



The Roneth, Whitcott Keysett, Shropshire SY7 8QE.

January 2018
V 1.0



aeon archaeology



Level 1 Historic Building Record
Project Code: A0150.1
Report no. 0154



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Level 1 Historic Building Record

Aeon Archaeology
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Project Code: A0150.1
Date: 23/01/2018
Client: Mr. Tim Selman
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1.0 INTRODUCTION

Aeon Archaeology was commissioned by Mr Tim Selman, hereafter the Client, to produce a level 1 historic building record of the grade II Listed Building (ref: 1176105) of The Roneth, Whitcott Keysett, Clun, Shropshire SY7 8QE (centred on **NGR SO 27481 82707**) in advance of renovation.

The archaeological recording was completed as part of Listed Building consent (**Planning Reference: 16/04225/LBC**). The following archaeological condition has been assigned to the permission:

Condition 9

No development approved by this permission shall commence until a photographic survey (Level 1 survey, as defined in English Heritage's guidance 'Understanding Historic Buildings: A Guide to Good Recording Practice') of the interior/ exterior of the buildings has been submitted to and approved in writing by the Local Planning Authority.

Reason: This information is required before development commences to record the historic fabric of the building prior to development

The Archaeological Advisor (Charlotte Orchard) to the Historic Environment at Shropshire Council (SC) did not prepare a mitigation brief for this project, but requested that a level 1 historic building survey be taken of the building prior to alteration.

The use of such a condition is in line with guidance set out in paragraph 141, Section 12 (Conserving and Enhancing the Historic Environment) of the National Planning Policy Framework (2012), published by the Department for Communities and Local Government.

This report and all subsequent mitigation will conform to the guidelines specified in English Heritage 'Understanding Historic Buildings: a guide to good recording practice' (2016) & *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures* (Chartered Institute for Archaeologists, 2014).

2.0 REQUIREMENTS

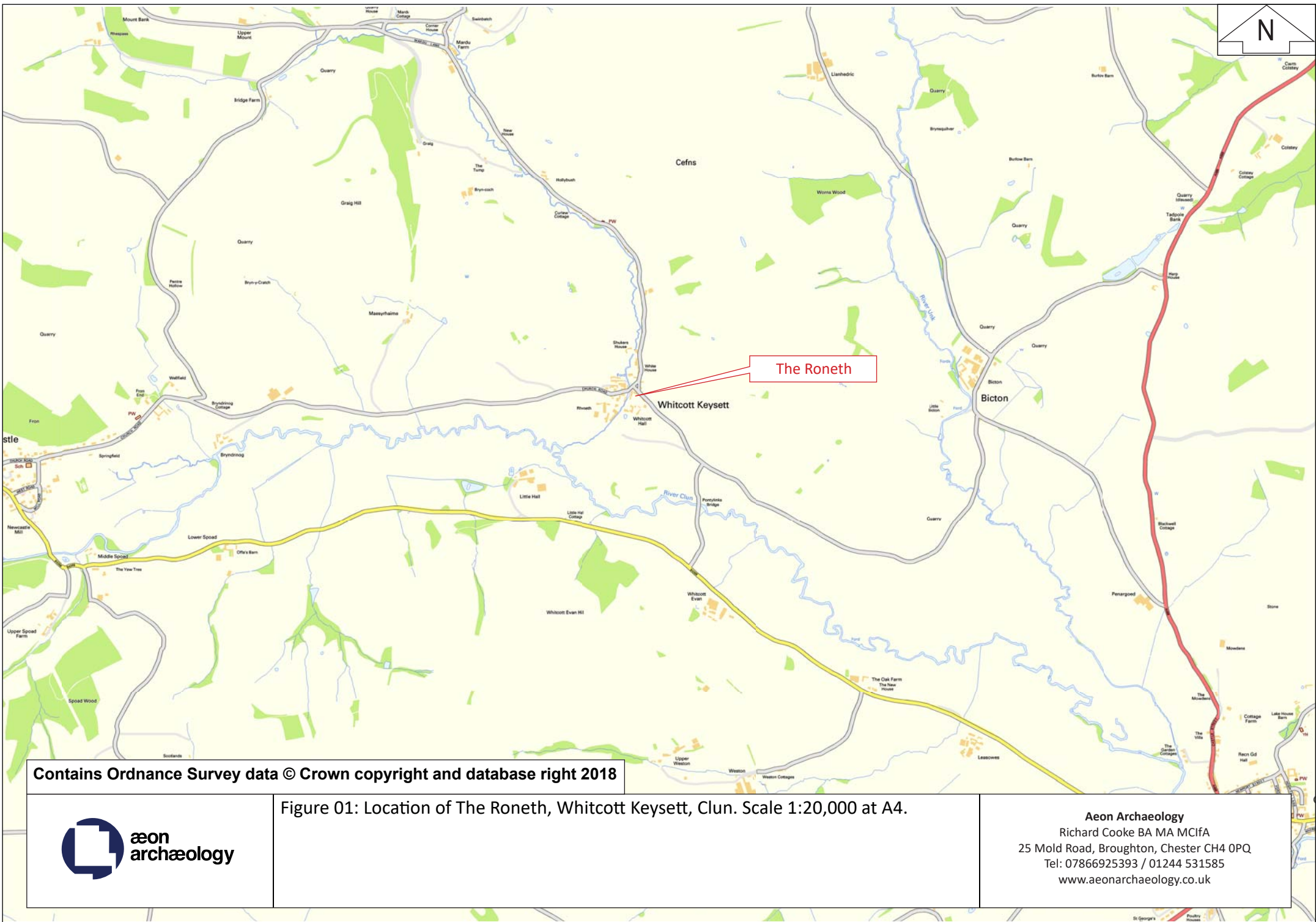
2.1 Building Record

The requirements were for an archaeological building record of the dwelling at The Roneth prior to alteration, however should observations or desk-based research suggest the potential for significant features to be encountered during the works, the archaeological contractor should make arrangements to undertake any appropriate supplementary recording work during the development. The Archaeological Advisor to SC had requested that the building record be roughly commensurate with the English Heritage '*Understanding Historic Buildings: a guide to good recording practice*' (2016) **Level 1**.

Both the exterior and the interior of all areas to be impacted upon were viewed and photographed. The location and orientation of photographs were located on existing plans of the property provided by the Client.

The detailed photographic record consisted of English Heritage '*Understanding Historic Buildings: a guide to good recording practice*' (2016) elements:

- written account: 1-4
- drawings: 1
- photographs: 1, 2 and 4

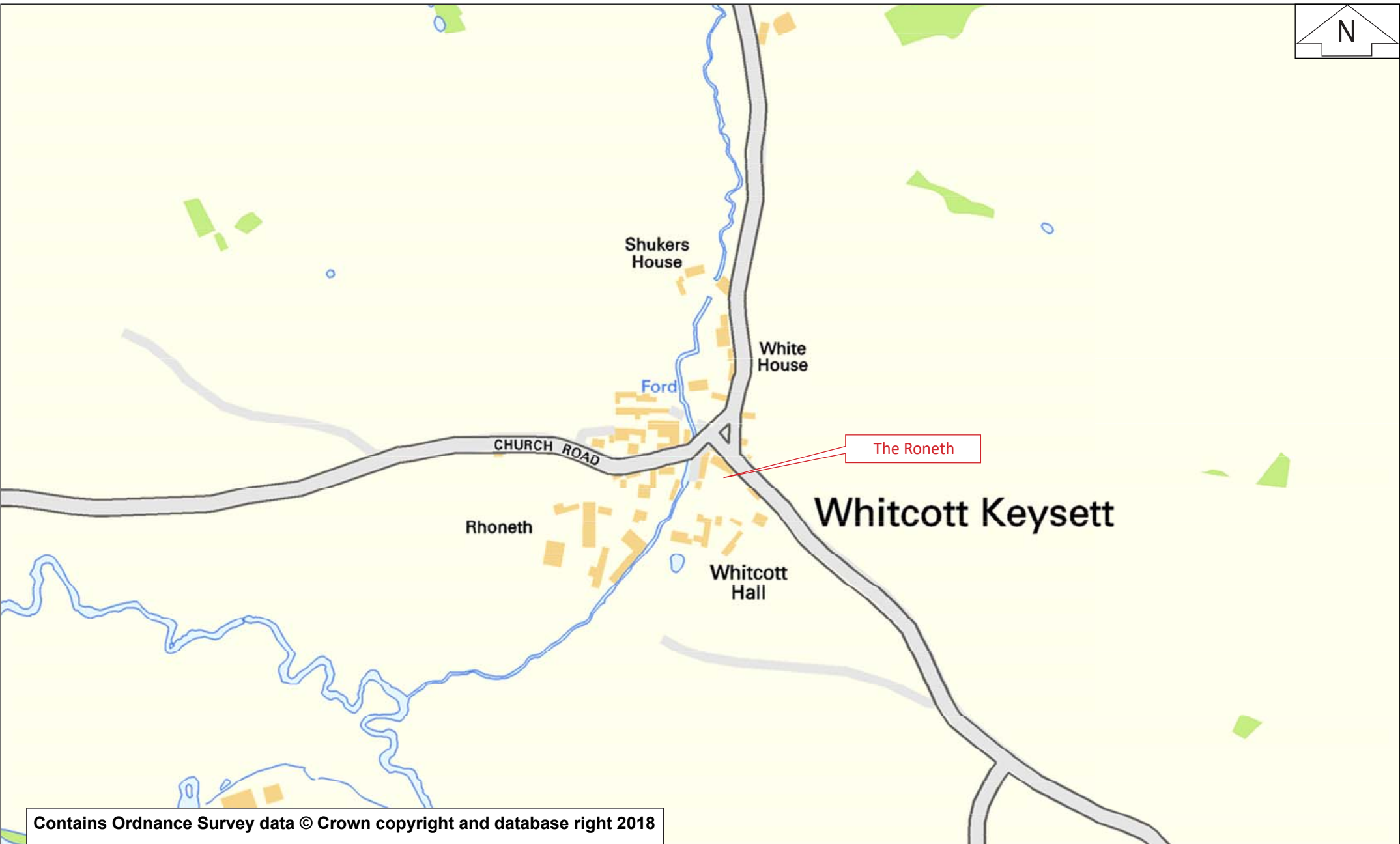


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Figure 01: Location of The Roneth, Whitcott Keysett, Clun. Scale 1:20,000 at A4.

Aeon Archaeology
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 25 Mold Road, Broughton, Chester CH4 0PQ
 Tel: 07866925393 / 01244 531585
www.aeonarchaeology.co.uk



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Figure 02: Location of The Roneth, Whitcott Keysett, Clun. Scale 1:5,000 at A4.

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Little Hall

3.0 METHOD STATEMENT

3.1 Level 1 Record

3.1.1 Written Account

The written account will include:

- The building's precise location as a National Grid Reference and address form;
- A note of any statutory designation and non-statutory designation;
- The date of the record, name(s) of the recorder(s) and archive location;
- A summary of the building's type or purpose, historically and at present, its materials and possible date(s), as so far as these are apparent from a superficial inspection.

3.1.2 Photographs

The photographic record will include:

- A general view or views of the building;
- The building's external appearance. Typically a series of oblique views will show all external elevations of the building and give an impression of its size and shape;
- The overall appearance of the principal rooms and circulation areas.

A Digital SLR (Canon 600D) set to maximum resolution will be used throughout.

3.1.3 Drawings

The drawn record will include:

- A site plan showing the location and orientation of photographs. This will label all room spaces and indicate any architectural features of note.

3.2 Processing data, illustration, report and archiving

Following completion of the record as outlined above, a report was produced incorporating the following:

- A copy of the design brief and agreed specification
- A site location plan
- A plan illustrating the location and direction of photographs
- A full bibliography of sources consulted
- Illustrations, including plans and photographs.

4.0 LEVEL 1 HISTORIC BUILDING SURVEY

(figures 1-3; Plates 1-41)

The proposed development site lies within a 17th century farmstead (Shropshire Historic Environment Record [HER] No. 24483) identified by the Historic Farmsteads Characterisation Project, 2008 ' 2010. The house, 5, The Roneth, is a two-storey timber framed and limestone house (HER 13563) of possible 'hall' and projecting cross-wing plan, and dates to the 17th century with 18th and 19th century alterations. The house is a Grade II Listed Building (National Ref. 1176105).

The property lies within the village of Whitcott Keysett, approximately 3.3km northwest of the town of Clun, and within the historic county of Shropshire. The building is situated at the eastern edge of the village, which is focused around an unnamed tributary of the River Clun, and is centred on NGR SO 27481 82707.

The level 1 historic building record was undertaken by Richard Cooke BA MA MCifA, archaeological contractor and consultant at Aeon Archaeology on the 22nd January 2018. Upon approval from the Client and the Archaeological Advisor to SC the report will be archived with the Shropshire Historic Environment Record (SHER); Oasis online database; and a copy retained at Aeon Archaeology, Chester under project code A0150.1 report 0154.



Reproduced from drawings created by Inklines Architectural Services Ltd



Figure 03: Location and orientation of photographs at The Roneth, Whitcott Keysett, Clun. Plans at scale 1:200 at A4, elevations at 1:400 at A4.

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Plate 41: The Roneth- Bedroom 3 showing cupboard, from the southeast. Scale 1.0m.

5.0 SOURCES

Maps.

Ordnance Survey Open Data maps SO 28.

Secondary Sources

English Heritage: Understanding Historic Buildings: a guide to good recording practice (2016)

Chartered Institute for Archaeologists, 2014: Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures



**The Roneth, Whitcott Keysett,
Clun, Shropshire SY7 8QE.**

**Written Scheme of Investigation
for Level 1 Historic Building Record.**

January 2018 v2.0

aeon archaeology



Project Code: A0150.1
Planning Ref: 16/04225/LBC

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1.0 PROJECT BACKGROUND

Aeon Archaeology has been commissioned by Mr Tim Selman, hereafter the Client, to produce a Written Scheme of Investigation (WSI) for carrying out a level 1 historic building record of the grade II Listed Building (ref: 1176105) of The Roneth, Whitcott Keysett, Clun, Shropshire SY7 8QE (centred on **NGR SO 27319 82674**) in advance of renovation.

The archaeological mitigation is being completed as part of a condition of Listed Building consent (**Planning Reference: 16/04225/LBC**). The following archaeological condition has been assigned to the permission:

Condition 9

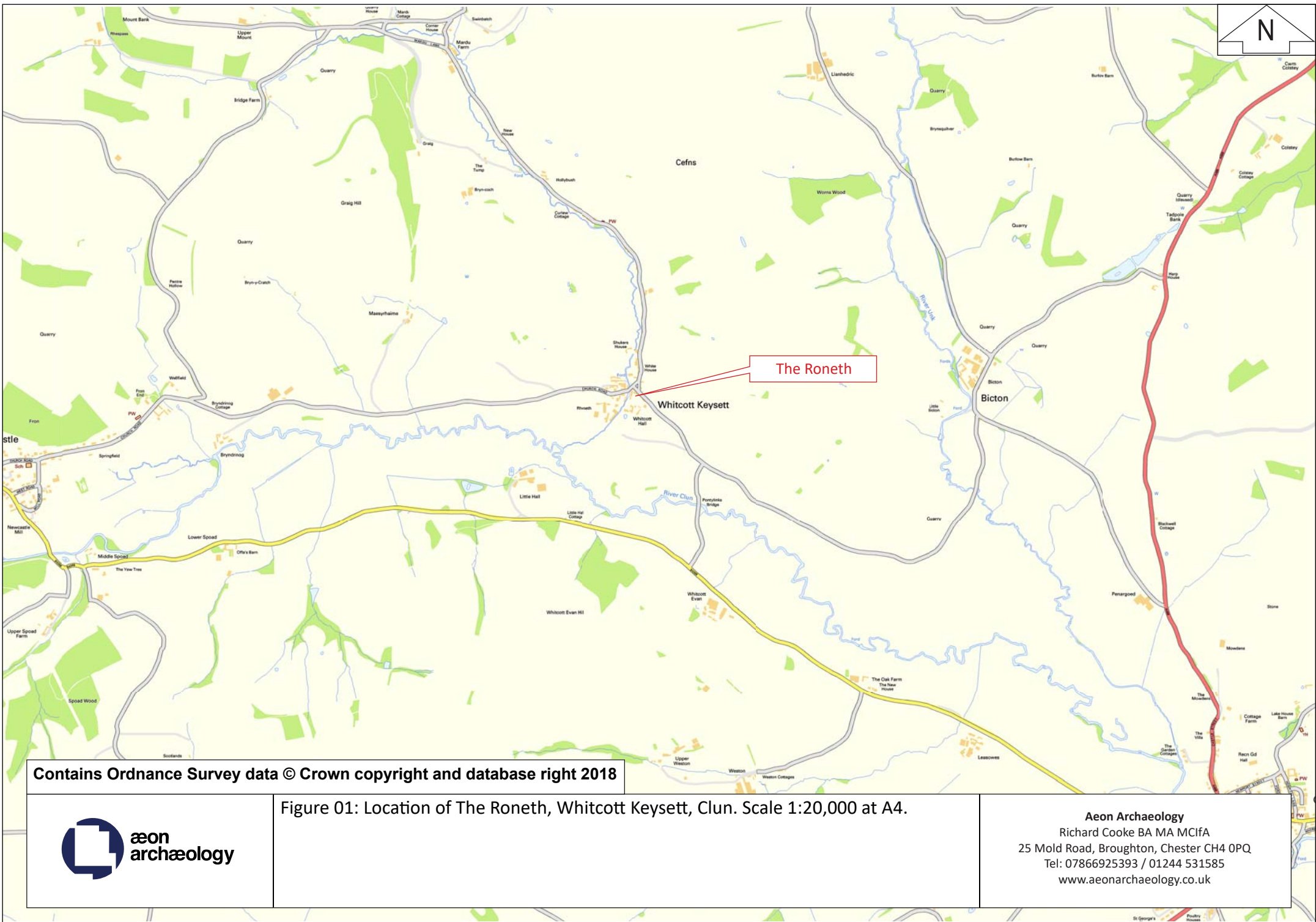
No development approved by this permission shall commence until a photographic survey (Level 1 survey, as defined in English Heritage's guidance 'Understanding Historic Buildings: A Guide to Good Recording Practice') of the interior/ exterior of the buildings has been submitted to and approved in writing by the Local Planning Authority.

Reason: This information is required before development commences to record the historic fabric of the building prior to development

The Archaeological Advisor (Charlotte Orchard) to the Historic Environment at Shropshire Council (SC) has not prepared a mitigation brief for this project, but has requested that a level 1 historic building survey be taken of the building prior to alteration.

The Archaeological Advisor also made the following consultee comments as part of the Listed Building application 'The proposed development site lies within a 17th century farmstead (Shropshire Historic Environment Record [HER] No. 24483) identified by the Historic Farmsteads Characterisation Project, 2008 - 2010. The house, 5, The Roneth, is a timber framed and limestone house (HER 13563) of possible 'hall' and projecting cross-wing plan, and dates to the 17th century with 18th and 19th century alterations. The house is a Grade II Listed Building (National Ref. 1176105). The proposed development site is therefore deemed to have some archaeological potential.

This design and all subsequent mitigation will conform to the guidelines specified in Historic England's 'Understanding Historic Buildings: a guide to good recording practice' (2016) & *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures* (Chartered Institute for Archaeologists, 2014).

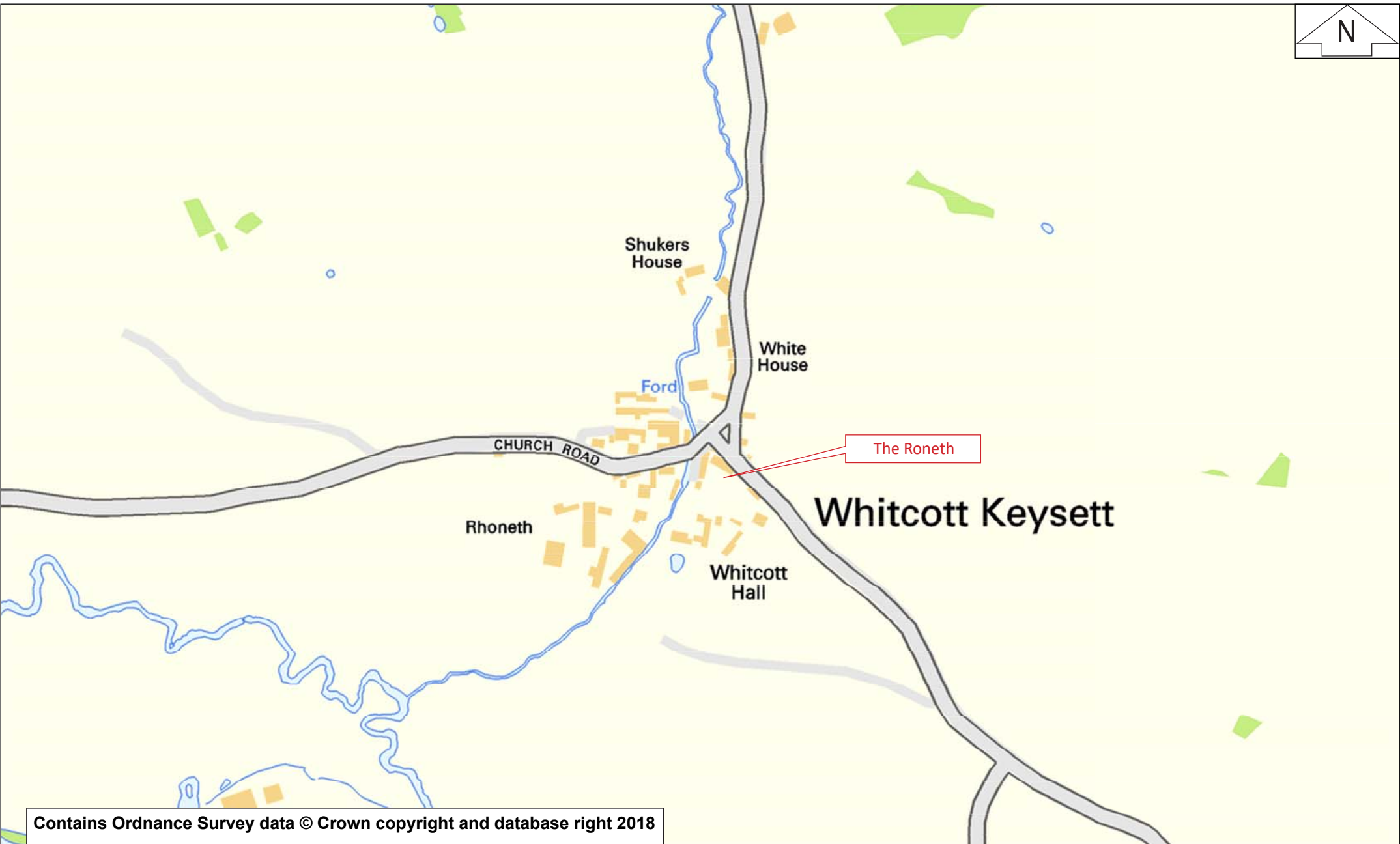


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Little Hall

2.0 REQUIREMENTS

2.1 Building Record

The requirements are for an archaeological building record of The Roneth prior to renovation, however should observations or desk-based research suggest the potential for significant features to be encountered during the renovation work, the archaeological contractor should make arrangements to undertake any appropriate supplementary recording work during the development. The Archaeological Advisor at SC has requested that the building record be roughly commensurate with the Historic England's '*Understanding Historic Buildings: a guide to good recording practice*' (2016) **Level 1**.

Both the exterior and the interior will be viewed and photographed, as well as any features that contribute to the function of the building and its room spaces.

The level 1 record will consist of Historic England's '*Understanding Historic Buildings: a guide to good recording practice*' (2016) elements:

written account: 1-4

drawings: 1

photographs: 1, 2 and 4

3.0 METHOD STATEMENT

3.1 Level 1 Record

3.1.1 Written Account

The written account will include:

- The building's precise location as a National Grid Reference and address form;
- A note of any statutory designation and non-statutory designation;
- The date of the record, name(s) of the recorder(s) and archive location;
- A summary of the building's type or purpose, historically and at present, its materials and possible date(s), as so far as these are apparent from a superficial inspection.

3.1.2 Photographs

The photographic record will include:

- A general view or views of the building;
- The building's external appearance. Typically a series of oblique views will show all external elevations of the building and give an impression of its size and shape;
- The overall appearance of the principal rooms and circulation areas.

A Digital SLR (Canon 600D) set to maximum resolution with appropriate photographic scale will be used throughout.

3.1.3 Drawings

The drawn record will include:

- A site plan showing the location and orientation of photographs. This will label all room spaces and indicate any architectural features of note.

3.2 Processing data, illustration, report and archiving

Following completion of the record as outlined above, a report will be produced incorporating the following:

- A copy of the design brief and agreed specification
- A site location plan
- A plan illustrating the location and direction of photographs
- A full bibliography of sources consulted
- Illustrations, including plans and photographs, will be incorporated within the report.

4.0 DISSEMINATION AND ARCHIVING

A full archive including plans, photographs, written material and any other material resulting from the project will be prepared. All plans, photographs and descriptions will be labelled, and cross-referenced, and lodged in an appropriate place within six months of the completion of the project.

Upon completion of the project copies of the report as well as high quality photographs in .jpg format will be sent to the regional HER and Archaeological Advisor to SC, as well as being archived with the Oasis online database.

5.0 PERSONNEL

The work will be managed and undertaken by Richard Cooke BA MA MCifA, Archaeological Contractor and Consultant at Aeon Archaeology. Full details of personnel involved, with *curricula vitae*, can be supplied upon request.

6.0 MONITORING AND TIMING

Monitoring visits can be arranged during the course of the project with the clients and with the appropriate Development Control archaeologist.

7.0 HEALTH AND SAFETY

Aeon Archaeology has a Health and Safety Policy Statement which can be supplied upon request. Furthermore, site-specific Risk Assessments and Method Statements are compiled and distributed to every member of staff involved with the project.

8.0 INSURANCE

Liability Insurance – Insignia Underwriting Policy 347002

- Employers' Liability: Limit of Indemnity £10m in any one occurrence
- Public Liability: Limit of Indemnity £2m in any one occurrence
- Legal Defence Costs (Health and Safety at Work Act): £250,000

The current period expires 07/09/18

Professional Indemnity Insurance – Insignia Underwriting Policy 347002

- Limit of Indemnity £500,000 any one claim

The current period expires 07/09/18

9.0 GENERAL

All project staff will adhere to the *Code of Conduct of the Chartered Institute for Archaeologists*.

The project will follow the requirements set down in the *Standards and Guidance for Archaeological Investigation and Recording of Standing Buildings or Structures (2014)* prepared by the Chartered Institute for Archaeologists.

A Method Statement and Risk Assessment will be prepared prior to the commencement of fieldwork and circulated to all staff concerned.

10.0 SOURCES CONSULTED

Historic Environment Record online gateway

Historic England, 2016: *Understanding Historic Buildings: a guide to good recording practice*

Chartered Institute for Archaeologists, 2014: *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures*

