



**133-135 Commercial Street, Newport**

**Archaeological Written Scheme  
of Investigation**

**Prepared  
For  
PropertyIndex Cardiff Ltd.**

**by**

**The  
Glamorgan-Gwent Archaeological Trust Ltd  
(GGAT Projects)**

**September 2019**

Project No. P2032  
Report No. 2019/044  
NGR ST 31212 87775  
Pre-planning application No. P/19/00062



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## Summary

*PropertyIndex Cardiff Ltd is proposing to redevelop buildings sited at 133-135 Commercial Street, Newport (Application no. P/19/00062).*

*As part of the Pre-application process, consultation with the archaeological advisors to the LPA has resulted in the identification of the requirement to carry out an historic building survey prior to the development. The survey will take the form of Level 2 survey as set out in 'Understanding historic Buildings: A guide to Good Recording Practice'.*

*The Glamorgan-Gwent Archaeological Trust Ltd Projects Department (GGAT Projects) have been commissioned by PropertyIndex Cardiff Ltd to prepare the Written Scheme of Investigation (WSI), which provides the framework for the archaeological works. The WSI forms the subject of the present report.*

*The scheme provides for a programme of building recording to Level 2 standard (Historic England 'Understanding Historic Buildings: A Guide to Good Recording Practice' 2016) which will record the structure by written, drawn and photographic means. This is to be carried out prior to the commencement of the development.*

*The archaeological works will be carried out to the professional standards laid down by the Chartered Institute for Archaeologists' (2014).*

## Acknowledgements

The project was by managed Martin Tuck MCIfA (Senior Projects Manager) and the report was prepared by Johnny Crawford BSc MA MCIfA (Assistant Projects Manager) of GGAT Projects.

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## Abbreviations

|         |                                                                                   |
|---------|-----------------------------------------------------------------------------------|
| HER:    | Historic Environment Record (curated by the Glamorgan-Gwent Archaeological Trust) |
| ICON:   | Institute of Conservation                                                         |
| LB:     | Listed Buildings Grade I, II and II* (Cadw)                                       |
| LPA:    | Local Planning Authority                                                          |
| NGR:    | National Grid Reference                                                           |
| NMW:    | National Museum Wales                                                             |
| NPRN:   | National Primary Record Number (in NMR)                                           |
| OS:     | Ordnance Survey                                                                   |
| PRN:    | Primary Record Number (in HER)                                                    |
| RCAHMW: | Royal Commission on the Ancient and Historical Monuments of Wales                 |
| SM:     | Scheduled Monument (Cadw)                                                         |

## **1 Introduction**

### **1.1 Development proposal and planning background**

- 1.1.1 The proposed works include redevelopment of 133-135 Commercial Street, Newport (Application no. P/19/00062).

Consultation with the archaeological advisors to the LPA has resulted in the identification of the requirement to carry out an historic building survey prior to the development. The survey will take the form of Level 2 survey as set out in *'Understanding historic Buildings: A guide to Good Recording Practice'*.

- 1.1.2 The Glamorgan-Gwent Archaeological Trust Ltd Projects Department (GGAT Projects) have been commissioned by PropertyIndex Cardiff Ltd to prepare the Written Scheme of Investigation (WSI), which provides the framework for the archaeological works. The WSI forms the subject of the present report.

### **1.2 Site description**

- 1.2.1 The proposed development is located at the junction of Commercial Street and Hill Street, Newport, centred approximately ST 31212 87775 (Figure 1). The site comprises a combination of commercial and domestic premises which, whilst adjoining, have developed as separate units over the years. The site is located close to the base of rising ground so that the Hill Street frontage (the north west elevation of the development) rises to the west; the ground for the north east elevation is generally flat. The surrounding area is characterised by a similar mix of densely constructed Victorian domestic and commercial property.

- 1.2.2 The superficial geology consists of tidal deposits of clay and silt with deeper geological deposits consisting of Mudstone, Siltstone and Sandstone (BGS 2019).

### **1.3 Site Specific Background**

- 1.3.1 There are no known prehistoric sites within the development area or its immediate vicinity.
- 1.3.2 There are no records of Roman and Medieval activity in the immediate vicinity of the proposed development.
- 1.3.3 The development site is not visible on available mapping dating to the 1830s and 40s but were almost certainly in existence by 1868, when the majority of the existing street plan had crystallised as a result of the expansion of Newport as an export dock for coal. 133 Commercial Street is shown as being a Public House on the 1884 OS map of Newport and it is clear that the development site had always consisted of adjoining but separate buildings of differing character, though primarily of a commercial nature. The property is still shown as being a Public House on the 1921 OS map.
- 1.3.4 None of the structures associated with 133-135 Commercial Street are Listed and none of the surrounding buildings are Listed.

## **1.4 Previous Investigations**

- 1.4.1 There are no known archaeological events recorded on the Regional HER within the immediate vicinity and almost no archaeological work has been recorded as having taken place within 250m of the proposed development.
- 1.4.2 E006225 – Archaeological evaluation and excavation is recorded as having taken place some 170m to the north east of the development. This work uncovered remains associated with the medieval use of the land by the Austin Friars.

## **2 Specification**

### **2.1 Purpose**

- 2.1.1 The purpose of this written scheme is to set out a quantifiable schedule of works against which performance, fitness for purpose and achievement of quality can be measured.
- 2.1.2 This written scheme has been prepared to ensure that the work is undertaken to the standard required by the Chartered Institute for Archaeologists and Historic England *Understanding Historic Buildings: A Guide to Good Recording Practice* (2016).

### **2.2 Objectives**

- 2.2.1 An investigation of the potential archaeological/historic resource through observation and recording in order to ensure the safeguarding of the resource in the development area prior to construction works. In addition to informing the general public about the archaeological resource of the area.
- 2.2.2 The presentation of these observations in a written report, taking account of related documentary and historical evidence.
- 2.2.3 The preparation of an archive of data recovered and records made as a result of the project, and the deposition of this archive in a suitable receiving museum or similar institution.

### **2.3 Timing**

- 2.3.1 The programme of historic building survey will be carried out prior to the commencement of any works.
- 2.3.2 The timing of on-site works will be phased according to the development programme and each component will be agreed in advance. It is expected that recording work will be undertaken prior to the commencement of actual development.

### **2.4 Nature of effect**

- 2.4.1 The scope of works will entail photographic recording of the buildings and recording of any structures that will be affected by construction/demolition or

redevelopment works.

## 2.5 Assessment of potential impact

2.5.1 Without appropriate forms of mitigation the following development activities are deemed likely to have a potential impact on the archaeological resource:

- Demolition or alteration of the existing structures.
- Alteration of the relationships between separate buildings in the complex through the erection of partitions or similar.

## 2.6 Specification strategy

2.6.1 The strategy is proposed on the basis of the likely extent and form of archaeological interests and the proposed extent and form of development effect.

2.6.2 A Level 2 building survey (Historic England *'Understanding Historic Buildings: A Guide to Good Recording Practice'* 2016) of the building complex should be undertaken which will make a record of the structure by written, drawn and photographic means. Level 2 building survey entails an introductory description followed by information of the building's origins, development and use if known.

2.6.3 A Level 2 building survey entails the potential for drawing a sketched plan, section, elevation or detail drawings or measured plans (to scale or fully dimensioned) as existing. Plans should show the form and location of any structural features of historic significance, such as blocked doorways/passages, masonry joints and other changes in the wall structure, and any evidence for fixtures of significance. Other drawings could also be included including reconstruction drawings and other structural details.

2.6.4 The photography should include a general view of the buildings in their wider setting or landscape, to include a series of oblique views that will show all external elevations of the walls, and give an overall impression of the buildings sizes and shapes. Where individual elevations include complex historical information it may also be appropriate to take views at right angles to the plane of the elevation and the overall appearance of the principal rooms and circulation areas.

2.6.5 The written account should note the precise location of the building as an address and in the form of a National Grid reference, making note of any statutory designation, the date when the record was made, the name of the recorder and the location of any archive material. As well as a summary statement which should summarise the building's form, function, date and sequence of development. The names of architects, builders, patrons and owners should be given if known. Its purpose is to describe the building when no fuller record is necessary.

### **3 Resourcing**

GGAT Projects can provide the following input to carry out the archaeological works.

#### **3.1 Staffing**

The project staff involved are experienced archaeologists drawn from the team regularly used, these will include:

- Martin Tuck MCIfA, Senior Projects Manager, responsible for the tracking of the project and maintaining quality
- Assistant Project Manager/Archaeologist, responsible for carrying out the building survey

Additional input is provided by:

- Illustrator, responsible for preparing publication-standard drawings, artistic reconstruction drawings, information boards, leaflets and advertisements if appropriate.

#### **3.2 Specialists**

Specialist expertise, if required, will be obtained from suitably qualified internal and external individuals. These specialists will include:

- Mortar analysis: Rob Dunning (GGAT)

Further specialist expertise in other disciplines will be obtained as required from suitably qualified individuals/institutions.

## **4 Implementation**

### **4.1 General implementation**

- 4.1.1 The specified archaeological works will be undertaken to the highest possible standards in line with the requirements of the Chartered Institute for Archaeologists' Historic England '*Understanding Historic Buildings: A Guide to Good Recording Practice*' (2016).
- 4.1.2 It is intended that the site archive will be retained by the landowners, or deposited with an appropriate institution as required. Newport Museum would be the institution recommended in the first instance.
- 4.1.3 A report describing the works carried out and findings made will be prepared and submitted to the LPA.

### **4.2 Specification methodology**

- 4.2.1 Prior to their implementation, a specific Health and Safety risk assessment, will be drawn up before the commencement of the building survey.
- 4.2.2 No works should be undertaken until the building recording has been carried out and the archaeological advisors have approved the final report.
- 4.2.3 No machines or contractors should work in such areas until such time as recording has been completed.

### **4.3 Method of recording**

- 4.3.1 The techniques employed should conform to best current professional practice. The archaeological contractor should, upon request, submit a copy of its recording forms and manual to the client. Structures will be drawn at a suitable scale in plan, where appropriate. All structures will be digitally photographed, with a resolution of no less than ten megapixels. Survey information will be related to the Ordnance Survey National Grid and levels, where appropriate, related to the Ordnance Survey Datum.

### **4.4 Community Engagement**

- 4.4.1 No forms of community outreach are envisaged during the course of this project.



## 5 Reporting

- 5.1.1 An archive of archaeological records relating to the fieldwork and an archive of records relating to the preparation of the reports will be prepared to the specifications in *The National Standard and Guidance to Best Practice for Collecting and Depositing Archaeological Archives in Wales* (National Panel for Archaeological Archives in Wales 2017).
- 5.1.2 Archaeological and historical sources will be consulted, in order to place the results of the fieldwork in an appropriate archaeological and historical framework.
- 5.1.3 Following a review of the potential of the recovered evidence, a programme of analysis and research will be undertaken, resulting in the preparation of a site narrative and supporting data, including finished drawings and photographs as necessary.
- 5.1.4 The archaeological contractor should identify the internal or external specialists who will be responsible for preparing reports on cultural or palaeoenvironmental material, and dating and for overseeing the sampling programme.
- 5.1.5 Reporting will be phased according to the development programme but will include a synthesis of the data gathered, together with inclusion of supporting evidence in appendices as appropriate, and illustrations. A PDF of the report will be supplied to the client and if requested two hard copies of the report.
- 5.1.6 If appropriate, short archaeological digest reports will be submitted for publication in relevant regional, national and thematic learned journals; as a minimum, a report will be submitted to the annual publication of the regional CBA group or equivalent journal. Non-technical reports will also be produced to inform the general public of the archaeological investigations, this may also include web pages, posters, leaflets or other media forms.
- 5.1.7 It is intended that the site archive, will be deposited with an appropriate institution, or retained by the landowners, as required, in accordance with the ICON and the National Panel for Archaeological Archives in Wales guidelines (*The National Standard and Guidance to Best Practice for Collecting and Depositing Archaeological Archives in Wales* (2017)), and subject to the agreement of the legal landowner.
- 5.1.8 A digital copy of the report and full archive will be deposited with the *National Monuments Record*, RCAHMW, Aberystwyth, and a digital copy of the report and archive index will be deposited with the *Regional Historic Environment Record*, curated by the Glamorgan-Gwent Archaeological Trust, Swansea in accordance with the guidance for the Submission of Data to the Welsh Historic Environment Records (HERs).

## **6 General**

### **6.1 Insurance**

- 6.1.1 GGAT holds full insurance cover for this type of work, to include Professional Indemnity and Public Liability cover. Full details of these and other relevant policies can be supplied to the client on request.

### **6.2 Health and Safety**

- 6.2.1 GGAT will provide to the client a copy of its Health and Safety statement in accordance with *The Health and Safety at Work Act 1974*. GGAT will prepare any documentation required by the *Construction Design and Management Regulations 2015*.
- 6.2.2 Prior to commencement of work, GGAT will carry out a formal Health and Safety Risk Assessment in accordance with *The Management of Health and Safety Regulations 1999*. A copy of the risk assessment will be kept on any site office and be available for inspection on request.
- 6.2.3 In addition to statutory requirements, GGAT will follow best practice for Health and Safety in archaeology as defined in the FAME (Federation of Archaeological Managers and Employers) *Manual of Health and Safety in Field Archaeology* (2010).

### **6.3 General Limitations**

- 6.3.1 The work outlined in this specification will be carried out to the highest professional standards, and the conclusions drawn will be based on a considered review of the evidence available. However, the archaeological/historical resource is unpredictable, and the encountering of unexpected remains on the site cannot be ruled out. Examination of such deposits is beyond the scope of the specification and must be agreed by separate negotiation.
- 6.3.2 Should there need to be a variation to the provisions of the specification, this will be agreed in advance with the Client and the relevant Planning Authority or their agents.

### **6.4 Quality Control**

- 6.4.1 GGAT will carry out the work in accordance with the Chartered Institute for Archaeologist's *Code of Conduct*, *Code of Approved Practice for the Regulation of Contractual Arrangements in Field Archaeology*, and other related by-laws, and the *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures* currently in force.

### **6.5 Arbitration**

- 6.5.1 Any dispute or difference arising out of a contract in relation to this work will be referred for a decision in accordance with the Rules of the Chartered Institute of Arbitrators' *Arbitration Scheme for the Institute for Archaeologists* applying at the date of the agreement.

## 7 References

### **Documentary:**

1st ed.1:2500 OS map 1884

### **Legislative and CIfA guidelines:**

Newport Planning Application Number P/19/00062

Chartered Institute for Archaeologists. 2014. *Standard and Guidance for the archaeological investigation of standing buildings or structures.*

Historic England, 2016. *Understanding Historic Buildings, A guide to good recording practice.*

Glamorgan-Gwent Archaeological Trust. 2002. *Manual of Excavation Recording Techniques.*

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

Welsh Government Circular Ref.016/2014

### **Websites**

British Geological Survey Interactive Map <http://www.bgs.ac.uk/> (Accessed September 2019)

Historic Environment Records (HER) accessed 11/09/2019

## **Glossary**

### **Archive**

An ordered collection of all documents and artefacts from an archaeological project, which at the conclusion of the work should be deposited at a public repository, such as the local museum.

### **Assessment**

A desk-based assessment is a detailed consideration of the known or potential archaeological resource within a specified area or site (land-based, intertidal or underwater), consisting of a collation of existing written and graphic information in order to identify the likely character, extent, quality and worth of the known or potential archaeological resource in a local, regional or national context as appropriate.

### **Brief**

An outline framework of the archaeological situation which has to be addressed, together with an indication of the scope of the works that will be required.

### **Bronze Age**

A chronological division of the prehistoric period, which sees the introduction of copper and the eventual widespread adoption of bronze for use in weapons, jewellery etc. In Britain it is dated between circa 2300 and 700 BC.

### **Cadw**

Cadw is the Welsh Government's historic environment service: Cadw are responsible for the planning issues which affect statutorily protected monuments and buildings. They also grant aid repairs to historic buildings and monuments and manage ancient monuments which are in direct State care.

### **Early-medieval**

The period after the break down of Roman rule and the Norman invasion (circa 410 to 1066 AD).

### **Field evaluation**

A limited programme of non-intrusive and/or intrusive fieldwork which determines the presence or absence of archaeological features, structures, deposits, artefacts or ecofacts within a specified area or site; and, if present, defines their character and extent, and relative quality. It enables an assessment of their worth in a local, regional, national or international context as appropriate. The programme of work will result in the preparation of a report and ordered archive

### **Historic Environment Record (HER)**

A documentary record of known sites in a given area. In south-east Wales the HER is curated by the Curatorial Division of the Glamorgan-Gwent Archaeological Trust.

### **Medieval**

The period after the Norman invasion nominally finishing at the Battle of Bosworth and the commencement of the reign of Henry VII (1067 to 1485 AD).

## **Mesolithic**

A chronological division of the prehistoric period spanning the period from the end of the last ice age to the introduction of farming. It is dated between circa 10,000 and circa 4,400 BC.

## **Modern**

The period since 1901 AD.

## **Natural**

Archaeological term for undisturbed natural geology on a site.

## **Neolithic**

A chronological division of the prehistoric period during which agriculture and domestic animals were introduced to Britain. It is dated circa 4,400 to circa 2,300 BC.

## **NGR**

National Grid Reference

## **Palaeolithic**

The earliest division of the prehistoric period, from the first evidence of tool making by humans to the final retreat of glacial ice from Britain. It is dated circa 22,500 to circa 10,000 BC.

## **Post-medieval**

Period between 1486 and 1901 AD.

## **Risk Assessment**

A document prepared to meet the requirements of *The Management of Health and Safety at Work Regulations 1992* assessing all risks to the health and safety of employees and others arising from a work activity.

## **Roman**

Period when Britain was ruled by Rome circa 44 - 410 AD

## **Romano-British**

Term used to describe a fusion of indigenous late Iron Age traditions with Roman culture

## **Specification**

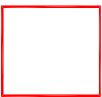
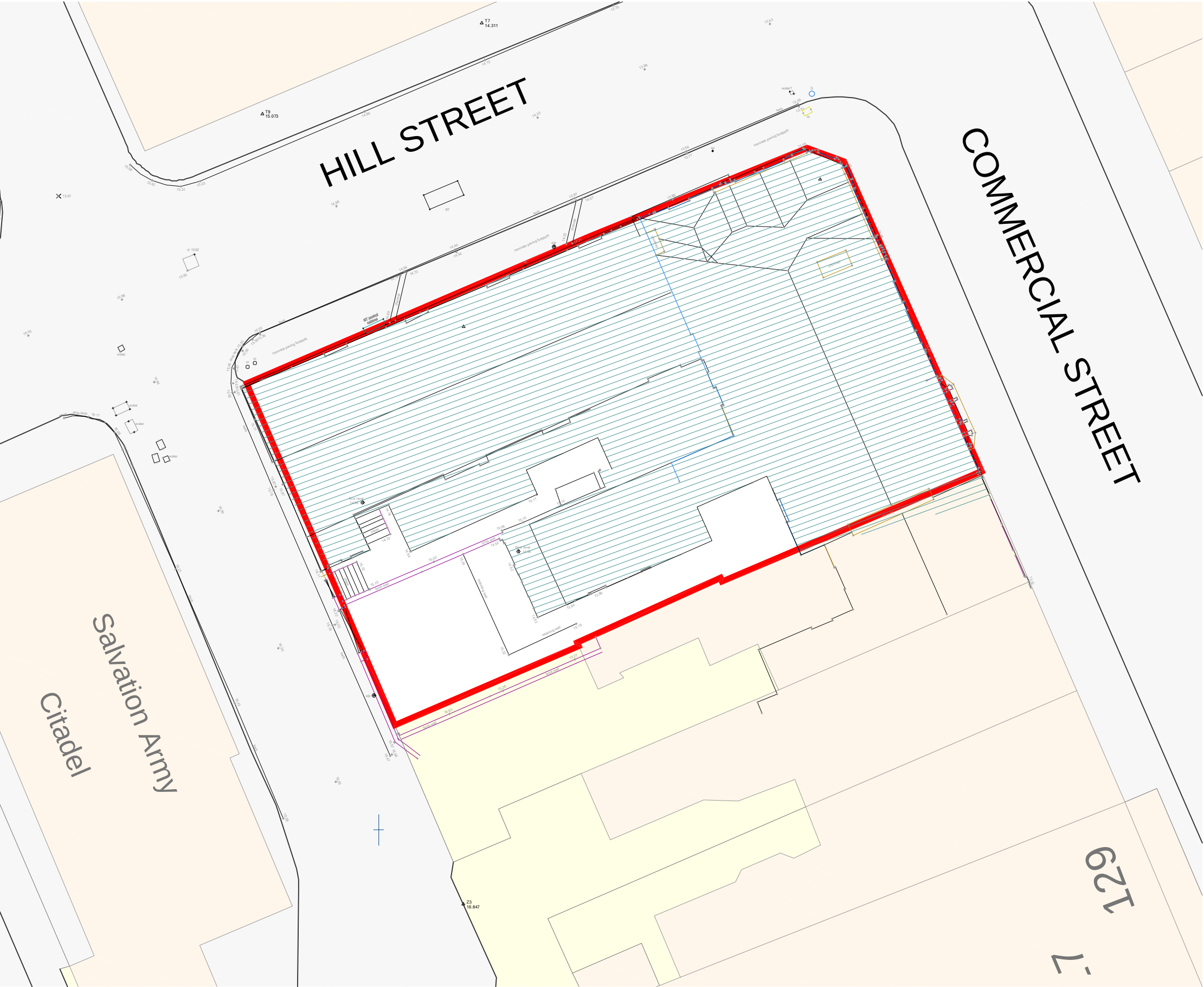
A written schedule of works required for a particular project (by a curator, planning archaeologist or client), set out in sufficient detail to be quantifiable, implemented and monitored. Normally prepared by or agreed with the relevant curator.

## **Watching brief**

An archaeological watching brief is defined as a programme of observation, investigation and recording conducted during any operation carried out for non-archaeological reasons within a specified area or site, where there is a possibility that archaeological deposits may be disturbed or destroyed. The programme of work will result in the preparation of a report and ordered archive.

### **Welsh Archaeological Trusts**

There are four Welsh Archaeological Trusts, Clwyd-Powys, Dyfed, Gwynedd and Glamorgan-Gwent. The Trusts were established between 1974 and 1975 in order to carry out rescue archaeological work in Wales. The Trusts are now divided into Contracts and Curatorial Divisions. They are all charities but are also limited companies.



Site Boundary 0.14 Ha  
0.34 Acres

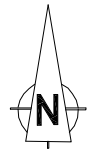


Figure 1. Location plan showing the proposed development (red outline)

|                                      |                |          |          |             |  |
|--------------------------------------|----------------|----------|----------|-------------|--|
| Project                              |                |          |          |             |  |
| 133 - 135 Commercial Street, Newport |                |          |          |             |  |
| Client                               |                |          |          |             |  |
| Property Index Ltd                   |                |          |          |             |  |
| Drawing Title                        |                |          |          |             |  |
| Existing Site Survey                 |                |          |          |             |  |
| Drawn                                | Checked        | Scale    | Original | Date        |  |
| HJM                                  | ARM            | 1:500    | A3       | August 2019 |  |
| Job Number                           | Drawing Number | Revision | Status   |             |  |
| 3076                                 | PL 0 00 / 101  | /        | PLANNING |             |  |



**Glamorgan-Gwent  
Archaeological Trust Ltd  
(Projects Department)**



**QUALITY CONTROL**

**Report Title:** 133-135 Commercial Street, Newport;  
archaeological written scheme of investigation

**Report Date:** September 2019

**Report Number:** 2019/044

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**Report prepared by:** Johnny Crawford

**Position:** Assistant Project Manager

**Date:** 11/09/2019

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**Illustrations prepared by:** N/A

**Position:** -

**Date:** -

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**Report checked and authorised by:** Martin Tuck

**Position:** Senior Project Manager

**Date:** 11/09/2019

As part of our desire to provide a quality service we would welcome any comments you may wish to make on the content or presentation of this report.