



The Wild Hare, Tintern

**Written Scheme of
Investigation -
Archaeological
Monitoring and
Recording**

Prepared by:
**The Environmental Dimension
Partnership Ltd**

On behalf of:
Tintern Propco Ltd

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(edp8644_d001b 07 March 2024 DJo/EBR)
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(edp8644_d002b 07 March 2024 DJo/EBR)

Section 1 Introduction

- 1.1 This Written Scheme of Investigation (WSI) has been prepared by The Environmental Dimension Partnership Ltd (EDP) at the request of Tintern Propco Ltd (hereafter referred to as 'the client').
- 1.2 This WSI outlines the methodology for a programme of Archaeological Monitoring and Recording (AMR) for groundworks associated with the proposed redevelopment of the Grade II listed The Wild Hare Hotel (previously The Royal George Hotel) (ID 24036) and its associated non-listed coach house, located on Main Road, Tintern, Chepstow, Wales, NP16 6SF (hereafter referred to as 'the Site').
- 1.3 In summary, the Proposed Development comprises external landscaping and infrastructure, including extensions of the eastern and western car parks, seating areas, play spaces, installation of bike and bin sheds, soft landscaping, and the installation of a new LPG tank and associated services, as depicted in **Appendices EDP 1-3**.
- 1.4 This WSI has been produced to accompany a planning application for landscaping works and erection of a tent structure to be submitted to the Monmouthshire County Council (MCC). This WSI seeks to fulfil an anticipated condition, which is expected based on pre-application consultation.
- 1.5 A separate application has also been prepared with regard to internal alterations to the hotel.
- 1.6 A consultation response from the Glamorgan-Gwent Archaeological Trust (GGAT), the archaeological advisors to the Local Planning Authority (LPA) MCC on application DM/2023/01409, dated 28 November 2023, stated the following:

"Given our understanding of the archaeological resource, it is our recommendation that a condition requiring the applicant to submit a detailed written scheme of investigation for the implementation of a programme of archaeological work, to protect the archaeological resource, should be attached to any consent granted by your Members.

We envisage that this programme of work may include a watching brief during the groundworks required for the development, with detailed contingency arrangements including the provision of sufficient time and resources to ensure that any archaeological features or finds that are located are properly investigated and recorded. This would include provision for any sampling that may prove necessary, post-excavation recording and assessment and reporting and possible publication of the results. To ensure adherence to the recommendations we recommend that the condition should be worded in a manner similar to model condition 24 given in Welsh Government Circular 016/2014:

No development shall take place until the applicant, or their agents or successors in title, has secured agreement for a written scheme of historic environment mitigation which has been submitted by the applicant and approved by the local planning authority. Thereafter,

the programme of work will be fully carried out in accordance with the requirements and standards of the written scheme.

Reason: To identify and record any features of archaeological interest discovered during the works, in order to mitigate the impact of the works on the archaeological resource.

This document represents a WSI as referred to above and sets out the methodologies to be employed by an archaeological contractor to undertake and fulfil the Archaeological Monitoring and Recording (AMR)."

1.7 This WSI will be supplemented by a method statement, produced by an appointed specialist archaeological contractor following any planning permission granted. This supplementary method statement will provide further detail such as:

- Staff structure undertaking the archaeological monitoring works, including qualifications of staff members (field staff and specialists) involved;
- Project timescales;
- Health and Safety standards;
- Artefact recovery and sampling strategy;
- Environmental sample recovery and disposal strategy; and
- Archive selection strategy and data management plan.

Section 2

The Site and Archaeological Background

LOCATION AND DESCRIPTION

- 2.1 The Site is located in Tintern town centre, on the north-west side of the junction of Main Road (A466), Forge Road and Chapel Hill Road, where it is focused on approximately National Grid Reference (NGR) 352961, 200144 (see **Plan EDP 1**).
- 2.2 The Site is bounded by the route of Main Road to the east, with the village of Tintern beyond this, Forge Road to the south with residential properties located off the road beyond this, and woodland located further to the south. To the west and north, the Site is bounded by occasional residential housing and woodland which surrounds the route of the Anghidi River running east to west.
- 2.3 The Proposed Development site contains the Grade II listed building of The Wild Hare Hotel, previously The Royal George Hotel (**24036**), alongside additional modern buildings to the west, all of which are focused on the Site's southern boundary. There is a main area of car parking to the north-east, and a smaller car park at the south-east, as well as landscaped gardens to the north-west.
- 2.4 The Site is located within Character Area 3 of the Tintern Conservation Area, as designated by MCC, and in turn forms part of an 'Area of Archaeological Sensitivity'. The Site is also located within the Lower Wye Valley Historic Character Landscape Area, as defined by GGAT.

TOPOGRAPHY AND GEOLOGY

- 2.5 The Site is situated on a gradual slope from a higher point in the south-west, reaching c.21m aOD, to a low point in the north-east reaching c.14m aOD as the ground gradually descends towards the routes of the Anghidi River to the north and the River Wye to the east.
- 2.6 There is a vertical stone retaining wall along the southern edge of the Site to support the raised route of Forge Road.
- 2.7 The British Geological Survey (BGS) records the Site's underlying bedrock geology as Brownstones Formation (sandstone), a sedimentary bedrock formed between 419.2 and 393.3 million years ago during the Devonian period.
- 2.8 A superficial deposit of alluvium is recorded at the north-west corner of the Site, nearest to the river, comprising clay, silt, sand and gravel; a sedimentary superficial deposit formed between 11.8 thousand years ago and the present during the Quaternary period.

ARCHAEOLOGICAL BACKGROUND

- 2.9 An Archaeological Assessment (A.P.A.C. Ltd., 2022), Heritage Statement of Significance (Andrew Foyle, 2023) and Heritage Impact Statement (Office Corr Higgins, 2023) have been produced for the Site in conjunction with the existing planning applications DM/2023/01408 and LBC DM/2023/01409. These reports provide information with regards to the general history of the Site in relation to the principal buildings and the archaeological potential of the Site in this regard, however, it is noted that the Archaeological Assessment does not consider in any great detail the archaeological potential of the Site to contain features or deposits pre-dating the built form, or the potential impacts upon that archaeology as a result of the scheme.
- 2.10 These reports are summarised below along with a review of the following sources in order to establish the Site's archaeological interest and/or potential and identify those areas required for AMR in order to mitigate any impacts upon that resource as a result of the Proposed Development's implementation:
- National datasets held by Cadw;
 - The Glamorgan-Gwent Archaeological Trust (GGAT) Historic Environment Record (HER), which holds information on known archaeological sites, monuments and finds, as well as previous investigations and the Lower Wye Valley Historic Landscape;
 - The National Monuments Record of Wales (NMRW);
 - Historic maps;
 - Recent and historic air photographs obtained from the Central Register of Aerial Photography for Wales (CRAPW) at Cardiff;
 - Existing grey literature reports held by the project team; and
 - Tintern Conservation Area Appraisal (TCAA), produced by MCC (2017).
- 2.11 This WSI provides a synthesis of relevant information for the Site derived from a search area extending up to 1km from its boundary, hereafter known as the 'study area'. Information gathered from the repositories and sources listed above was checked and augmented through the completion of a walkover survey by an experienced archaeologist in February 2024.
- 2.12 Relevant designated and non-designated heritage assets are illustrated on **Plan EDP 1** and **2** respectively.

Previous Archaeological Investigations

- 2.13 The Site has not been subject to any previous archaeological investigations to date, however, it forms part of a wider study area which forms the Lower Wye Valley Historic Landscape Historic Area Assessment undertaken by GGAT in 2007. The project will be discussed within the period specific sections below.

- 2.14 The Site also forms part of a wider study area for a desk-based assessment for Land adjacent to Abbey Hotel, Tintern undertaken by Richard Hayman in 2022 (E007627) and a Rapid Coastal Zone Assessment undertaken by GGAT in 2018 (E006100). These projects are not considered to enhance an understanding of the archaeological potential of the Site and are not discussed further.
- 2.15 A number of archaeological investigations or ‘events’ are recorded within the 1km study area, where these are relevant to the archaeological potential of the Site, these are discussed within the period-specific sections below.

Previously Recorded Information

Palaeolithic - Iron Age (c.1,000,000 BC–AD 43)

- 2.16 There are no records dating from the prehistoric periods recorded on the HER within the Site, but there are four recorded within the 1km study area.
- 2.17 Each of these records relate to isolated findspots and include an Iron Age coin dating to the 1st century, a Dubunnic gold stater, recovered in 1969 c.100m south-east of the Site (**GGAT03994g**), Iron Age finds of non-descript form, located c.110m north-east of the Site (**GGAT03262g**), an Iron Age coin, a gold stater of Anterdrig, King of the Dobunni, is also recorded in this location (**GGAT06202g**). Lastly, an oblique arrowhead is recorded as being found c.1km to the south-east of the Site (**GGAT06311g**).
- 2.18 Whilst the presence of Iron Age find spots in relative proximity of the Site indicates a level of activity from this period within the local landscape, there are no records indicating that the landscape was settled during this period. Indeed, whilst the Site lies within the ‘Area of Archaeological Sensitivity’ (AAS) defined by MCC within the TCAA, there is no indication of potential for prehistoric remains within this document. Similarly, no discussion of prehistoric archaeology is included within the Lower Wye Valley Historic Landscape Assessment (HLA) for the relevant Character Area ‘014 Angidy Valley’, beyond acknowledgement of the presence of the find spots discussed above. However, this absence of records from this period beyond occasional find spots may simply be due to a lack of archaeological investigations in the area.
- 2.19 Furthermore, given the development within the Site from the 16th century up until the modern period for its use as a hotel building, as well as a large medieval or post-medieval mill pond associated with the adjacent Abbey Mill (discussed in full below), it is likely that any buried deposits within these areas would have been damaged or destroyed by this later activity (see **Images EDP 2.1-2.3**). Any archaeological assets of prehistoric date are likely to come from the less disturbed areas in the south-east and south-west corners of the Site where the past development has been limited to ground levelling for a hardstanding car park (see **Image EDP 2.4**) and does not appear to have been disturbed by the post-medieval to modern activity. Moreover, it is noted that the presence of alluvial deposits across the north-west of the Site may allow for the preservation of deeper buried remains, likely dating to the earlier prehistoric periods.

2.20 Therefore, whilst the possibility cannot be ruled out entirely, there is considered to be only a very low potential for the presence of significant archaeology of prehistoric origin within the Site.

2.21 Should any features or deposits from this period be encountered, they are most likely to comprise random findspots, representing casual loss in antiquity, or features representing localised land management, likely for grazing purposes on the banks of the Angidy River, given the absence of evidence for nearby settlement. However, it is noted that the Site's location adjacent to this water source may have provided a favourable location for small-scale settlement, and so there is limited potential for features relating to such activity. Any such features are unlikely to be of greater than low or local interest.

Roman (AD43–410)

2.22 There are no non-designated heritage assets dating from the Roman period recorded by the HER within the Site boundary. There is one record within the 1km study area.

2.23 This single record is located c.625m north-east of the Site and comprises a findspot of Roman pottery, including mortaria (**GGAT06159g**). No associated features or deposits are recorded, but the fact that the assemblage includes pottery with a domestic use and association potentially infers that this find indicates a settlement site of some form.

2.24 Although Roman occupation is recorded within the wider area, as seen by Scheduled Monument 1296 Wyndcliff Roman Site, c.2.5km to the south (not depicted on **Plan EDP 1**), which comprises the remains of a villa complex, the sparsity of records dating to this period suggests that there is no more than a very low potential for the Site to contain significant archaeological features or deposits of Romano-British origin. Once again, perhaps the more likely scenario is that remains of this time period would comprise stray and uncontextualized artefacts, rather than *in situ* features and deposits.

2.25 Furthermore, given the high level of post-medieval to modern development within the Site for its use as a mill pond and hotel building, it is likely that any buried deposits within these areas would have been damaged or destroyed (see **Images EDP 2.1-2.3**). Any archaeological assets of Roman date are therefore likely to come from the less disturbed areas in the south-east and south-west corners of the Site where development has previously been limited to ground-levelling for a hardstanding car park, and does not appear to have been disturbed by the post-medieval to modern activity (see **Image EDP 2.4**).

2.26 So, whilst the possibility cannot be ruled out entirely, there is deemed to be only a very low potential for the presence of significant archaeology of Romano-British date within the Site. This is corroborated by the TCAA and GGAT HLA, neither of which have identified a potential for archaeological remains of Roman date within the local area.

Early Medieval (AD 410 – 1066)

2.27 There are no early medieval records in the GGAT HER data identified within the Site. However, there are three records dating to this period within the 1km study area.

- 2.28 These records largely relate to findspots, including a 10th century Irish rectangular pin of Killamery type recorded c.625m south-west of the Site (**GGAT04381g**), and an Anglo Saxon find of unclear function which was dated to the 8th century and possibly contained a tree of life design, recovered c.600m south-west of the Site (**GGAT04380g**).
- 2.29 The final record is located c.575m north-east of the Site and comprises a potential battle site at Tintern Ford (**GGAT00743g**). The site of this possible battle is based on a reference within the Liber Landavensis (1120-1134) in which the HER notes that “a story is told of a curtain King Tewdrig, who is miraculously ordained to fight a battle against the Saxons on the bank of the Wye close to Tintern Ford”.
- 2.30 At current, this battle site is speculative and there is no archaeological evidence to corroborate the documentary source. In any event, it is situated a long way from the Site and there is no indication or evidence to suggest that the battle or associated activities would have extended so far from the battlefield as to include the Site.
- 2.31 Evidence of early medieval occupation is also attested by the Offa’s Dyke Scheduled Monument (**1020602/1020603**) c.1km east of the Site at its closest point. The Historic England citation for the monument states that:
- “Offa’s Dyke is the longest linear earthwork in Britain, approximately 220km, running from Treuddyn, near Mold, to Sedbury on the Severn estuary. It was constructed towards the end of the eighth century AD by the Mercian king Offa, and is believed to have formed a long-lived territorial, and possibly defensive, boundary between the Saxon kingdom of Mercia and the Welsh kingdoms”.*
- 2.32 The presence of this defensive boundary thus indicates the occupation of the local area, both to the east forming the Saxon Kingdom of Mercia and the Welsh Kingdoms to the west. Therefore, whilst there is an absence of further evidence recorded by the GGAT HER, it is likely that there would have been small-scale occupation and land management present within the local landscape around Tintern.
- 2.33 Nevertheless, whilst this may well be the case, the absence of recorded evidence for early medieval settlement at Tintern suggests it is unlikely that archaeological remains of this date will be present at the Site. Indeed, the choice of the valley at Tintern for the Cistercian monastery in the early 12th century (discussed below) to some extent infers that there was no substantive or significant pre-existing medieval settlement in this section of the Wye Valley, in view of the Order’s predilection for solitude.
- 2.34 In any event, given the high level of development within the Site from the late 16th century onwards, it is likely that any buried deposits within these areas would have been damaged or destroyed, and any archaeological assets of early medieval date are likely to come from the less disturbed areas in south-east and south-west portions of the Site where there is less recorded evidence for later construction.
- 2.35 Therefore, whilst the possibility cannot be ruled out entirely, there is considered to be only a very low potential for the presence of significant archaeology of early medieval origin within the Site. This is corroborated by the TCAA and GGAT HLA, neither of which have identified a potential for archaeological remains of early medieval date within the local area.

Medieval (AD 1066–1485)

- 2.36 There is one medieval record within the HER data identified within the Site, as well as a further 27 within the 1km study area.
- 2.37 The record within the Site relates to documentary evidence of a medieval bridge (**GGAT00722g**). No further information is provided by the HER, and there are no above-ground remains of such a bridge. This bridge likely acted as a crossing over watercourses associated with the adjacent Angidy/Abbey Mill.
- 2.38 The Angidy/Abbey Mill is recorded immediately east of the Site (**GGAT00721g**), having been recorded on a map of South Wales and the Borders by W Rees in the 14th century. The HER notes that:
- “it has been conjectured that the leat which supplies water to the conventual buildings of Tintern Abbey may also provided power to a mill, but there is no evidence that this was the case (and therefore no evidence that the miller lived in the building that later became the Anchor Inn). Williams does not list any mill among the installations within Tintern Abbey precincts, although he notes documentary reference to an Angidy Mill owned by the abbey in 1224 as a grist mill, and again in 1525 with dam, food-gate, water-course, millstone and hammer... this may also be the fulling mill known on the Angidy. 'Angidy Mill' is possibly to be identified with the site that is currently occupied by the post-medieval 'Abbey Mill', which lies outside the abbey precinct”.*
- 2.39 The TCAA defines the Abbey Mill complex as a character area within the wider village, including reference to the Site’s former association with the mill, having once comprised a holding pond at its eastern end (see **Image EDP 2.1**):
- “Section 7.3.16: This character area is focused on the Abbey Mill complex to the side of the A466, extending down to the former Methodist Chapel, including the former tramway bridge crossing the river to the Gloucestershire side, together with the Royal George Hotel and collection of houses at the road to Devauden on the west side of the A466. The car park of the Royal George was once a holding pond for Abbey Mill.”*
- 2.40 Evidence of this milling activity within the Angidy Valley is also noted by the GGAT HLA, and it is assumed that this includes the Angidy/Abbey Mill:
- “During the medieval period the monks of Tintern are attributed with the erection of a series of weirs along the stream that powered two grain mills and a fulling mill within the area; the pools above these weirs were also used by the monks as fish ponds”.*
- 2.41 A review of cartographic sources indicates that Abbey Mill was in action until the early 19th century, and the pond is visible from historic mapping dating to the mid-18th century until it was filled in to form the car park of the Royal George sometime after c.1950 (Foyle, 2023). As such, it is unclear if the pond relates to the medieval operation of the mill, or the later post-medieval operation.

- 2.42 The remaining records within the study area are predominantly related to the 12th century Tintern Abbey, located c.35m south-west of the Site at the closest point of the outer precinct (**GGAT00713g**). The HER summarises the history of the Abbey as follows:

“The abbey was founded in 1131 for Cistercian monks and dedicated to St Mary, on land given by Walter fitz Richard, Lord of Chepstow. Before this date Tintern has no known history”.

- 2.43 The Royal Commission of Ancient and Historical Monuments of Wales (RCAHMW) then adds further detail to the history, highlighting that:

“Tintern Abbey was founded in 1131 by Walter fitz Richard of Clare, the Anglo-Norman lord of Chepstow. The Abbey was colonized by a group of monks from the abbey of I?Aumone in France and was only the second Cistercian plantation in Britain. At first, the monks lived and worshipped in a temporary arrangement of timber buildings but by the middle of the twelfth century they had erected a modest stone church and associated cloister ranges. An expansion of the monastic buildings resulted from a growth in the community during the first half of the thirteenth century. Building of the Gothic church which still dominates the lower Wye Valley commenced in 1269.”

- 2.44 In terms of what remains today, the HER notes that *“None of the twelfth century structure of the Abbey now survives above ground”* and instead those visible remains relate to the second major phase of the Abbey’s construction, which was undertaken during the course of the later 13th century.

- 2.45 The ground plan of Tintern Abbey initially followed the standard form for Cistercian abbeys, consisting of three main elements, namely: (1) the church; (2) the cloister; and (3) its functional buildings.

- 2.46 The inner precinct of the Abbey is designated as Scheduled Monument **4375**. The scheduled area is located c.185m to the south-east of the Site. The individual features within the inner precinct are identified by the HER, including the church (**GGAT09603g**), claustral buildings (**GGAT09604g**), the guest house (**GGAT00718g**) and the main abbey drain (**GGAT00719g**), which enters the claustral buildings near the porch. The drain was fed by leat (**GGAT03271.0g/GGAT03597.0g**) and grooved stones mark the position of former sluice gates. A geophysical survey in 2000 (GGATE004493) recorded a number of features which may relate to buildings connected to the Abbey (**GGAT10965g**), although no further investigation has been undertaken. Similarly, a watching brief in 2013 (GGATE007094) revealed a section of wall within this inner precinct (**GGAT15419g**), however, this could only be dated to pre-1700, so it is unclear if this relates to a medieval or post-medieval structure.

- 2.47 The walls of Tintern Abbey’s more extensive outer precinct, designated as Scheduled Monument **575** (also recorded as **GGAT00714g**), remain in a fragmentary state, with the closest portion being located c.35m to the south-east of the |Site boundary. The walls are described within the Cadw citation as follows:

“The wall encloses an area of 11ha and was entered by two gateways, on the landward side through the Great Gate, and on the waterfront through the Watergate. Part of the structure of the Great Gate and the associated chapel are incorporated into St Anne’s House, while

the Watergate is attached to the Anchor Hotel and is scheduled separately (MM265/3768). The precinct wall would originally have been continuous but has been reduced over the centuries to 10 extant stretches. The wall was constructed from sandstone rubble laid in lime mortar with a coarse aggregate. In places square putlog holes survive. The wall survives to a height of 2.5m and is 0.9m wide."

2.48 The Site does not fall within the boundary of Tintern Abbey's outer precinct and does not form part of the statutory designation which covers the surviving remains. Instead, the two are separated by the width of the A466 Main Road and the Site instead appears to have formed part of the associated Abbey Mill complex, rather than the Abbey itself.

2.49 Located c.250m to the east of the Site, an associated gatehouse or 'Watergate' is designated as Scheduled Monument **3768** (also recorded as **GGAT00717g**). It is described within the Cadw citation as follows:

"The monument is characterised by a gateway with one or more chambers over the entrance arch; the flanking towers housing stairs and additional rooms. The Watergate was one of the two known entrances into the medieval precinct of Tintern Abbey. It provided access for those travelling on the River Wye or crossing by ferry from the English side. It remained in use into the 19th century and was much illustrated in views of the period. The archway and flanking wall date to the late medieval period. Part of the west gate chamber is incorporated into the Anchor Hotel and the ramp down to the river level is now buried below later road surfaces."

2.50 A second 'inland' entrance to the Abbey's outer precinct is represented in the Grade II* listed St. Anne's House (ID **2051**). This post-medieval house is situated c.275m south-east of the Site and incorporates medieval fabric from the former Tintern Abbey gatehouse (**GGAT00716g**), as well as the gatehouse chapel, of which its eastern window of three lancets still survives (**GGAT00715g**). The alignment of Stony Way to the west of the Site is widely identified as representing the course of the medieval outer precinct to Tintern Abbey on its western (inland) side.

2.51 Located within the Abbey's outer precinct is an iron-working site, situated on the eastern side, some 250m from the Site (**GGAT11265g**), with iron slag deposits discovered during a watching brief (GGATE005371) in 2005. Tintern was a significant centre for iron working during the 17th and 18th centuries. These deposits may be earlier evidence of the monks' medieval iron working and without doubt serve to highlight the range of different activities that would be represented in the Abbey's outer precinct; principally to support the construction, operation and maintenance of the monastic buildings and ancillary ranges, but also to support the work of the community of monks and lay brothers who would have lived and worked here at Tintern.

2.52 Other associated features beyond the Abbey's outer precinct include the medieval ferry, located c.275m east of the Site, which operated from the 14th century until c.1920, allowing access to the watergate (**GGAT00720g**), the leat which brings water to the Abbey (**GGAT03271.0g/GGAT03597.0g**) c.250m south-west of the Site, and the medieval 'Cold Well' (**GGAT00783g**), c.500m south of the Site, which traditionally supplied water to Tintern Abbey, although no upstanding evidence remains in the contemporary landscape.

- 2.53 Beyond the Abbey, several other religious buildings are recorded dating to the medieval period; they include St Mary's Church, c.175m south of the Site (**GGAT00751g**), and its associated churchyard (**GGAT08389g/GGAT08171g**). The Grade II listed church (ID **2054**) is first mentioned in 1506 and recorded as belonging to the Abbey. Approximately 575m to the north-east of the Site lies the Church of St Michael and All Angels (**GGAT00728g**), which is first mentioned in 1348 and restored in 1846, and its associated churchyard (**GGAT08257g**) and cross (**GGAT00727g**). The church is also designated as a Grade II listed building (ID **24035**).
- 2.54 The remaining features dating to the medieval period noted by the HER are predominantly related to transport and water management. They include Stony Way (**GGAT03174.0g**), a cobbled road which ran from Tintern Abbey, behind the Beaufort/Abbey Hotel and up towards the monastic manor of Porthcaseg, c.300m south of the Site, which was named by 1451.
- 2.55 Within the study area, records of this nature also include Ash Weir, located c.175m north of the Site (**GGAT00730g**), and Lyn Weir, located c.600m east of the Site (**GGAT00731g**).
- 2.56 A medieval agricultural grange 'Rudding Grange' is also recorded c.850m south of the Site (**GGAT08344g**), identified through place name evidence from a charter of 1223.
- 2.57 The evidence detailed above indicates that the Site fell outside Tintern Abbey's outer precinct, with the scheduled remains of the inner precinct located beyond the A466 Wye Valley turnpike (finished in 1829) to the south-east. However, the Site does appear to have formed part of the Abbey Mill complex, with a mill pond leading from a leat, and likely an associated bridge to cross the leat, recorded by the HER and documentary evidence discussed within the TCAA.
- 2.58 As such, it is possible that archaeological evidence associated with the operation of Angidy/Abbey Mill could be preserved and encountered within the Site, including the potential for infilled remains related to the former pond which may be of medieval origin. However, it is recognised that there is no previously recorded evidence to suggest that buildings or structures associated with the mill's operation exist within the Site beyond the presence of the mill pond, as it is seen on historic maps and photographs from the 18th century onwards (discussed further below).
- 2.59 At the same time, it is assessed as being highly likely that the construction and operation of the existing buildings within the Site from the late 16th century onwards will have had an impact on the preservation and condition of any medieval archaeological features, deposits and/or remains that might be present. The likelihood is that only the north-western area, which has been infilled but not further developed, and (to a lesser extent) south-west and eastern areas of the Site will have escaped the most serious and significant truncation associated with the current use of the Site (see **Images EDP 2.1-2.4**).
- 2.60 Overall, it is assessed that there is a 'low to moderate' potential for the Site to contain archaeological remains of medieval date within its boundaries and that these are most likely to be associated with the operation of Angidy/Abbey Mill, or simply related to surrounding localised land management of the banks of the riverside for agricultural purposes in areas which lie outside of the mill complex. Given their function as industrial or agricultural

features, and likely level of survival, such features are unlikely to be of greater than low, local significance.

Post-medieval to Modern (AD 1485– Present)

- 2.61 There are no post-medieval to modern records identified within the Site by the HER data, although there are a further 55 within the 1km study area.
- 2.62 Despite the absence of HER records within the Site, an assessment of the fabric of the existing building (Foyle, 2023), cartographic sources, and documentary evidence, indicate that the Site has been developed from the late 16th century onwards for use as a hotel. An assessment of these sources are summarised below.
- 2.63 The Site contains the extant buildings of the Grade II listed Wild Hare Hotel, formally the Royal George Hotel (**24036**). The Cadw listing citation summarises the history of the hotel is as follows:
- “This building originates apparently in 1598 which date was once on the lintel of the rear wing. If this part is the original house it looks as if it was altered at a later date, but the doorway could be 1598. The house is then supposed to have been rebuilt and enlarged in 1704 by Richard White, the owner of the Old Wire Works, as his own house, he lived there until 1752. It was later lived in by another important manager of the Old Wire Works, Robert Thompson, who died in 1820. The opening of the Wye Valley turnpike in 1829 greatly increased the number of visitors to Tintern and this house which stands right beside the new road, was converted to a hotel in 1835 and has been a key presence in the Tintern tourist industry ever since. Its appearance in the late C19 is recorded in photographs, but its present appearance dates only from c1930 when the building was greatly changed and enlarged. The main buildings have altered little since then apart from minor refenestration, but there are extensive additions to the rear and in the gardens which date from the late C20.”*
- 2.64 The engraved lintel thus indicates an original date for the construction of the building, albeit with later alterations. However, Foyle (2023) notes that the date 1698 was claimed for the datestone in a newspaper report of 1861, when much more of the lettering may have been legible, and thus the hotel may originate from the late 17th century instead.
- 2.65 The building is recorded to have been the residence of important local figures Richard White, who is recorded to have extended the building in 1704, and then Robert Thompson, both of whom were associated with the Old Wire Works (discussed below).
- 2.66 The earliest cartographic source to depict the building is the 1763 Beaufort Estate Plan, which shows a building in the location of the existing Wild Hare Hotel, although there is no clear detail of its layout. To the immediate north, and appearing to be within the current Site, lies ‘The Forge Pond’, associated with the Abbey Mill. As discussed above, it is unclear whether this pond originates in the medieval period associated with the Angidy/Abbey Mill, or if it was constructed in relation to the post-medieval Abbey Mill. Whilst the 1830 First Series edition OS map was also consulted, this map is not detailed and provides little information besides the presence of buildings in this location.

- 2.67 The building was then converted into a hotel in 1835, given the rise of tourism within Tintern. Foyle (2023) notes the following with regard to the name and design of the hotel:

“The name Royal George may have been prompted by the coronation of George VI in 1821, corresponding with the probable sale of the house in that year as a result of Thompson’s death. The completion of the Wye Valley turnpike c.1821-9 greatly increased the number of visitors to Tintern and the location beside the new road was well positioned for the hotel trade. However the orientation of the building, facing the old side road to the Angidy Valley (now Forge Road) would have been a disadvantage, as was its old fashioned appearance. These factors, and the need for more accommodation, explain the addition of a wing facing the new road, in the fashionable Regency Classical style.”

- 2.68 The first instance of the building being identified as The Royal George; PH, is the First Edition OS map (surveyed 1879, published 1886. **Image EDP 2.2**). The Archaeological Assessment (APAC, 2023) describes the hotel depicted on this map as follows:

“The Royal George is situated between the southeast bank of the pond, and the crossroads; possibly a ‘village square’, with 5 roads. Its cartographic representation is still an upside down “L” shaped building, probably the current configuration, with central north-eastern and side, south-eastern access paths marked. Just outside the 100m search area, “The Bay”, (northern edge of the pond), which was mentioned above, is still in place but now cut, literally, by the spur of the Wye Valley tramway. The spur was built in 1874. Also of interest is the remains of the quay, which has now been backfilled and various areas of interest such as the mill and leat, against the dam, and the sawpit.”

- 2.69 An auction of the Beaufort Estate, dating to 1899 included the Royal George Hotel and a description of the hotel, which Foyle (2023) summarises as follows:

“an old-established well-placed Hotel (Freehold and Tithe free) admirably situated at the crossroads from Chepstow, Monmouth, Trelleck and the River Wye”. It was “of pleasing elevation” and contained a “tiled paved hall, bar, bar parlour, coffee room, drawing room, lavatory, kitchen, wash house and cellar.”¹³ There were four bedrooms on the first floor and two on the second. French doors opened from the drawing room onto lawns looking towards the Mill Pool. At the rear were orchards and gardens with a frontage of about 250 yards to Trelleck Road (now Forge Road). Opposite the hotel were three stall stables and loft, a large stable and shed adjoining. Mr Robert Hughes had erected a large iron shed in the garden which he retained.”

- 2.70 The hotel was under various ownerships over the early 20th century, with likely minor alterations taking place, before being bought by Trust Houses Ltd in 1934, who undertook a major renovation in order to enlarge and modernise the property. These alterations included the “demolition of the washhouse, drawing room and associated single-storey wing to the north-east side of the premises. The cleared site was replaced by new kitchen, offices, entrance lobby and main staircase to the hotel bedrooms and the extant large bar/dining room on the north side, with three bedrooms in its roof – the right hand end of the present building, seen from the road” (Foyle, 2023).

- 2.71 Interior alterations have been undertaken in the later 20th century, as well as the construction of a single and two-storey block of guest rooms dating to the mid-20th century, and two post-1960 blocks of guest rooms. A full description of the phasing of the building can be found within the Heritage Statement of Significance (Foyle, 2023).
- 2.72 These alterations are evident on historic mapping; The 1902 edition OS map shows “*the enlargement of two buildings towards the west and the erection of a new building towards the northwest, on land reclaimed from the pond*” (APAC, 2023). The 1955 edition OS map does not clearly show the 1935 alterations, and thus may simply reflect a revised edition of the 1924 edition rather than a new survey, however, the 1972 edition shows a large expansion of the main hotel building to the north, as well as the addition of two new blocks to the west. In addition, the pond area has now been infilled, with the leat leading to the west now canalised to the immediate south of the Angidy River (see **Image EDP 2.3**). This infilled area now acts as the hotel’s car park. Areas of woodland surrounding the former pond, previously illustrated to the immediate west of the hotel, have also been cleared to allow for gardens at the north-west, and a new car park at the south-west of the Site. Limited changes are seen on late 20th century mapping, although the 1992 edition shows the construction of a new block at the far west of the existing buildings, as well as further infilling of the former mill leat, likely to allow for larger gardens.
- 2.73 It is thus evident that the Site may contain features related to previous phases of the original building, as well as features related to the Site’s former association with the adjacent mill, such as the infilled remains of the pond. Such features are unlikely to be of greater than low, local value. Moreover, it is likely that any such features have been heavily disturbed or entirely destroyed by the more modern development of the hotel.
- 2.74 The wider GGAT HER records can be largely categorised into the following three groups: (1) industrial sites and buildings; (2) transport links and routes; and (3) other buildings of residential, communal or agricultural use or purpose.

Industrial Sites and Buildings

- 2.75 The earliest of the industrial sites within the wider study area is the Lower or Abbey Ironworks (**GGAT00709g**), located c.165m west of the Site, which are also designated as the Lower or Abbey Wireworks Scheduled Monument (**3779**). The Cadw citation describes the monument as follows:

“The monument consists of the remains of an iron forge, a building or site where bloom iron or cast iron is forged into wrought iron. This was the first water-powered wire drawing works in Britain and was established in 1566. It was known as the Abbey or Lower Wireworks and may have been part of the original operations at Tintern. From 1568 to 1631 it was taken over by the Society of Mineral and Battery Works, who constructed a series of water power sites up the Angiddy Valley. Wire making continued at the location until about 1900, alongside tinplate manufacture which had started at the site in the 1880s. The Lower Wireworks consisted of at least seven buildings, including water powered scouring, rolling and wire drawing mills, which were documented in 1763 as being fed by three separate leats. The rear wall of the site demonstrates multiple phases of construction and is the main upstanding feature.”

- 2.76 The HER further notes that these are “*the most important wire Works in Britain*” and possibly form part of the original operation at Tintern, as well as being part of a larger series of waterpower sites in the Angiddy Valley. A sawmill is also recorded in this location (**GGAT00710g**), with the HER giving further detail on the wire works and noting that the site was chosen by Christopher Schutz during the 16th century and originally produced brass wire before progressing to iron wire. It is recorded as being so successful that by 1606 a second wireworks was built a few miles to the north. An old quarry is also noted immediately north of the wireworks (**GGAT16068g**).
- 2.77 Whilst the hotel has a limited historic connection with these wireworks through the ownership of the building by various managers of the works, there is no evidence to suggest that any associated industrial activity was occurring within the Site.
- 2.78 To the east of site, c.20m from it’s boundary, are two industrial systems intended for water management, including a water wheel (**GGAT05687g**) and culvert system (**GGAT05685g**) c.70m to the north of the Site, and bridge (**GGAT05685g.0g**) c.100m north-west of the Site, which are associated with Abbey Mill, a post-medieval mill which occupies the site of the former medieval mill (**GGAT00721g**), discussed above.
- 2.79 To the south, c.400m from the Site lies the early 19th century Colwell Grove Limekiln (**GGAT07507g**) and quarry (**GGAT07508g**), which are designated as Scheduled Monument **3976**. The Cadw citation describes the site as a limekiln of “*Wye Valley type dating to the early 19th century and has two drawing arches to the front, fed by a single pot. The remains include trackways, ramps, walls and quarry*”. The HER goes on to note that “*there are substantial walls leading up to the kiln on either side of a holloway from the track which runs along the edge of the wood to the north*”.
- 2.80 Two additional limekiln sites are recorded within the wider study area; **GGAT16069g** is located c.850m south of the Site and depicted on the First 1:2,500 (1881), Second (1900) and Third (1921) Edition OS maps, and **GGAT09973g** is located c.750m south-west of the Site and depicted on the First Edition OS map.
- 2.81 Further north, c.600m from the Site, lies a former smithy building (**GGAT12065g**) depicted on the First Edition OS map.
- 2.82 Approximately 800m west of the Site lies the Chapel Wire Mill (**GGAT00707g**) and associated middle forge (**GGAT00711g**), structure (**GGAT09744g**) and well (**GGAT16072g**), which is marked on the 1763 map as Oil Mill, but was converted by 1813 to become a wire works.
- 2.83 The HER does not record any such industrial sites within the Site. Although as discussed, it did contain a pond associated with the adjacent Abbey Mill.

Transport

- 2.84 The GGAT HER records a number of transport links, features and routes; the closest of these to the Site is a tramway recorded c.70m north-east of the Site (**GGAT07451g**), alongside an associated tramway bridge (**GGAT03267.3g**), which crosses the River Wye, linking the former wireworks to the Monmouth and Wye Valley Railway. A floating dock is also recorded

- in this location (**GGAT05686g**) and this structure appears to be associated with Abbey Mill and its associated culvert systems (**GGAT05685g**).
- 2.85 A second tramway is recorded c.60m west of the Site (**GGAT09751g**). This route is also depicted on the First Edition OS map and leads to the Abbey Wire Works (**GGAT00709g**).
- 2.86 A third tramway is recorded c.650m to the south-east of the Site (**GGAT03267.0g**). The tramway is depicted on the First Edition OS map. A trackway is also recorded in this location (**GGAT07273g**), which appears to provide access to an adjacent farmstead.
- 2.87 Further north, c.600m from the Site, is Fryer's Wharf (**GGAT09854g**), a wharf and slipway marked on the First and Second Edition OS maps.
- 2.88 The final GGAT HER record within the transport category (and within the wider study area) is the route of the Wye Valley Railway (**GGAT03267.0g**), which lies c.600m east of the Site and was in use between 1876 and 1955. The course of this route is now adopted by a public footpath, but no track remains.

Other Buildings

- 2.89 The remaining GGAT HER entries relate to extant buildings, or sites of former buildings, identified from 19th and 20th century OS maps.
- 2.90 These buildings include residential houses (**GGAT09602g**, **GGAT07126g**, **GGAT07125g**, **GGAT04632g**, **GGAT09752g**, **GGAT16067g** and **GGAT15016g**), a hospice (**GGAT00729g/GGAT09476g**), a public house named the Anchor Inn and The Abbey Hotel situated on the edge of the Abbey precinct (**GGAT09605g/GGAT10887g**), agricultural buildings including farmhouses, barns and a pound (**GGAT16030g**, **GGAT16032g**, **GGAT16029g**, **GGAT09969g**, **GGAT00752g**, **GGAT16033g** and **GGAT16031g**), modern storage tanks (**GGAT09970g**, **GGAT09971g**) and a number of undefined structures (**GGAT09965g**, **GGAT09967g**, **GGAT09966g**, **GGAT07162g**, **GGAT07155g**, **GGAT07274g**, **GGAT07075g**, **GGAT16071g**, **GGAT09972g**, **GGAT09758g**, **GGAT16073g**, **GGAT10223g**, **GGAT16070g**, **GGAT07269g** and **GGAT07269g**).
- 2.91 None of these buildings are located within the Site or extend into the Site, and none of them are considered to influence the Site's archaeological interest or potential. Instead, they simply reflect the continued growth and development of the village of Tintern in the course of the post-medieval and later periods.

Archaeological Summary

- 2.92 The evidence detailed above indicates that there is a very low potential for the presence of significant archaeology of prehistoric or Roman origin within the Site, given the later development of the Site. Should any features or deposits from this period survive, they would likely be focused in those less developed areas at the south-east and south-west, which have been subject to less development (see **Images EDP 2.1-2.4**). They are most likely to comprise random findspots, representing casual loss in antiquity, or features representing localised land management which are unlikely to be of greater than low, local value.

- 2.93 There is a 'low to moderate' potential for the Site to contain archaeological remains of medieval date within its boundaries, most likely to be low value features associated with the operation of Angidy/Abbey Mill, including the large mill pond which may date to the medieval or post-medieval period, or simply related to surrounding localised land management of the banks of the riverside for agricultural purposes in areas which lie outside of the mill complex.
- 2.94 The Site contains the buildings of the Wild Hare Hotel (formerly the Royal George Hotel), which has origins in the late 16th century, but principally dates from the early 18th century and later. A full assessment of the origins, development and significance of these buildings is provided in the HIS (Foyle, 2023).
- 2.95 An assessment of historic maps indicates that there have been a number of alterations to these buildings. As such, while there may be buried remains relating to earlier phases of the building located on this site, such as foundations, it is likely that these have been truncated by the later development of the hotel. Given their likely state of preservation, any such remains are unlikely to be of greater than low or local value.



Image EDP 2.1: Extract of Aram 1763, Beaufort Estate Map, Tintern, showing approximate site boundary. The map illustrates a single building located in the position of The Wild Hare Hotel and shows the approximate extent of the forge pond at the northern edge of the Site.

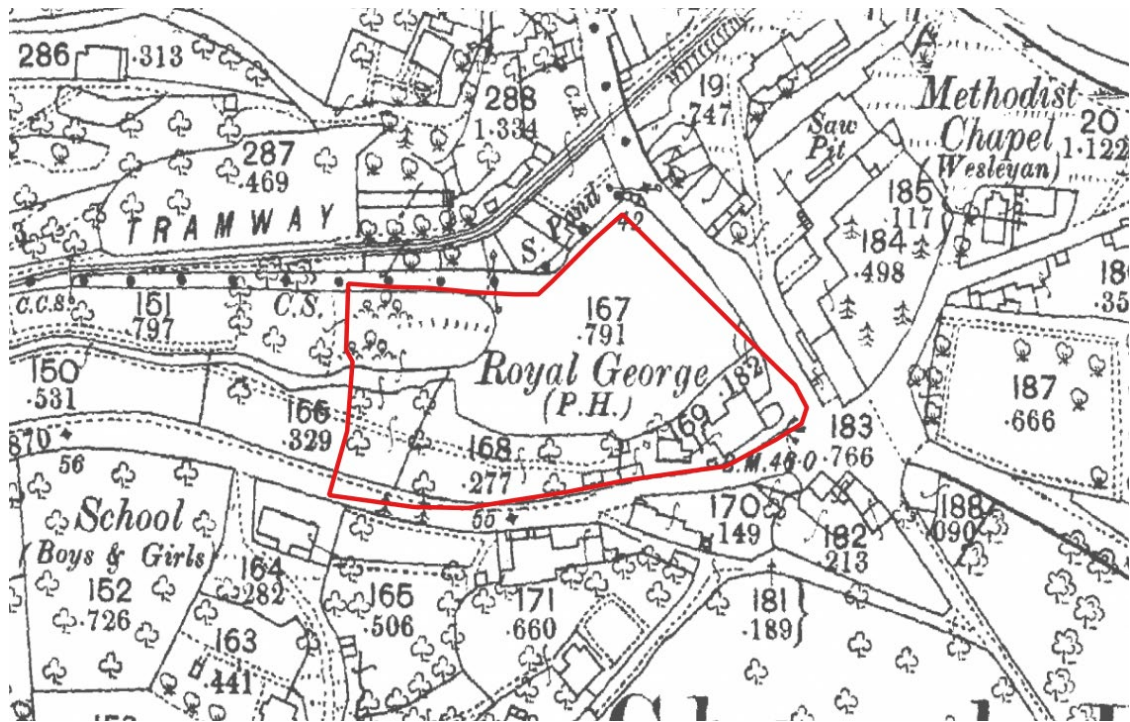


Image EDP 2.2: Extract of 1879 OS map, showing approximate site boundary. The map illustrates the development of The Wild Hare Hotel, now labelled as 'Royal George P.H' and shows the extent of the forge pond at the northern edge of the Site.

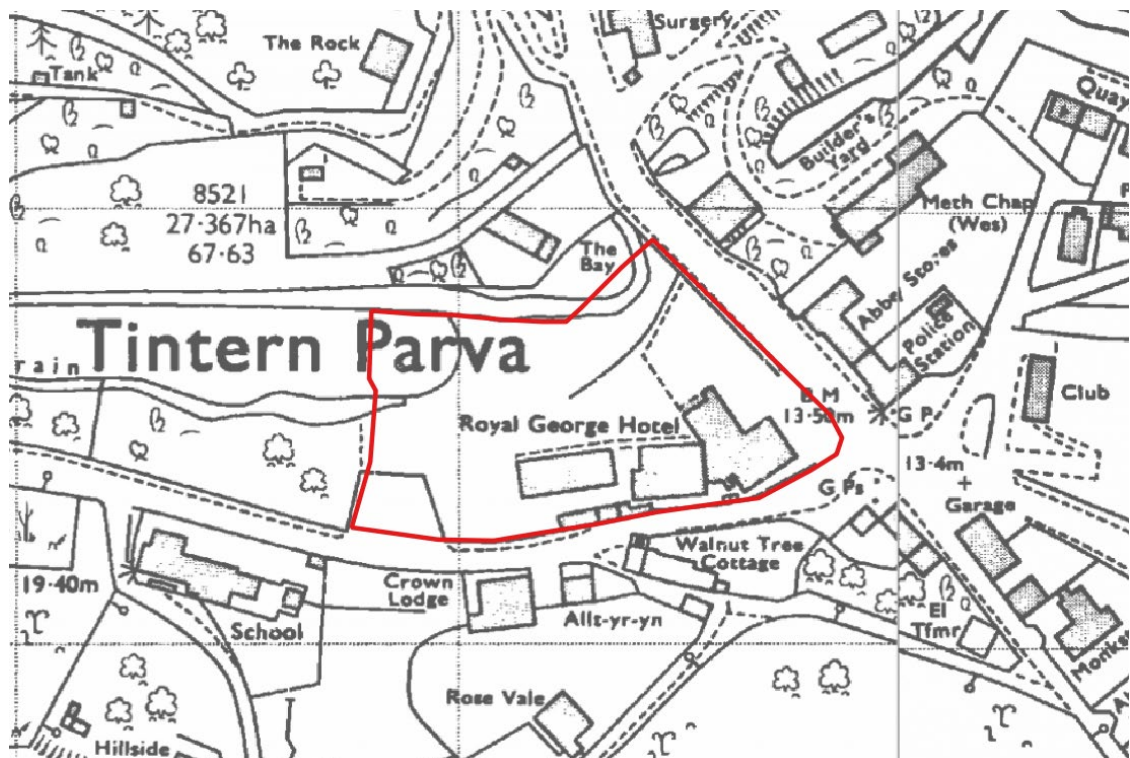


Image EDP 2.3: Extract of 1972 OS map, showing approximate site boundary. The map illustrates the development of The Wild Hare Hotel, with additional buildings, and the former pond now infilled to allow for a car park at the north-east of the Site.

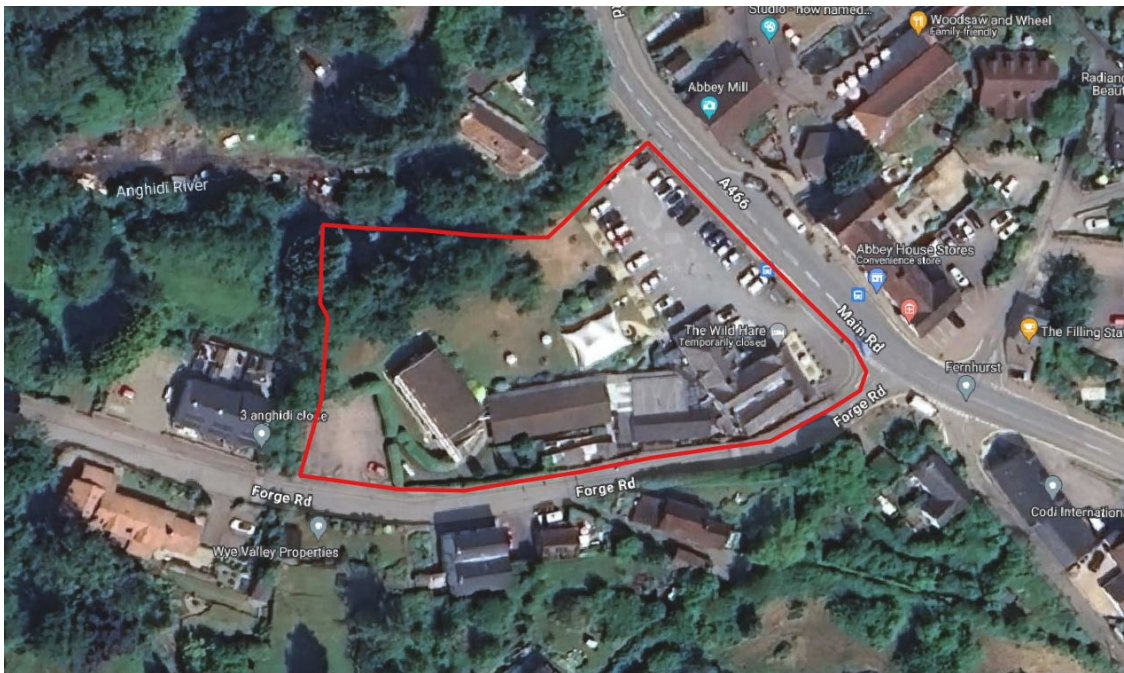


Image EDP 2.4: Extract of current satellite imagery showing the current formation of the Site, with built form across its southern extent, gardens at the north-west in the former location of the mill pond, as well as car parks to the east and south-west.

Section 3

Scope, Aims, Objectives and Methodology

PROPOSED DEVELOPMENT

- 3.1 The Proposed Development entails the redevelopment of The Wild Hare Hotel for improvement to the existing facilities.
- 3.2 The Proposed Development comprises external landscaping works including extensions of the eastern and western car parks, seating areas, play spaces, installation of bike and bin sheds, soft landscaping, and the installation of a new LPG tank and associated services. These proposals are included as **Appendices EDP 1-3**.
- 3.3 Associated internal alterations to the buildings including mechanical and electrical services to the roof; re-configuring of the flat roof to kitchen passage; alterations to first-floor bedrooms; insulation of the main building roof, construction of new exterior wall at the front of the property, as well as associated infrastructure form part of a separate application.
- 3.4 The impact of the Proposed Development on the archaeological resource within the Site is expected to result from direct truncation and/or removal of remains during the completion of groundworks for the development proposals.
- 3.5 The Proposed Development is thus considered to have the potential to impact any below-ground archaeological remains in the following ways:
1. Impact upon potential remains associated with earlier phases of the hotel building during works in the immediate vicinity of the current footprint of the building. However, it is likely that any such remains would already have been truncated by the construction of the existing built form. Such impacts would occur during:
 - Ground levelling associated with the extension and relaying of the western car park;
 - Ground levelling associated with a new seating area at the south-east corner of the Site; and
 - Ground levelling and excavation of foundations for tent poles to create a new seating area immediately north of the building.
 2. Impact upon potential remains associated with the medieval and post-medieval activity associated with the Angidy/Abbey Mill within the northern portion of the Site. Such remains are expected to include the infilled remains of the mill pond. Such impacts would occur during:
 - Ground levelling to create level terraces and the excavation of foundation for tent poles to create a new seating area to the immediate north of the hotel;

- Ground levelling associated with the extension of the car park in the north-east corner of the Site;
 - Localised areas of excavation for landscape planting including a small area of hand excavation to remove soils thought to be contaminated with Himalayan Balsam at the north-west corner of the Site, marked as 'Area A' in specialist invasive species report (Environet UK Ltd, 2024. See **Appendix EDP 2**); and
 - Localised groundworks related to the construction of a new play area to the north-west of the Site.
3. Impact upon potential previously unidentified/unknown archaeology in those areas least disturbed by the later occupation of the Site, notably where development has not extended beyond the addition of hardstanding car park areas at the south-east and south-west corner of the Site. However, it is noted that there is only a very low potential for deposits of features pre-dating the medieval period onwards, which would likely be of no greater than low value and be in a poor state of preservation given the later activity within the Site. Such impacts would occur during:
- Groundworks associated with the installation of the new LPG tank and associated infrastructure at western edge of the Site; and
 - Ground levelling to create level terraces and the excavation of foundation for tent poles to create a new seating area to the immediate north of the hotel.

SCOPE

- 3.6 This WSI has been produced to accompany the planning application referred to in **Section 1**. An anticipated planning condition was included in the pre-application response from GGAT, the archaeological advisor to the LPA, due to the Site's archaeological sensitivity, such that there is a need to have groundworks associated with the development's construction archaeologically monitored.
- 3.7 GGAT's comments, dated 28 November 2023, suggested that groundworks be monitored as part of a programme of Archaeological Monitoring and Recording (AMR). The AMR will monitor and record any element of the approved development which could impact on archaeological remains.
- 3.8 Where reasonable, and following the completion of a final construction programme, it is anticipated that groundwork items such as the following will be included in the AMR:
- Ground levelling associated with the extension and relaying of the western and eastern car park (see **Appendix EDP 1**);
 - Ground levelling associated with a new seating area at the south-east corner of the Site (see **Appendix EDP 1**);
 - Ground levelling to create level terraces and the excavation of foundation for tent poles to create a new seating area to the immediate north of the hotel (see **Appendix EDP 1**);

- Localised areas of excavation for landscape planting including a small area of hand excavation to remove soils thought to be contaminated with Himalayan Balsam at the north-west corner of the Site (see **Appendix EDP 1** and **2**); and
- Localised groundworks related to the construction of a new play area to the north-west of the Site (see **Appendix EDP 1**); and
- Groundworks associated with the installation of the new LPG tank and associated infrastructure at western edge of the Site (see **Appendix EDP 1** and **3**).

3.9 Should any potential unforeseen groundworks arise, which have the potential to impact archaeological remains within the Site, they will be archaeologically monitored as and when necessary, by the specialist archaeological contractor appointed for the works. GGAT will be notified if any additional groundworks which merit archaeological monitoring arise as and when necessary, throughout the programme of AMR.

AMR – AIMS, OBJECTIVES AND METHODOLOGY

3.10 Archaeological Monitoring and Recording 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 (see scope above). The programme will result in the preparation of a report and ordered archive.

3.11 The AMR will be carried out by an appointed qualified archaeological contractor. This WSI would be supplemented by a method statement by the appointed contractor.

3.12 The AMR would be carried out in accordance with the *Standard for Archaeological Monitoring and Recording* issued by the ClfA (2023a) and *Universal Guidance for Archaeological Monitoring and Recording* (ClfA, 2023b). These guidelines provide a national standard for the completion of AMR. The given standard is as follows:

“Archaeological monitoring and recording will record and report on the archaeological resource within a specified area, using methods that are described in a project design that is fit for purpose. The programme of work undertaken will be carried out by suitably competent persons in accordance with that project design and the ClfA Code of conduct and give due regard to the guidance for archaeological monitoring and recording. All archaeological monitoring and recording will result in a report, published accounts where appropriate, and a stable, ordered, accessible archive.”

3.13 All significant archaeological features or deposits that are exposed during groundworks operations will be recorded to an appropriate standard, in line with ClfA guidance (2023b).

3.14 Detailed methodology with regards to the artefact and environmental sample recovery and disposal strategy will be provided in the supplementary method statement, produced by the appointed archaeological contractor. However, general methodology components are outlined below, to be implemented as part of the AMR:

- Where only the tops of features or deposits are exposed, these will be located on a site plan, planned and recorded by written description and by photographs;
- Visible artefacts will be collected in order to assist in the dating of features and deposits;
- Where the reduction in levels excavates through cut features (pits, ditches, etc.) and vertical stratigraphy is not present, the features will be recorded in sections with an appropriate collection of finds;
- Where ground disturbance exposes stratified remains or significant features, these will be hand excavated by the archaeologist and recorded; and
- If the reduction in levels reaches a point where only natural deposits are encountered and there is no more potential for archaeological remains occurring, the contractor should communicate the situation to EDP/client representative who will in turn request of the heritage officer for a cessation of the archaeological monitoring in this area. Once the heritage officer has confirmed, then the Watching Brief can cease for the area in question.

Significant Remains

3.15 The GGAT and EDP/client representative will be advised at the earliest opportunity of any archaeological features or deposits that appear significant and, following a review by EDP/client representative and GGAT, which may require a site meeting, a decision will be made with regard to agreeing appropriate methods of sampling and recording.

3.16 Should significant remains be encountered that are deemed to require full excavation, following a review by EDP/client representative and GGAT, provision will be given for the fencing off of the remains to create an area in which no development work can be carried out until after the archaeological excavation is completed.

3.17 Sufficient time and resources must be given to the archaeologists to then excavate and record the remains. It may be necessary in such circumstances to draft an additional project design for the excavation, which would form an addendum to the current WSI.

Recording

3.18 All on-site recording will be undertaken in accordance with standard fieldwork methodologies that are in accordance with those commonly employed throughout the profession.

3.19 A continuous unique numbering system will be operated. Written descriptions will be recorded on pro-forma sheets comprising factual data and interpretative elements.

- 3.20 A register of plans and a register of sections will be kept.
- 3.21 Plans will normally be drawn at 1:50, but, in urban or deeply stratified sites, a scale of 1:20 will be satisfactory. Detailed plans will be at an appropriate scale. Burials will be drawn at 1:10.
- 3.22 Sections of features or trenches showing stratigraphy will be drawn at 1:20 or 1:10.
- 3.23 All sections will be tied into Ordnance Datum if possible, or into the contractor's Temporary Bench Mark.
- 3.24 A photographic record, comprising high-resolution digital colour images, will be maintained. This will illustrate, in both detail and general context, the principal features and finds discovered at the Site. The photographic record will also include working shots to illustrate more generally the nature of the archaeological work. Digital images should be taken using a camera with a resolution of at least five megapixels.
- 3.25 Photographs will be recorded on Photographic Record Sheets.
- 3.26 All identified finds and artefacts from stratified archaeological deposits will be retained, although certain classes of building material or post-medieval pottery may sometimes be discarded after recording, as long as an appropriate sample is retained.

Paleoenvironmental Sampling

- 3.27 Paleoenvironmental samples will be taken from contexts that display potential paleoenvironmental interest, such as waterlogged alluvial deposits based on the judgement of the archaeological supervisor. Sampling will comprise large and small samples up to (if possible) 40 litres of material from each exposed context. If alluvial deposits are exposed in section, monolith samples will also be taken.
- 3.28 The objective of the sampling will be to acquire paleoenvironmental information from the appropriate deposits that are exposed and truncated by the development.
- 3.29 The survey will be carried out in accordance with Historic England (HE) guidance (2011) *Environmental Archaeology: A Guide to the Theory and Practice of Methods, from Sampling and Recovery to Post-excavation*.
- 3.30 All recovered samples of organic material will be assessed for macroscopic and microscopic materials through mesh sieving and scanned using a stereomicroscope in accordance with standard methodologies as set out in HE, 2011.
- 3.31 Further details of the assessment methodology will be set out in the archaeological contractor's Method Statement.

Reports

- 3.32 The style and format of the report will include the following as a minimum requirement:
- A location plan of fieldwork in relation to the Proposed Development;

- Plans and sections of features, as appropriate, depicted at an appropriate scale;
 - A section drawing showing depth of significant deposits (if encountered), including present ground level with Ordnance Datum, vertical and horizontal scale;
 - A summary statement of the results;
 - A table summarising the features, classes and numbers of artefacts contained within, spot dating of significant finds and an interpretation;
 - A reconsideration of the methodology used, and a confidence rating for the results; and
 - An interpretation of the archaeological findings within the Site and its wider townscape setting.
- 3.33 The report will be submitted to the client for approval and subsequently to the LPA. Following approval, the report will be supplied to the GGAT HER. The report and associated digital archive will conform with the required content and Welsh language requirements as outlined in the *Guidance for the Submission of Data to the Welsh Historic Environment Records* (Welsh Archaeological Trusts, 2022).
- 3.34 The Site archive will be offered to the National Library of Wales within one month of completion of the final report. The digital archive will conform to the RCAHMW *Guidelines for Digital Archives*. It will be deposited with RCAHMW and/or GGAT.
- 3.35 If the monitoring works generate archaeological results of importance, which merit wider publication, the client will be consulted about further arrangements in this regard.
- 3.36 In all cases, proposals for analysis and publication will be determined in the light of the results of the fieldwork and through consultation with GGAT.
- 3.37 It is intended that the Site archive, including any finds assemblage, will be deposited with an appropriate institution within one month of completion of the report, or retained by the landowners, as required.
- 3.38 The finds, including artefacts and ecofacts, except those which may be subject to the laws of *The Treasure Act 1996* and/or *Treasure Order 2002*, will be deposited with the same institution, subject to the agreement of the Site owners/the client. An agreement with an appropriate institution to accept this material will need to be made on completion of fieldwork and assessment of the nature of the finds recovered.

Publication

- 3.39 The appointed archaeological contractor will ensure that a summary report of the archaeological monitoring works will be submitted for publication in a national journal (e.g. *Archaeology of Wales*) no later than one year after the completion of the work if determined appropriate by GGAT. A short summary in the appropriate format will be submitted to the editor of the Council for British Archaeology (CBA) Wales for publication in the *'Gazetteer of*

Sites Explored' in the latest edition of *Archaeology in Wales* if considered appropriate by GGAT.

- 3.40 If necessary, a full report of the findings from the archaeological monitoring, where relevant, should be produced and ready for publication within an appropriate regional or national archaeological journal within six months of the completion of the fieldwork element of the AMR.

Archive Selection Strategy and Data Management Plan

- 3.41 An archive selection strategy and data management plan will be provided in detail by the appointed contractor's supplementary Method Statement.

Section 4

Project Management, Resourcing and Timetable

- 4.1 All archaeological fieldwork, post-excavation, reporting and archiving relating to the AMR will be completed by the appointed archaeological contractor. The supplementary Method Statement, produced by appointed contractor will provide detailed information regarding project management, resourcing and timetable.
- 4.2 The requirements of the WSI will be implemented unless there are pressing or overriding issues that prevent it. Any significant variations to the proposed methodology will be agreed with GGAT in advance.
- 4.3 The scope of work detailed in the main part of the WSI is aimed at meeting the aims of the project in a cost-effective manner. The archaeological project manager will attempt to foresee possible site-specific problems and resource these appropriately. However, there may be unusual circumstances, which have not been included in the costing and programme:
- Unavoidable delays due to extreme bad weather, vandalism, etc.; and
 - Complex structures or objects, including those in waterlogged conditions, requiring specialist assessment and removal.

TIMETABLE

- 4.4 Subject to agreement of the scope of works, the AMR will take place in line with the client's Contract Programme. Monitoring of groundworks outlined above will be undertaken in accordance with the Contract Programme, which is subject to amendments.
- 4.5 GGAT will be notified prior to the commence of archaeological monitoring of groundworks outlined above, in relation to the Contract Programme for the proposed development.
- 4.6 GGAT will be notified of amendments to the schedule of the Contract Programme of relevance to the AMR.
- 4.7 Throughout the programme of archaeological monitoring, GGAT will be provided with regular updates on the progression of the monitoring works. This will be to the discretion of the appointed archaeological contractor but will not exceed a period of more than two weeks at a time.
- 4.8 The encounter of any significant remains will be notified to EDP/client representative and GGAT when/if encountered.
- 4.9 The appointed archaeological contractor will notify the client, EDP/client representative and GGAT upon the completion of the fieldwork element of the AMR, prior to the production of the associated report.

Section 5

Monitoring and Review

- 5.1 All archaeological investigation and recording at the Site will be subject to the EDP WSI and the supplementary Method Statement provided by the appointed contractor.
- 5.2 The Method Statement will detail the staffing, including specialists involved in the project, as well the groundworks to archaeologically monitor and any other methodological details that aren't otherwise covered in the WSI.
- 5.3 It is not anticipated that any site monitoring/review meetings will be required. However, if it is deemed by GGAT that such a meeting is required, EDP/client representative will represent the client in these circumstances.
- 5.4 The AMR will be monitored by the GGAT throughout the course of the archaeological monitoring of groundworks outlined above. This will take the form of regular email and/or phone call updates from the appointed archaeological contractor and/or EDP/client representative on behalf of the client. A site meeting, if required, would be scheduled upon the request of GGAT, to which access to the Site would be granted. The report will be provided upon completion to GGAT for review and approval to enable the full discharge of the anticipated planning condition.
- 5.5 In that regard, the purpose of the on-site monitoring/review meetings will be to establish that the approved WSI is being properly implemented and the ClfA Code of Conduct and relevant ClfA Standard and Guidance documents complied with.

Section 6 Copyright and Confidentiality

- 6.1 The archaeological project manager and the archaeological contractor will retain full copyright of any commissioned reports, tender documents, or other project documents, under the *Copyright, Designs and Patents Act 1988*. With all rights reserved, excepting that it will provide an exclusive licence to the client in all matters directly relating to the Proposed Development, as described in the WSI.
- 6.2 The archaeological project manager and the archaeological contractor will assign copyright to the client upon written request but retain the right to be identified as an author of all project documentation and reports as defined in the *Copyright, Designs and Patents Act 1988 (Chapter IV. S.79)*.
- 6.3 The archaeological project manager will advise the client of any such materials supplied in the course of projects that are not theirs or the archaeological contractor's copyright.
- 6.4 The archaeological project manager undertakes to respect all requirements for confidentiality about the client's proposals, provided that these are clearly stated. It is expected that such conditions shall not unreasonably impede the satisfactory performance of the services required.
- 6.5 The archaeological project manager further undertakes to keep confidential any conclusions about the likely implications of such proposals for the historic environment. It is expected that the client respects the archaeological project manager's general ethical obligations not to suppress significant archaeological data for an unreasonable period.

STANDARDS AND PROCEDURES

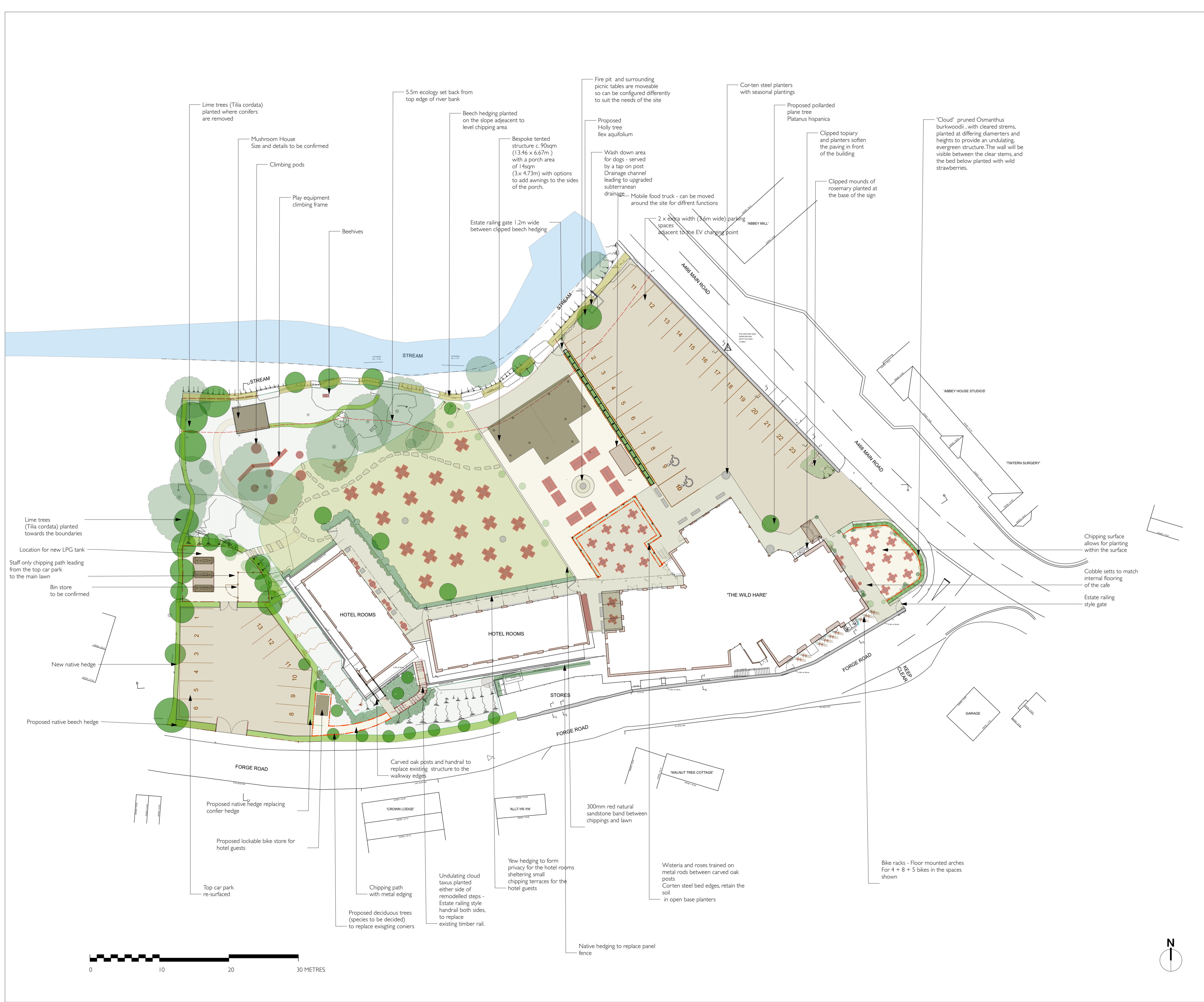
- 6.6 The archaeological project manager and the archaeological contractor shall conform to the standards of professional conduct outlined in the ClfA *Code of Conduct*, its *Code of Approved Practice for the Regulation of Contractual Arrangements in Field Archaeology*, any relevant standard and guidance documents issued in relation to the completion of this project, and the *British Archaeologists and Developers Liaison Group Code of Practice*.
- 6.7 Project Managers should be recognised in an appropriate Area of Competence by the ClfA.

Section 7

References

- A.P.A.C. Ltd, 2022. *Written Scheme of Investigation for a Programme of Archaeological Work*.
- Chartered Institute for Archaeologists (CIfA), 2022. *Code of Conduct*. Reading.
- Chartered Institute for Archaeologists (CIfA), 2023a. *Standards for archaeological monitoring and recording*. Reading.
- Chartered Institute for Archaeologists (CIfA), 2023b. *Universal Guidance for archaeological monitoring and recording*. Reading.
- Chartered Institute for Archaeologists (CIfA), 2020b. *Standard and Guidance for Commissioning Work on, or Providing Consultancy Advice on, Archaeology and the Historic Environment*. Reading.
- Foyle, A. 2023. *Heritage Statement of Significance - The Wild Hare, Tintern*
- Environet UK Ltd, 2024. *Invasive Species Survey Report: The Wild Hare, Tintern, Chepstow, NP16 6SF*.
- Historic England, 2011. *Environmental Archaeology: A guide to the theory and practice of methods, from sampling and recovery to post-excavation*. Historic England.
- Monmouthshire Council, 2017. *Tintern Conservation Area Appraisal & Management Proposals*
- Office Corr Higgins, 2023. *The Wild Hare, Tintern Design & Access Statement & Heritage Impact Statement*
- Welsh Archaeological Trusts, 2022. *Guidance for the Submission of Data to the Welsh Historic Environment Records (HERs)*.

Appendix EDP 1
Landscape Plan 'GA Whole Site'
(JJB Gardens, March 2024)



General Notes

All dimensions to be checked on site prior to proceeding. Do not scale from drawing. Any discrepancies to be reported to the Designer by the Contractor before proceeding. Sizes of dimensions to any structural elements are indicative only. This drawing to be read in conjunction with all relevant Designer's drawings, specifications and other Consultant's information.

KEY

- Building
- Tree proposed - please see planting plans for details
- Shrub proposed - please see planting plans for details where issued
- Native hedging 1.2m high
- Evergreen hedge or shrub
- Long grass with bulbs
- Lawn
- Grass matrix border - planting consisting of a mix of grasses and flowering herbaceous perennials
- Mixed ground cover and shrub planting
- Mixed planting in gravel and borders
- Estate railings - traditional 5 rail with height of 1.2m in a natural 'rust' finished rolled steel
- Chain link fence 1.8m H safety enclosure around LPG tanks
- Metal edging 150mm x 6mm on 600mm x 20x 20mm piers
- New stone wall - to match existing
- Permeable chipping surface 5mm to 10mm local crushed stone well consolidated to a depth of 50mm
- Re-surfaced tarmac/adam
- Levels proposed
- Levels existing
- Pot or planter
- Furniture
- Existing tree retained

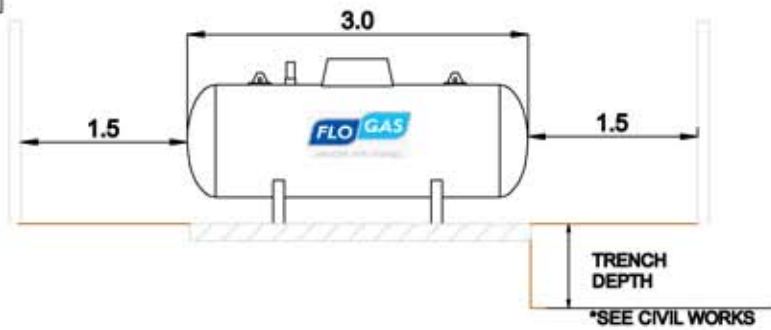
No.	Date	By	Revision Notes
P1	21.3.24	KR	Revised Design detail

Design Firm	JJB Gardens
Client	Tintern Propco Limited
Project Title	THE WILD HARE RENOVATION
Sheet Title	GA - Whole Site
Drawn By	KR
Reviewed By	JJB
Date	21/03/2024
CAD File Name	TWH
Scale	1:250
Sheet No.	TWH-JJB-LD-GF-DR-L-0101
Revision	P1

Appendix EDP 2
Area 'A' for excavation to Remove Himalayan Balsam Contamination
(Environet UK Ltd, February 2024)



Appendix EDP 3
Installation of LPG Tank 'Technical Information'
(FloGas, 2024)



CIVIL WORKS:

WATER CAPACITY 2250 LITRES, NOMINAL PROPANE CAPACITY 2000 LITRES MAX.

THE TANK BASE SHOULD BE CAST ON A SUITABLE (FOR GROUND CONDITIONS) SUB BASE USING A MINIMUM OF 21 NEWTON CONCRETE. UN-REINFORCED CONCRETE SHOULD BE A MINIMUM OF 0.2m THICK, WHEN SUITABLE REINFORCEMENT IS USED THE MINIMUM THICKNESS CAN BE REDUCED TO 0.15m, TO PREVENT THE FORMATION OF GAS POCKETS, THE VICINITY OF THE LPG STORAGE VESSELS SHOULD BE FREE FROM PITS AND DEPRESSIONS WITHIN 3m. THE SURROUNDING AREA WITHIN 3m OF THE TANK IS TO BE FREE FROM WEEDS, LONG GRASS AND ANY OTHER COMBUSTABLE MATERIAL. TRENCH DEPTH BETWEEN 0.6m-0.75m DEPENDING ON APPLICATION AND PIPE RUNS. TRENCH TO BE 0.3m WIDE. IF UNSURE PLEASE CONSULT THE FLOGAS TECHNICAL TEAM.

MINIMUM SAFETY DISTANCES

- 3m FROM VESSEL SHELLS (IN PLAN) TO BUILDINGS, BOUNDARIES OR FIXED SOURCES OF IGNITION -THIS CAN BE REDUCED TO 1.5m WITH THE USE OF A FIREWALL(SEE FIREWALL).
- 1.5m FROM VESSEL SHELLS TO COMPOUND.
- 1m BETWEEN VESSELS.
- 1m FOR VISUAL SCREEN IF FENCING NOT REQUIRED (SEE SCREENING).
- 3m TO PARKED CARS UNDER THE CONTROL OF THE SITE OPERATOR.
- 3m TO PARKED CARS NOT UNDER THE CONTROL OF THE SITE OPERATOR.
- 1.5m IN PLAN TO TELEPHONE CABLES AND POWER CABLES OPERATING BELOW 1.0kva.
- 10m IN PLAN TO POWER CABLES OPERATING ABOVE 1.0kva.

FENCING REQUIREMENTS

IT IS NOT REQUIRED IF TANKS ARE ADEQUATELY PROTECTED, I.e. THE AREA COMES WITHIN A GREATER FENCED AREA OR IS ISOLATED AWAY FROM MEMBERS OF THE PUBLIC. MINIMUM HEIGHT 1.8m. TYPE OF FENCE: INDUSTRIAL TYPE I.e. CHAIN LINK, OPEN MESH TYPE OR PALISADE. (IF UNSURE PLEASE CONTACT FLOGAS TECHNICAL DEPARTMENT). TWO NON SELF LOCKING GATES ARE REQUIRED, THEY MUST OPEN OUTWARDS AND MUST BE INSTALLED IN NON ADJACENT SIDES. THE FENCING MUST BE 1.5m AWAY FROM THE VESSELS UNLESS THE AREA IS OPEN TO THE PUBLIC, WHERE THIS DISTANCE WILL NEED TO BE 3m.

FIREWALL

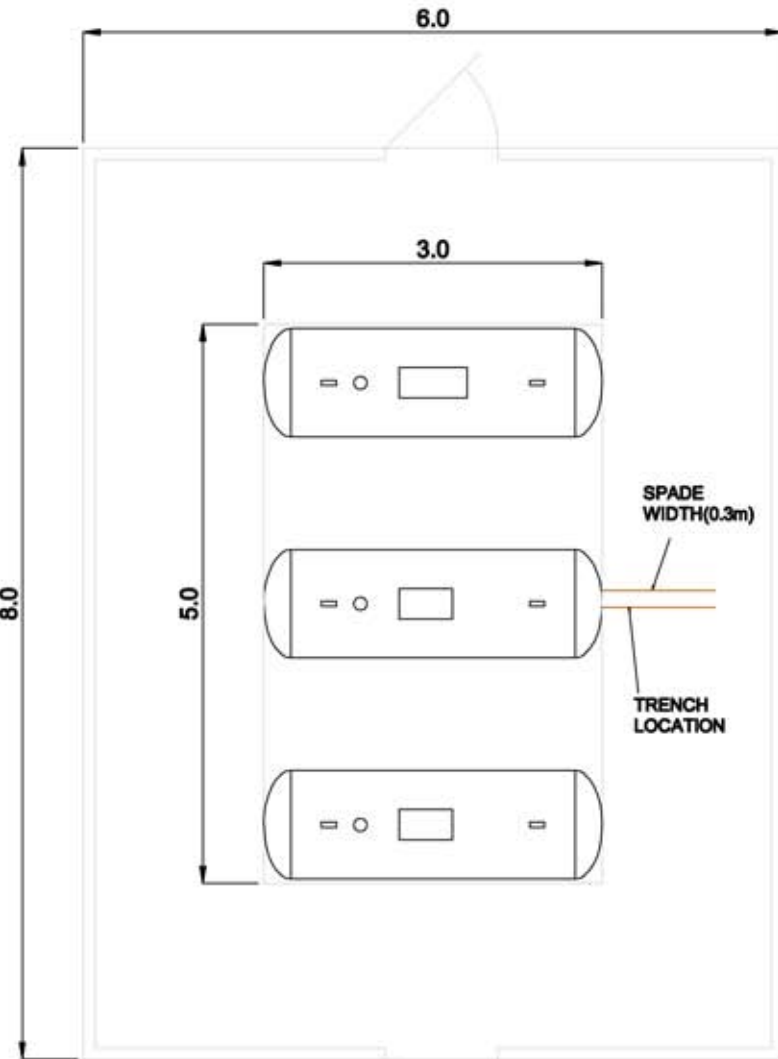
A FIREWALL MAYBE PLACED UPON TWO SIDES OF THE COMPOUND, PREFERABLE OPPOSITE SIDES. LOCAL ENFORCING AUTHORITY APPROVAL MAY BE REQUIRED IF USING MORE THAN ONE FIREWALL. THE FIREWALL MUST BE IMPERFORATE AND OF SOLID MASONARY, CONCRETE OR SIMILAR CONSTRUCTION MINIMUM HEIGHT OF 1.45m ABOVE THE BASE LEVEL. IF UNSURE PLEASE CONTACT THE FLOGAS TECHNICAL DEPARTMENT. A FIREWALL MUST BE A MINIMUM OF 1m AND A MAXIMUM OF 1.5m AWAY FROM THE VESSEL, BUT A PREFERRED DISTANCE OF 1.5m. FIREWALLS MUST PROVIDE A MINIMUM OF 30 MINUTES FIRE RESISTANCE, OR 60 MINUTES WHERE THE WALL FORMS PART OF RESIDENTIAL ACCOMODATION. A FIREWALL FOR A 2200lb CAN BE BUILT ALONG A BOUNDARY LINE IF THE 3m SEPERATION DISTANCE CAN BE MET. BEFORE ANY FIREWALL IS CONSIDERED OR CONSTRUCTED, LAYOUT AND DESIGN MUST BE APPROVED BY THE FLOGAS TECHNICAL DEPARTMENT.

TANK SCREENING

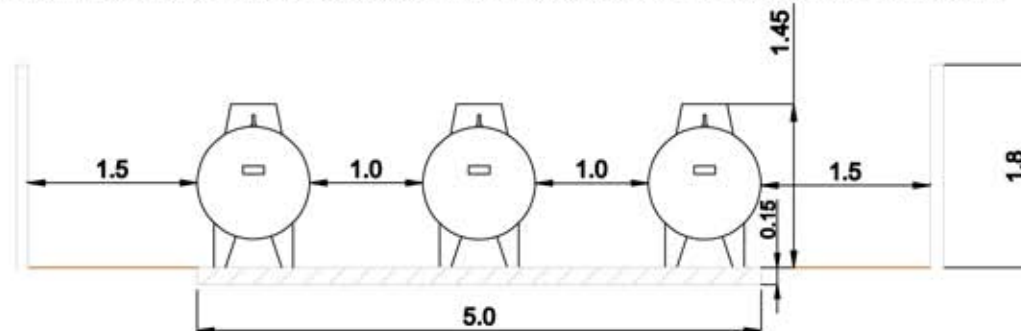
EVERGREEN SHRUBS MAY BE USED TO SCREEN THE COMPOUND ON ONE SIDE ONLY BUT SHOULD NOT BE USED AS PART OF THE SECURITY FENCE IF REQUIRED.

WATER SUPPLY

AN ADEQUATE SUPPLY OF WATER MUST BE AVAILABLE AT ALL TIMES. SOURCE TO BE NO MORE THAN 100m FROM COMPOUND. WATER MUST BE AVAILABLE FOR THE FIRE BRIGADE AS WELL AS THE FOLLOWING, A 19mm HOSE REEL AND 2 x 9kg DRY POWDER FIRE EXTINGUISHERS OR 4 x 9kg DRY POWDER OR 2 x 9kg DRY POWDER AND 2 x 9 LITRE EXTINGUISHERS.



ALL DIMENSIONS IN METERS



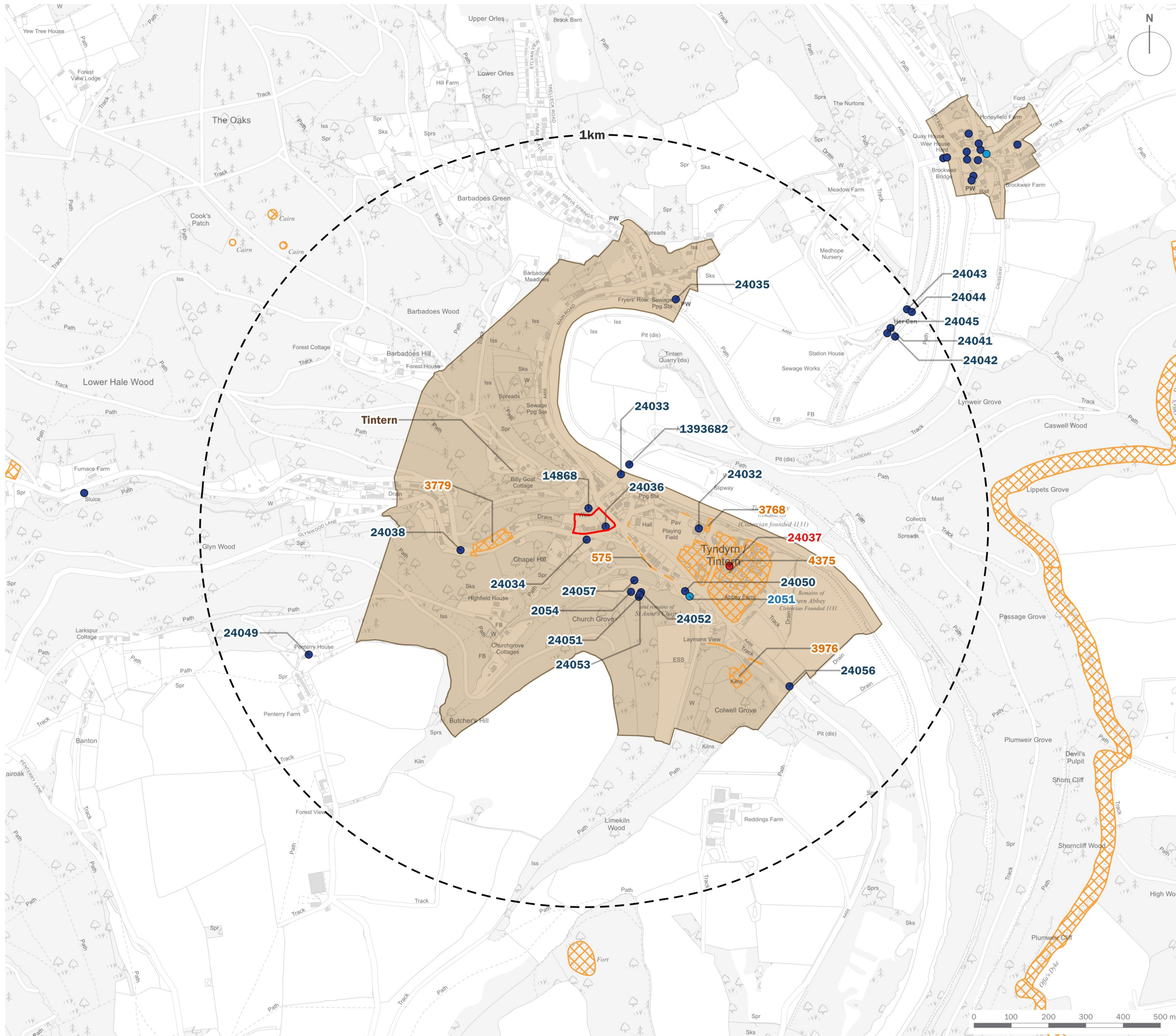
BASIC LAYOUT FOR 2 X 2200L STORAGE VESSELS

SCALE	1-50
DWG. SIZE	A3
ISSUE	A
DESIGN	DSH
APPROVED	JW
DATE	17/06/08

Plans

Plan EDP 1: Overview of Designated Heritage Assets
(edp8644_d001b 07 March 2024 DJo/EBR)

Plan EDP 2: Overview of Non-designated Heritage Assets
(edp8644_d002b 07 March 2024 DJo/EBR)



- Site Boundary
- 1km Study Area
- Grade I Listed Building
- Grade II* Listed Building
- Grade II Listed Building
- Scheduled Monument
- Conservation Area

client
Tintern Propco Ltd

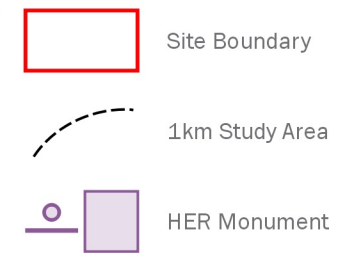
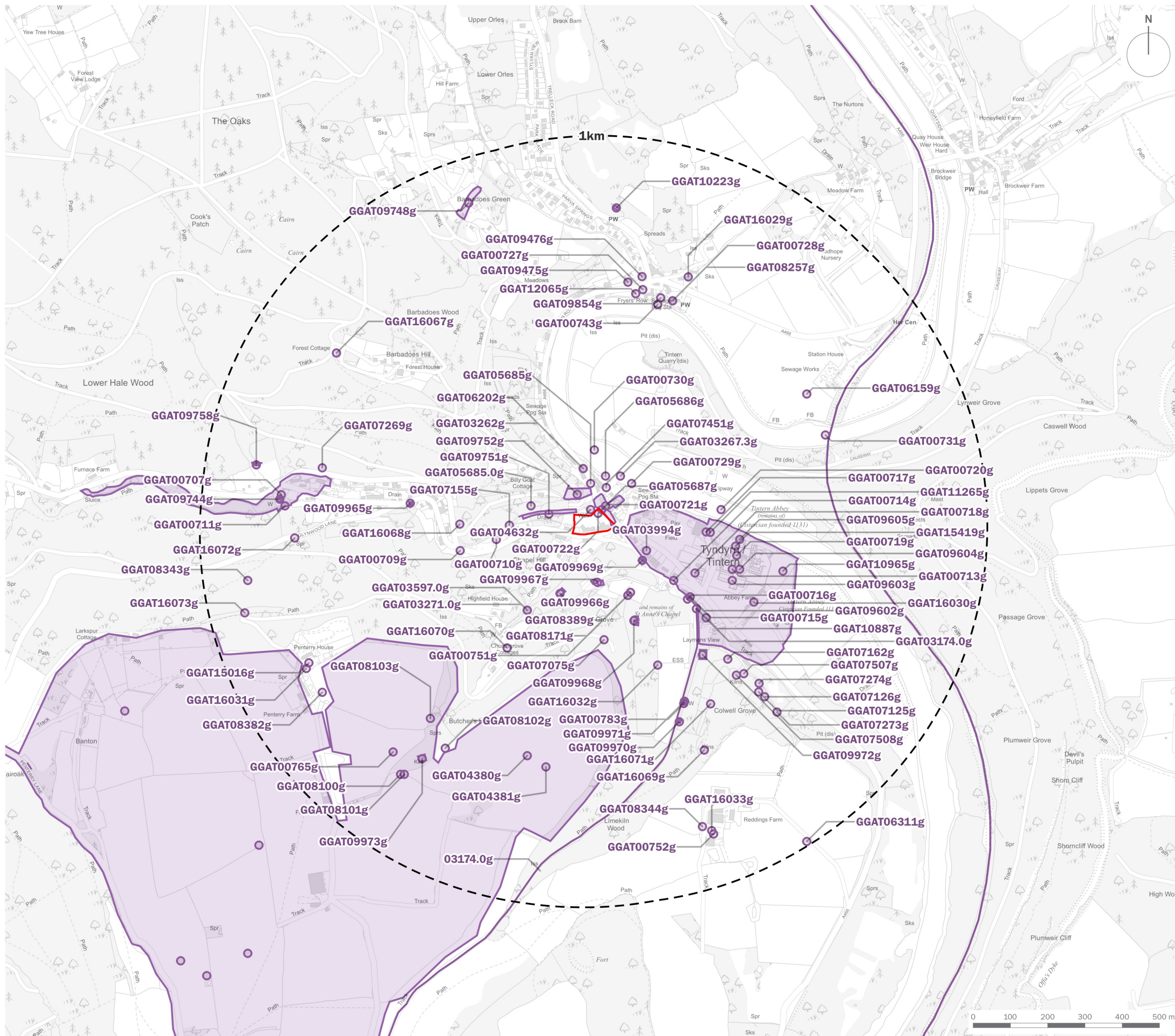
project title
The Wild Hare, Tintern

drawing title
Overview of Designated Heritage Assets

date **07 MARCH 2024** drawn by **DJo**
drawing number **edp8644_d001b** checked **EBR**
scale **1:10,000 @ A3** QA **JFr**



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client	Tintern Propco Ltd	
project title	The Wild Hare, Tintern	
drawing title	Overview of Non-designated Heritage Assets	
date	07 MARCH 2024	drawn by DJo
drawing number	edp8644_d002b	checked EBR
scale	1:10,000 @ A3	QA JFr



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