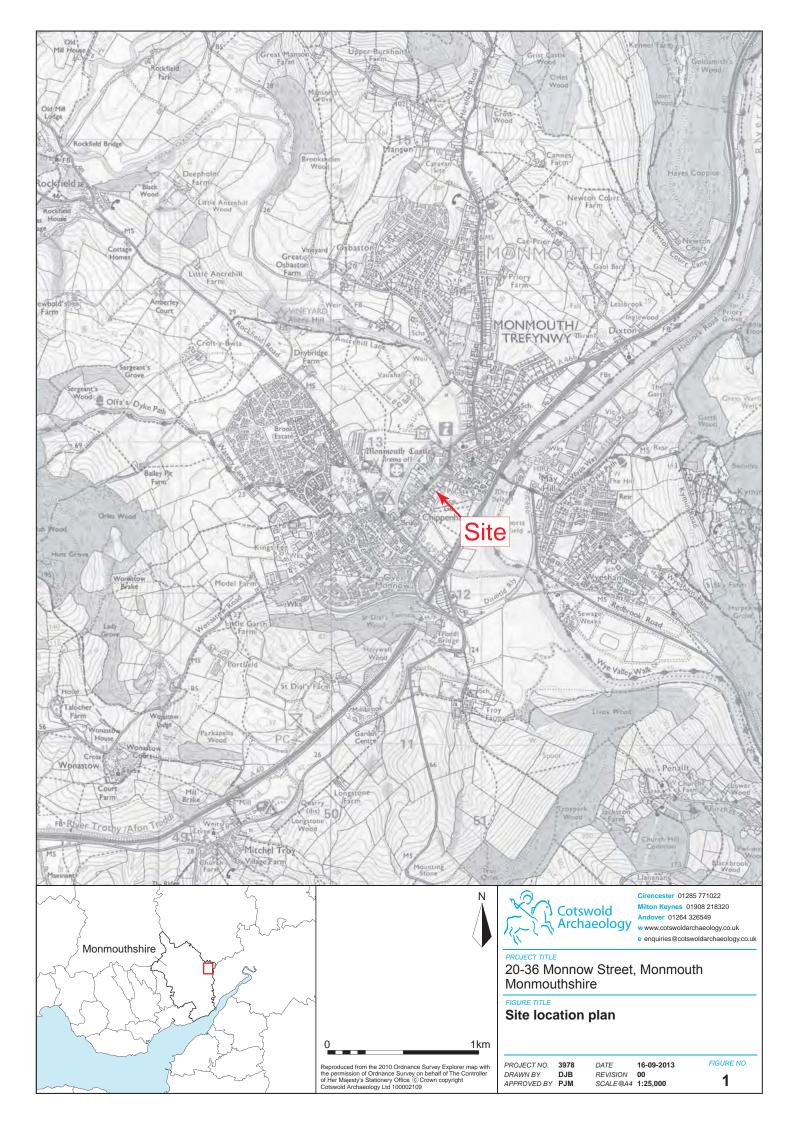
BGS (British Geological Survey) 2013

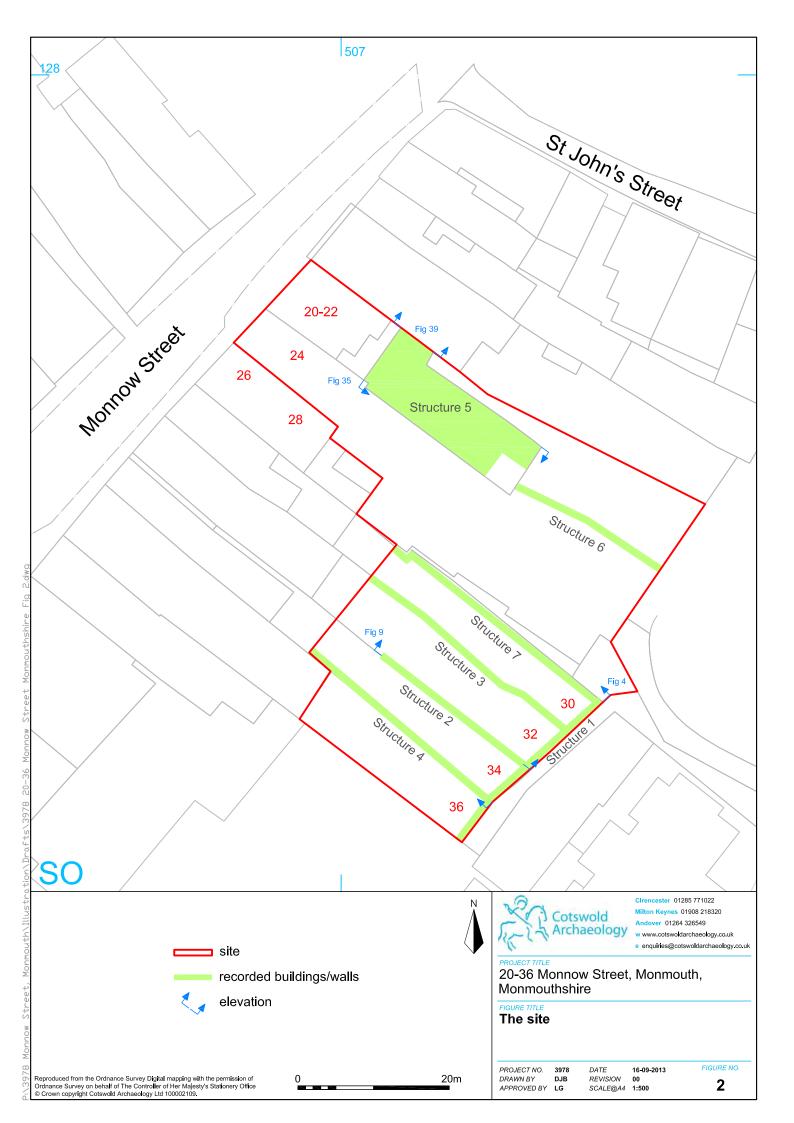
CgMs 2012 20-36 Monnow Street, Monmouth: Written Scheme of Investigation for Historic Building Recording

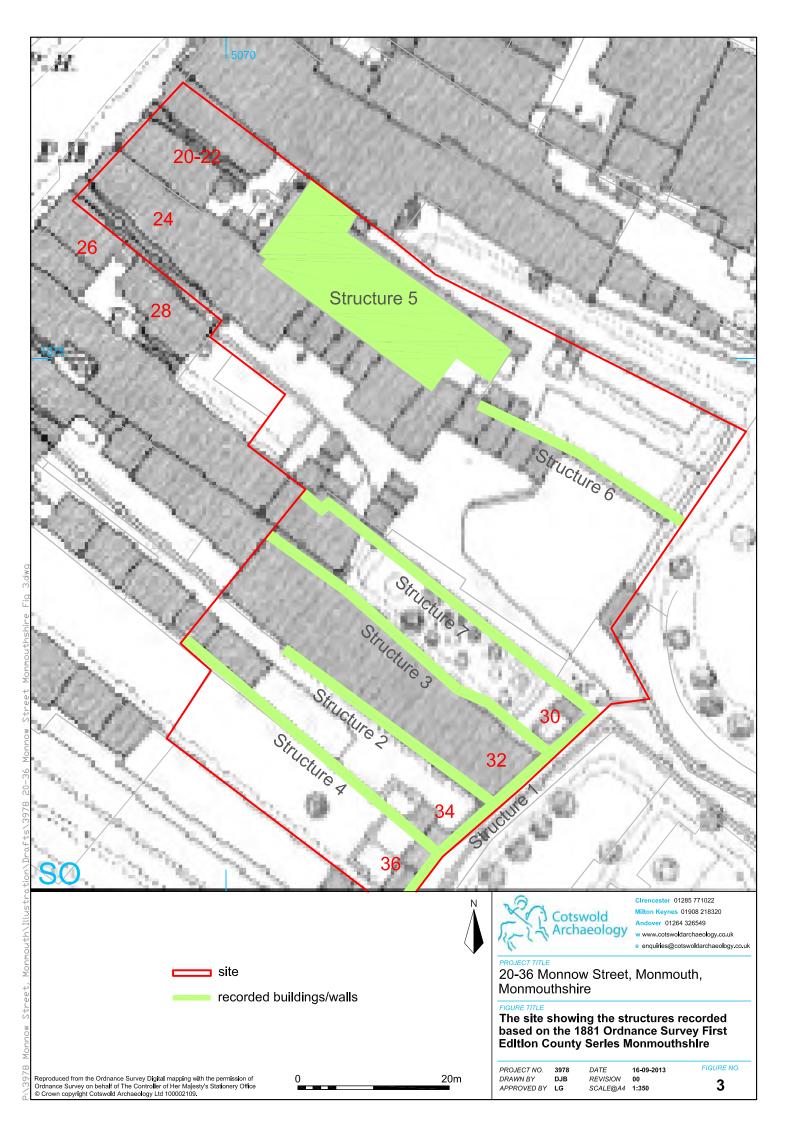
Rodwell, KA 2009 *The History and Structural History of 20-24 Monnow Street, Monmouth, Monmouthshire* Unpublished typescript report

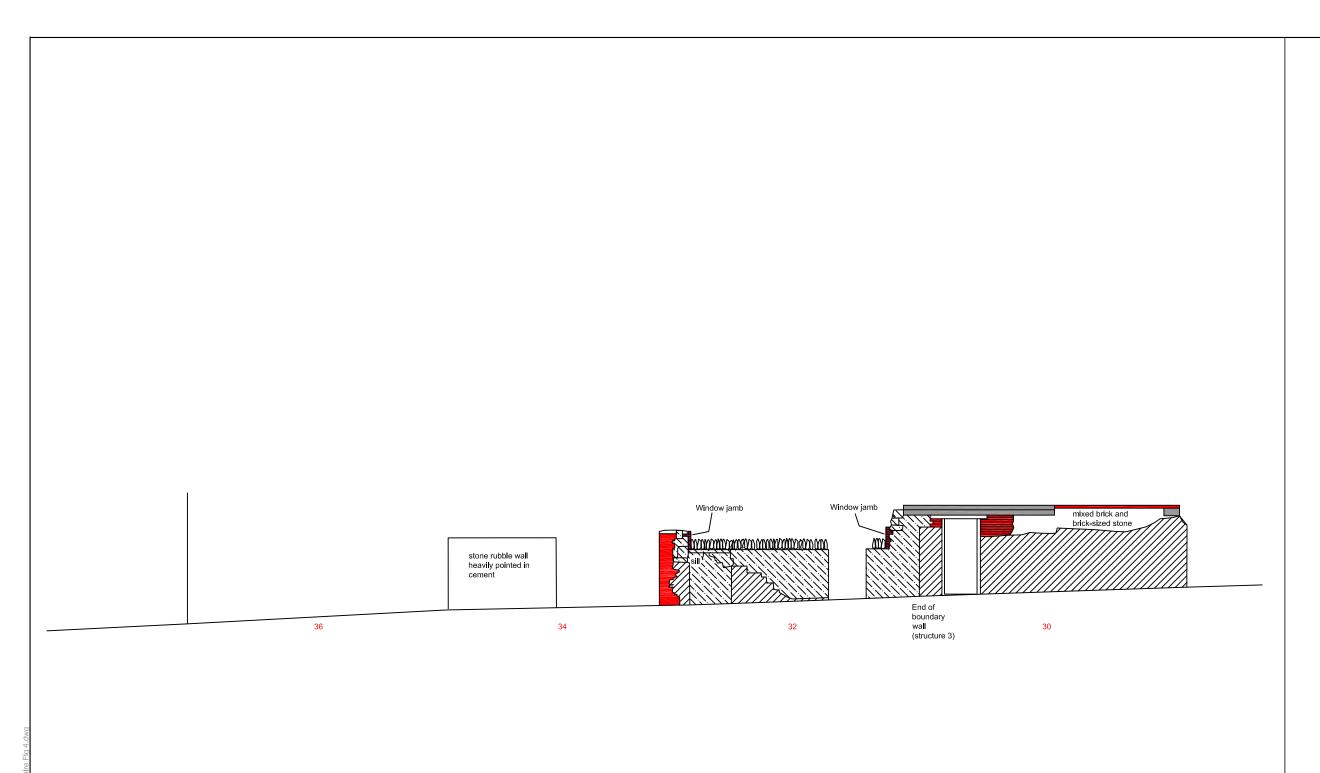
## APPENDIX A: OASIS REPORT FORM

PROJECT DETAILS				
Project Name	20-36, Monnow Street, Monmouth			
Short description	A programme of Historic Building Recording including monitoring of demolition was undertaken by Cotswold Archaeology prior to and during groundworks associated with the development of the site for mixed residential and commercial use. The structures recorded were mostly the tenement boundary walls of the eight historical properties that formed the site. However, structure 2 was the south wall of an otherwise demolished building of 19th century date, and Structure 5 was a derelict and roofless outbuilding within the curtilage of 20/22 Monnow Street, Listed grade II. This was clearly a workshop of some kind and is thought to have been a bakery. It pre-dated 1835 on map evidence and certainly was a multiphase structure, incorporating the boundary wall between 20/22 and 24, Monnow Street. This boundary wall could not be precisely dated but may well be of early post-medieval or even medieval date. Other boundary walls were of stone rubble construction at the base or where seen at footing level but Structures 3, 6 and 7 had been largely rebuilt in brick in the later 19th and 20th centuries. Structure 1 had many phases of alteration including being part of the Structure 2 building. The only features or deposits of archaeological interest observed during groundworks were the footings of structures 2 and 3, and no artefactual material predating the modern period was recovered.			
Project dates	24/09/2012, 19-21/03/2013, 02 and 09/04			
Project type	Watching brief and Building Recording			
Previous work	Long term research/mitigation excavation by Monmouth Archaeological Society in rear of no 24			
Future work	Unknown			
PROJECT LOCATION				
Site Location	20-36 Monnow Street, Monmouth, Monmouthshire			
Study area (M²/ha)	2,269m2			
Site co-ordinates (8 Fig Grid Reference)	SO 50717 12736			
PROJECT CREATORS				
Name of organisation	Cotswold Archaeology	Cotswold Archaeology		
Project Brief originator	n/a			
Project Design (WSI) originator	CgMs			
Project Manager	Duncan Coe			
Project Supervisor	Peter Davenport			
MONUMENT TYPE	Tenement			
SIGNIFICANT FINDS	none	none		
PROJECT ARCHIVES	Intended final location of archive (museum/Accession no.)	Content (e.g. pottery, animal bone etc)		
Physical	None			
Paper	· ·	Context sheets, matrices etc		
Digital		Database, digital photos etc		
BIBLIOGRAPHY				
CA (Cotswold Archaeology) 2013 20- Evaluation. CA typescript report <b>13374</b>	-36, Monnow Street, Monmouth, Monm	nouthshire: Archaeological		









coursed rubble rubble stone 19th Century brick 20th Century brick concrete block house numbers





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20-36 Monnow Street, Monmouth Monmouthshire

Elevation of Structure 1 (east end wall of tenements 30-36, Monnow Street)

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- Structure 2 trapped between recent brick to the left and Structure 1 to right; blocked door and subsequent window sill behind scale (scale in 0.5m divisions)
- 6 Structure 1 at end of no. 32, looking north-west; various phases of masonry (cf Fig. 4) (scale 0.5m divisions)
- 7 The north end of Structure 1 at the end of no. 32, to the north-west, showing window jamb, end of Structure 3 (behind scale) and door and associated brick and concrete work into no. 30 (cf. Fig. 4) (scale 2m)
- 8 Structure 1 looking south, end wall of no. 30 in foreground (scale 2m)



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South elevation and Photo-montage of Structure 2

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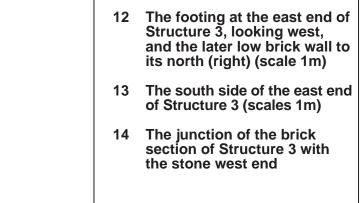
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FIGURE NO. 9 & 10







11 The north side of the brick respond/door jamb at the west end of Structure 2, looking south (scale 2m)







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- 15 The stone basal courses and brick upper sections at the western end of Structure 3 (scale 2m)
- 16 The various brick walls on the stone basal courses of Structure 3, the west end looking north-west (scale 2m)
- 17 The stone footings under the bricks of Structure 3, near the east end, looking N (scale 0.3m)
- 18 The upstanding section of Structure 4, south side of no. 34, Monnow Street , looking south-west (scale 2m)



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15-18











- 20 Structure 5 after clearance, looking north-west, no.20-22 Monnow Street at rear (scales 1m)
- 21 The tenement boundary wall forming the south-west side of Structure 5, looking from the site of the steel retail shed behind no. 24 across 22/20 (Structure 5) to 18. Note scar of gable of Structure 5 on side wall of 18
- The small eroded stoneframed window in Structure 5 (scale 1m)
- 23 Stone-framed window of 16th to 17th-century date in the north-east wall of no. 22, seen from the rear yard of 20/22, Monnow Street (scale 0.5m divisions)



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FIGURE NO. **20-23** 









- 24 The north-west arched door and the adjacent windows in the north-east wall of Structure 5, looking east (scales 1m)
- 25 Brick piers at the south-east end of Structure 5, looking north-east before clearance (scales 1m)
- 26 The south-west wall of Structure 5, showing raising of wall, and addition of brick piers (and beam pockets above them) and two-storey stack, looking south-west (scales 1m)
- 27 The staircase enclosure of Structure 5 looking from the exterior southwards, brick rebuild to right and on top of far wall (scale 2m)



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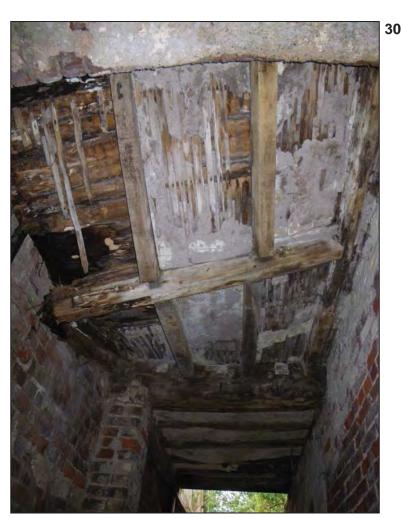
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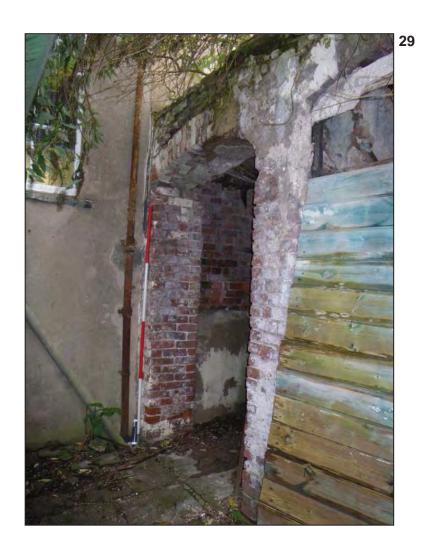
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- The staircase enclosure from the interior looking southeast showing cutaway of stone wall for steps and brick re-facing of adjacent wall (scale 0.5m divisions)
- The north-western entrance to the covered passage under the upper floor of Structure 5, looking east (scale 2m)
- 30 The brick walls, piers and the ceiling beams of the covered passage in Structure 5
- 31 North-west elevation, the central door and the inserted window, looking east (scale 2m)



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FIGURE NO. **28-31** 







- 32 The door in the north-east elevation that was put out of commission by the stair, the interior, looking north (scale 1m)
- 33 The cluster of brick-built ovens etc. in Structure 5, looking west (scales 1m)
- 34 The shallow-apsed recess at the north-west end of the main room in Structure 5, looking north-west, stair to left, brick-vaulted oven to left (scales 1m)



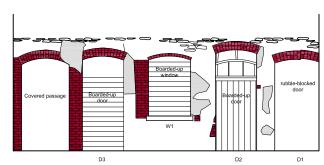
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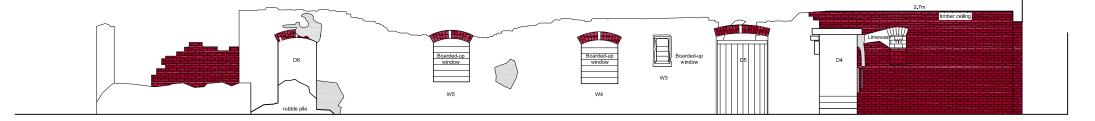
20-36 Monnow Street, Monmouth Monmouthshire

## **Photographs**

## NORTH-EAST ELEVATION



## NORTH-WEST ELEVATION



coursed rubble rubble stone 19th Century brick 20th Century brick concrete block cement render



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The north-west and north-east elevations of Structure 5 (based on drawings supplied by Graham Frecknall Architecture and Design)

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- 36 Structure 6, the boundary wall between 22 and 24 Monnow Street, showing the sequence from brick boundary wall to 20th century steel retail shed (stone base not visible in this photograph), looking northwest
- 37 Structure 7, the boundary between 24 and 30, Monnow Street, looking south at the kink in the wall, rough stone section nearest (scales 1m)
- One of the two openings noted in Structure 7, looking south-west, note neat thinly coursed rangework, later repair to top left (scale 1m)



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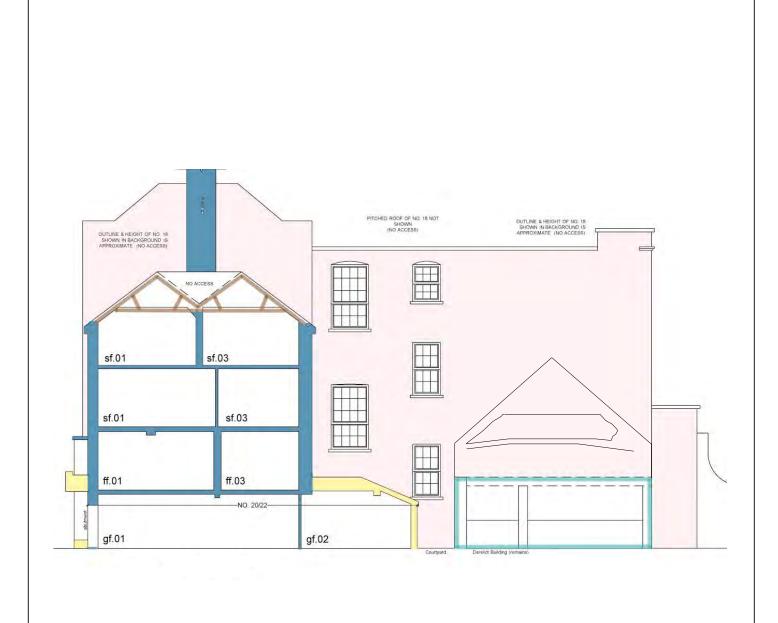
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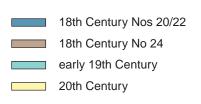
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#### PROJECT TITLE

# 20-36 Monnow Street, Monmouth Monmouthshire

#### FIGURE TITLE

The south-west elevation of no. 18 Monnow Street showing remnants and scar of Structure 5 (based on a drawing by Kirsty Rodwell)

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