



Bristol and Region
Archaeological
Services

Archaeological Building Recording and Evaluation

**NEWLAND HOUSE,
NEWLAND, FOREST OF DEAN,
GLOUCESTERSHIRE.**

Simon Roper



Report Nos 2897 & 2898/2013
Acc. No. SOYDH 2013/39
OASIS: bristola1-159411 & 159514



FAME
Federation of Archaeological Managers & Employers



Archaeological Building Recording and Evaluation
at
**NEWLAND HOUSE,
NEWLAND, FOREST OF DEAN,
GLOUCESTERSHIRE.**

Centred on NGR SO 5522 0948

Prepared for **Mr and Mrs Pease**

BaRAS
St Nicholas Church,
St Nicholas Street,
Bristol, BS1 1UE.

Tel: (0117) 903 9010
email: info@baras.org.uk
www.baras.org.uk

Author & email contact: Simon Roper, simon.roper@bristol.gov.uk

Approved by: Ian Greig

Date Issued: 7 October 2013

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Abbreviations

AD	Anno Domini	EHA	English Heritage Archive
aOD	Above Ordnance Datum	GA	Gloucestershire Archives
BaRAS	Bristol & Region Archaeological Services	GCC	Gloucestershire County Council
BC	Before Christ	GHER	Gloucestershire Historic Environment Record
BCC	Bristol City Council	HER	Historic Environment Record
c	Circa	IfA	Institute for Archaeologists
DCLG	Dept. for Communities & Local Government	NGR	National Grid Reference
DCMS	Dept. for Culture, Media & Sport	OS	Ordnance Survey
EH	English Heritage		

NOTE

Notwithstanding that Bristol and Region Archaeological Services have taken reasonable care to produce a comprehensive summary of the known and recorded archaeological evidence, no responsibility can be accepted for any omissions of fact or opinion, however caused.

October, 2013.

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SUMMARY

Newland House was in the process of being renovated when fire broke out during the evening of 16th April 2012, leaving the building gutted and roofless. Bristol and Region Archaeological Services (BaRAS) were commissioned by Mr and Mrs Pease to undertake archaeological building recording prior to and during the demolition of the building, followed by an evaluation of the site on those areas within the footprint of the intended new building. This was in order to understand the structure of the house and assess the likelihood of earlier occupation on the site. The site is located approximately 40m south-west of the church (NGR SO 5522 0948).

The building recording largely confirmed the known history of the site. The principal footprint of the house appears to have been established by the late 18th century. The evaluation failed to identify any evidence of earlier occupation. With the natural bedrock sloping down to the north, the level platform on which the house was built was constructed from a series of dump deposits. With the exception of a single fragment of heavily abraded medieval roof tile, which was found in a post-medieval context, no finds earlier than the 17th century were found. The buried soil found in two of the trenches beneath the made ground deposits, which contained large amounts of charcoal but no other anthropogenic material, would seem to suggest the site was previously unoccupied and had an agricultural use.

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1. INTRODUCTION

- 1.1 Planning permission has been granted to redevelop the site of Newland House, Newland, Forest of Dean, occupied by the burnt-out shell of Newland House. This would result in the demolition of the building and the erection of a new house (planning application P0411/13/FUL). Bristol and Region Archaeological Services (BaRAS) were commissioned by Mr and Mrs Pease to undertake archaeological building recording prior to and during the demolition of the building, followed by an evaluation of the site on those areas within the footprint of the new structure.
- 1.2 The building recording and evaluation were commissioned to record and understand the structure of the house and assess the likelihood of earlier occupation on the site, in compliance with the Institute for Archaeologists' *Standard and Guidance for Archaeological Field Evaluation* (IfA, 2008d) and *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures* (IfA, 2008e). This was in accordance with the Written Schemes of Investigation prepared by Bristol and Region Archaeological Services (BaRAS 2012) and approved by Mr Charles Parry, Archaeological Officer, Gloucestershire County Council.
- 1.3 The building recording was undertaken between the 3rd and 26th June 2013 under the supervision of Simon Roper. The evaluation was carried out between the 19th and 21st August 2013 under the supervision of Simon Roper who also compiled this report.
- 1.4 The project archive will be deposited with the Dean Heritage Centre under the Accession Number SOYDH 2013/39 and a copy of the report will be sent to the Gloucestershire Historic Environment Record (GHER). The project has been entered in the Online Access to the Index of Archaeological Investigations (OASIS) as bristola1-159411 and 159514. A digital copy will be made available to the English Heritage Archives.

2. THE SITE

- 2.1 Newland House was in the process of being renovated when fire broke out during the evening of 16th April 2012, leaving the building gutted and roofless. The site is located approximately 40m south-west of the church. Newland House is not listed, but is within the Newland Conservation Area, and is slightly L-shaped in plan, the main axis running north-south. Also within the conservation area and in close proximity to Newland house are the William Jones Almshouses, the Old Grammar School (both Grade II), and the church itself which is Grade I.
- 2.2 The solid geology comprises Tintern Sandstone of the Carboniferous and Devonian periods (BGS 2013). The ground level around the house is c 122.8m aOD in height.
- 2.3 Groundworks associated with the proposed development have the potential to expose archaeological remains of earlier occupation of the site, in particular any medieval predecessor to Newland House.

3. ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

- 3.1 Newland, as the name suggests, was a created estate, taken out of the Royal Forest of Dean possibly by King John; it is certainly mentioned in a document surviving from the reign of John's son, Henry III, king from 1216 until 1272. John de Kinerdsley died holding Newland during the 39th year of Henry's reign, and the lands went to his son, Hugh, who subsequently had them seized back by the king. Other families later held the manor. By the time of Rudder's *New History of Gloucestershire* (1779), the village included several good houses, the principal one being that of Edmund Probyn.
- 3.2 The Probyn family had been resident in Newland since at least the 17th century, William Probyn owning and living at Spout Farm in the village in 1669, and in 1671 he also bought other lands adjoining the former chantry estate. His son Edmund, became Lord Chief Baron of the Exchequer in 1740 and on his death in 1742 the estate passed to his nephew John Hopkins, who took the name Probyn. John acquired other property in Newland in 1726, and settled his estate in 1757 on the marriage of his son Edmund Probyn, who lived at Newland in the house later called Newland House. This property was apparently the house called Whitson's tenement that Sir Edmund Probyn held as lessee under the Highmeadow estate in 1726, when John Hopkins bought the freehold.
- 3.3 Nicholas Kingsley, in his entry for the building in his second volume on Gloucestershire country houses, dates the southern half of the house to the 17th century, but with earlier foundations. Kingsley singles out the 17th-century staircase for mention. Sir Edmund's successor added a new wing in the 1740s, and fitted the main house with 'sumptuous' interiors, including a coved ceiling in the dining room. A sketch of the house from 1772 (*British History On-line*) shows the house with a central bay between the north and south wings. It also shows a group of buildings immediately to the south linked to the house via a low wall, and a small lean-to type structure built against the south-west corner of the house. An estate map of 1810 (**Fig. 4**) shows Newland House and the buildings to the south although the low wall linking them and the lean-to structure are not depicted. The footprint of the house changes very little from this time until its demolition. Alterations were undertaken in the 1810s (John Maddox of Monmouth), with further changes in 1846 (William Price of Monmouth), with a third storey added. The Tithe map of 1840 (**Fig. 5**) shows no significant alteration to the structures, with the apportionment identifying the property as Newland House and lawn, the buildings to the south as stables and yard, both owned and occupied by Philip Ducarel, who had bought the house with Spout Farm and 156 acres in 1813.
- 3.4 Philip Ducarel died in 1855 and passed the property to his sister Jane Bevan, and by 1870 it belonged to her niece Julia Palmer. Her sons Charles Palmer and Sir Frederick Palmer, Bt. inherited the estate, and most of the farmland may have been sold before 1923 when Sir Frederick offered Newland House for sale with just c 26 acres of land; it was sold by his widow Lilian in 1945. A plan associated with this sale (**Fig. 6**) shows the porch which was added to the east side of the house, but otherwise the property is largely unchanged. The stables to the south however are gone. All of the interior fittings except the staircase were removed and sold in the 1930s, many of them to the Museum of Fine Arts in Boston. The house was occupied by an evacuated school during the Second World War, and later it was divided into flats.

4. AIMS AND METHODOLOGY

4.1 The fieldwork complied with the methodology contained within the Written Schemes of Investigation for both the building recording and the evaluation (BaRAS 2013). The fieldwork complied with the IfA's Standard and Guidance for Field Evaluation (IfA, 2008d) and the Archaeological Investigation and Recording of Standing Buildings or Structures (IfA, 2008e) (2008b).

4.2 The fieldwork aimed to clarify the following:

- Evidence for earlier occupation of the site
- Dating of buildings

The research agenda for the fieldwork will seek to add to the historical and archaeological knowledge in this part of the Forest of Dean. Information gained on the evolution and chronology of buildings on the site and comparison with similar structures on a local level, will aim to address issues raised in 14.4 of the South West Archaeological Resource Framework (Webster 2008).

4.3 The photographic record was created using a conventional SLR camera with monochrome film, supplemented by colour images produced with a digital camera with a resolution of 5 mega-pixels or above. All details of the photographs taken were recorded on a standard BaRAS photographic record sheet. The drawn record comprised sections and plans of the Tes drawn at 1:10 and 1:20. A site plan was produced in AutoCAD format as a single drawing on Ordnance Survey coordinates. Recording of archaeological features was carried out using the single context recording system as contained in the BaRAS site manual. A site diary was kept recording the progress of the work and other relevant information.

5. RESULTS

Building Recording

- 5.1 The first stage of fieldwork was photographic recording of the building as it stood following the fire of 2012. This required a full photographic record of the external elevations (**Plates 1-9**) followed by recording of the chimney stacks (**Plates 10-13**) and internal elevations (**Plates 14-20**). The latter of these were carried out from the safety of a cage lifted by a crane, due to the fire damage inflicted on the structure. The surviving internal elevations of every room were photographed, although closer inspection was not possible due to safety considerations.
- 5.2 Details noted included the third storey added in the 19th century, the sandstone blocks used for this section appearing slightly more regular (**Plates 2 & 3**) and a blocked window on the north elevation (**Plate 8**). A light-well located on the south side of the building (**Plate 9**) also provided external access to the cellars. Many of the internal walls still retained a covering of plaster (**Plates 15 & 17**) obscuring the construction of the wall, whilst others were blackened with soot (**Plate 16**). A number of construction features were visible however, such as the iron beams formed of three sections bolted together which supported the second floor in the central bay section of the house, brickwork chimney breasts (**Plate 18**), and modern inserted doorways (**Plate 14**).
- 5.3 The second stage of the fieldwork was essentially a watching brief on the demolition of the building. This allowed the identification of different forms of construction within the building's fabric, which in turn has provided the information needed to broadly phase the building (**Fig. 2**). Six phases were identified in total, the earliest masonry exposed was rubble stonework faced with squared blocks bonded with a buff lime mortar (**Plate 21**). This form of construction was probably early post-medieval, possibly late 17th or early 18th century. The watching brief confirmed it was the principle construction of the southern half of the house, including the south, east, north and central dividing elevations of this portion of the house. The north elevation (**Plate 23**) of this part became internal with the construction of the north wing. Interestingly the central dividing wall in the northern half was of similar construction (**Plate 26**), suggesting that there may have been an earlier phase of building in this area prior to the construction of the north wing.
- 5.4 The next phase of construction was represented by a white lime-based mortar bonding the sandstone blocks of the west elevation of the south half of the building. This may represent an early 18th century alteration, a precursor to the later alterations and enlargement of the house that occurs in the 1740s. These mid-18th century alterations resulted in the construction of the northern portion of the house, the majority of which was constructed from sandstone bonded with a pale grey mortar with large inclusions of lime (**Plate 24**), which was also used in the construction of the central bay. These three phases represent the principal construction of the lower storeys of the house. The next significant alteration occurred in the mid-19th century when the height of the building was raised by the addition of a second floor, with the masonry bonded with a grey, sometimes slightly pinkish very hard mortar with equal amounts of lime and charcoal in it. This appeared to be used in all the upper sections of the house. Possibly contemporary with it was the fifth phase, two internal walls located in the southern half of the building constructed from brick and bonded with a pinkish hard mortar. The front porch was also constructed at this time.
- 5.5 A series of more minor alterations believed to have occurred during the 20th century have been amalgamated into phase six. These include the blocking or opening up of doorways (**Plate 14**) and the use of a very friable, sandy yellow lime mortar in some areas (**Plate 25**). This was observed forming parts of the north-south internal dividing wall of the northern half of the building, and may represent an attempt at sympathetic repair by someone unfamiliar with the use of lime mortar.

Evaluation

- 5.6 Following the complete demolition of the house three evaluation trenches were excavated. Trench 1 was located to the south of the footprint of the house, Trench 2 to the north-west, and trench 3 to the west, all three within the footprint of the planned new build.
- 5.7 Trench 1 was the largest, measuring 16 x 1.6m, and running roughly east to west. Natural bedrock (106) was encountered at approximately 1m depth along the trench (e.g 121.93 & 121.61m OD) apart from at the east end where solid bedrock was not encountered until 2.8m deep (119.66m OD). Overlying this was a loose deposit of what appeared to be redeposited natural, clay and pieces of sandstone, with voids within it, suggesting it was backfill of the deep cut. The cut (122) was located 5.28 metres along the trench, with an abrupt break of slope at the top and sheer sides, its purpose is unknown however quarrying is a possibility. Along the north side of the trench and extending down to the bedrock within this cut was a roughly built rubble wall (**Plate 27**) bonded with a buff lime mortar similar to that used for phase 1 (late 17th/early 18th century) of the house. No foundation cut for this wall was visible which with the very rough appearance and excess mortar in places suggests this was the 'back' face of the wall built against the cut itself, and may be part of the cellars of the house hence its depth. Sitting above this wall was a stone-built drain (105) which ran north-east to south-west across the trench within cut (114), and was bonded with white lime mortar similar to that used in phase 2 (early 18th century) of the house. The backfill (121) of cut (114) contained the bases of two free-blown dark green wine bottles, dated to between 1770-1840 (Appendix 3), indicating the drain may be later than the mortar initially suggested. This drain was subsequently cut on the north-west side to allow a later ceramic drainpipe to feed into it (**Plate 28**) and the drain was re-capped at the same time, with the ceramic pipe and the cap-stones bonded with a hard pinkish grey mortar (**Plate 29**) similar to that used for phase 4 (mid-19th century) of the house.
- 5.8 Across the middle of the trench, and running at right angles to it, was a substantial sandstone wall bonded with a pale lime mortar (**Plate 31**), which sat within a cut (125) made in the bedrock (106). To the east a lead water pipe (116) ran alongside the wall within cut (115) (**Plate 30**), while to the west was another cut (126) for a now robbed-out wall. The sketch of Newland House from 1772 (3.3) shows a small lean-to type of building located at the south-west corner of the house with a wall running alongside it to the stable block to the south; wall (124) may be the foundations of the lean-to structure and (126) the cut for the wall which ran to the stables. Above wall (124) and the water pipe (116) was a very mixed deposit (123) which was probably demolition rubble from the removal of the wall. Similarly deposit (132) which abutted wall (124) and overlay the backfill (127) of cut (126), contained fragments of post-medieval window glass, a strip of lead and a fragment of medieval roof tile, and may therefore also be associated with the demolition of these structures.
- 5.9 The west end of Trench 1 contained only one feature, a double row of sandstone rectangular blocks (129) running along the south edge of the trench within cut (128) in the bedrock (**Plates 32 & 33**). This is believed to be a continuation of the wall supporting the bank of earth on top of which is the lawn of the house. Immediately overlying the stones was a thin layer of buried garden soil which contained 18th-19th century pottery and an oyster shell. Above all these features and deposits was approximately 0.65m of made ground (102) composed of demolition rubble and a silty matrix. Above this was the geotextile and gravel path surface (101) of the house and overlying all a spread of rubble from the recent demolition of the house.
- 5.10 Trench 2 measured 7 x 1.6m and ran roughly east to west. Natural bedrock (200) was encountered at a depth of approximately 1.8m (121.12m OD). Above this was a clean brown sand layer (201), 0.3m thick, which may also have been a natural deposit, above which was a dark brown buried soil (202), 0.75m deep, containing lots of charcoal and occasional animal bones but no ceramic material or other finds. Sealing this was a 1cm-thick deposit of crushed green sandstone (203) which contained post-medieval pottery. Above this were a series of dump deposits, some of clean redeposited natural (204, 205, 206, 207), others more mixed and containing charcoal or ash (208 & 209) and the uppermost of these (210) containing possible demolition material (mortar and fragments of broken pane glass). The total thickness of this made ground was 0.7m (**Plate 34**). These made-ground deposits were cut by (211), the

foundation cut for wall (212) which was composed of sandstone rubble bonded with a white lime mortar, and ran north-south across the trench (**Plate 37**). The 1881 OS plan shows a wall running from the north-west corner of the house to the boundary wall. To the east of this wall the foundations of the chimney stack (221) of the house were exposed with two ceramic drain pipes and their associated cuts sitting above the stone structures, with modern ground surfaces of gravel and paving (218) above this.

- 5.11 Trench 3 was the smallest of the trenches measuring 4 x 1.6m, and ran roughly north to south. Natural bedrock was encountered at a depth of approximately 1m (121.94m OD), with a clean brown sand overlying it in the southern half of the trench, similar to Trench 2. Above these was a dark brown buried soil 0.15m thick, containing lots of charcoal, probably the same deposit seen in Trench 2. A made ground layer, more mixed than in Trench 2 with individual dumps hard to identify, sat above this to a depth of 0.38m, with modern ground and recent demolition material overlying the made ground. No features other than a modern pipe trench in the south-west corner were identified (**Plates 38 & 39**).

6. CONCLUSION

- 6.1 The building recording carried out on the site of Newland House largely confirmed the known history of the site. The earliest phase of the building was represented by a rubble construction with squared facing stone blocks bonded with a buff lime mortar, which was found mostly in the southern part of the building, possibly dating from as early as the late 17th century. A white lime mortar was used in the west elevation of the southern part and is probably an 18th century alteration. Most of the northern section was constructed in a similar fashion with a greyish mortar, probably in the mid-18th century. The one exception is the north-south dividing wall which was of the same construction as the southern part suggesting there may have been a building contemporary with the southern part which was replaced by the north wing in the 18th century. The 19th century addition of a second floor was identified as were a number of less substantial alterations carried out in the 19th and 20th centuries. The principal footprint of the house appears to have been established therefore by the late 18th century.
- 6.2 The evaluation carried out on the site failed to identify any evidence of earlier occupation. With the natural bedrock sloping down to the north, the level platform on which the house was built was constructed from a series of dumped deposits. Walls associated with the house then cut these deposits. On the south side where the bedrock was much higher construction cuts were made into the bedrock itself for a wall which ran down to the stable block, a structure built against the south wall of the house (both depicted in the 1772 sketch), and the sandstone block wall which supported the raised lawn of the house. Drains of the 18th and 19th centuries were also identified.
- 6.3 With the exception of a single fragment of heavily abraded medieval roof tile, which was found in a post-medieval context, no finds earlier than the 17th century were found. The buried soil found in Trenches 2 and 3 beneath the made ground deposits, which contained large amounts of charcoal but no other anthropogenic material, would seem to suggest the site was previously unoccupied and had an agricultural use. The only other activity for which there is any evidence that may have taken place prior to the construction of the house is the possible backfilled quarry found in the east end of Trench 1, however this may have been associated with the landscaping of the site prior to the building of Newland House.

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8. ACKNOWLEDGEMENTS

Bristol and Region Archaeological Services wish to thank the following for their help and advice: Mr and Mrs Pease for commissioning the project, Richard Springford, Chris Long for assistance on site, Terry Davies of Wye Valley demolition and Charles Parry, Senior Archaeological Officer for Gloucestershire County Council. The fieldwork was undertaken by Simon Roper, Cai Mason, and Roy Krakowicz, with Simon Roper also producing this report. The illustrations were prepared and the report compiled by Ann Linge. The archive was compiled and prepared for deposition by Simon Roper. The project was managed by Ian Greig and John Bryant.

APPENDIX 1: Policy Statement

This report is the result of work carried out in the light of national and local-authority policies.

NATIONAL PLANNING POLICY (ENGLAND)

The *National Planning Policy Framework* (NPPF) for England published by the UK Government in March 2012 states that the historic environment, which includes designated and non-designated heritage assets, is an irreplaceable resource and, as such, should be taken into account by Local Planning Authorities when considering and determining planning applications. This is taken to form part of a positive strategy set out in the respective Local Plan (i.e. *Bristol Core Strategy*) to ensure the conservation and enjoyment of the historic environment. The assigned significance of heritage assets will be key factor in terms of their conservation.

Given their irreplaceable nature, any harm to, or loss of, a heritage asset, or heritage assets, should be clearly and convincingly justified as part of a planning application. As part of this, applicants are required to describe the significance of any heritage assets affected by a proposal, including any contribution made by their setting. Where a heritage asset, or assets, are to be harmed or lost as the result of a proposal, the applicant will be required to record and advance the understanding of the significance of that asset or assets, to include making the evidence arising publicly accessible, but this will be in proportion to the significance of the asset/assets in question.

While the NPPF takes into account the historic environment as a whole, additional protection is afforded to designated heritage assets under current English Law. Any proposal that would result in harm or loss of a designated heritage asset is also required to be justified by the applicant in meeting strict criteria set out in the NPPF.

FOREST OF DEAN DISTRICT COUNCIL PLANNING POLICIES

Local Plan. Adopted Nov 2005, policy saved Nov 2008.

Development Affecting Archaeological Sites

(R)FHE.6

Nationally important archaeological remains whether scheduled or not will be required to be preserved in-situ. Planning permission will not be granted for development which would involve significant alteration or damage to such remains or which would have a significant impact on the setting of visible remains.

Where proposals affect remains of lesser importance, planning permission will only be granted where the need for the development outweighs all other material considerations, and where appropriate and satisfactory arrangements have been made and can be implemented for the excavation and recording of any remains.

Where permitted, development affecting remains of archaeological importance must be implemented in such a manner as to minimise any adverse effect on the remains concerned.

In all matters relating to this policy the Council and the developer will be expected to take appropriate specialist advice.

Forest of Dean District Council

Core Strategy Adopted Version, 23rd February 2012

Policy CSP.1

Design, environmental protection and enhancement (strategic objective: providing quality environments)

The design and construction of new development must take into account important characteristics of the environment and conserve, preserve or otherwise respect them in a manner that maintains or enhances their contribution to the environment, including their wider context. New development should demonstrate an efficient use of resources. It should respect wider natural corridors and other natural areas, providing green infrastructure where necessary.

APPENDIX 2: Context Descriptions

Context No.	Description
100	Modern building rubble
101	Geotextile fabric and modern crushed stone path surface
102	Demolition rubble made ground
103	Clay and bedrock, possibly redeposited natural
104	Rubble sandstone wall, 'back-face' only observed
105	Drain constructed from sandstone blocks
106	Bedrock
107	Re-capping of drain with slabs of Pennant Sandstone
108	Cut for drain (109)
109	Ceramic drain pipe
110	Backfill of drain cut [108]
111	Cut for drain (112)
112	Ceramic drain pipe
113	Backfill of drain cut [111]
114	Cut for drain (105)
115	Cut for water pipe
116	Lead water pipe
117	Backfill of pipe trench [115]
118	Made ground layer
119	Soil infill of drain (105)
120	Dark brown fine silt, fill of drain (105)
121	Backfill of cut [114] for drain (105)
122	Possible cut of a quarry
123	Demolition rubble of wall (124)
124	Non-linear sandstone and lime mortar wall
125	Cut for wall (124)
126	Cut for robbed out wall
127	Silt and sandstone infill of cut [126]
128	Cut in bedrock for wall (129)
129	Dry stone wall (sandstone)
130	Silt and sandstone infill of cut [128]
131	Dark brown silt deposit containing lots of charcoal, possible garden soil.
132	Brown silt deposit
133	Cut into bedrock
134	Orange brown sand backfill of cut [133]
200	Yellow sandstone and sand, natural bedrock.
201	Orange brown sand, possible natural
202	Dark brown silty sand buried soil
203	Compacted layer of green-grey clay, sand and sandstone
204	Dump deposit of mottled brown clay, sand and sandstone
205	Dump deposit of grey sand, clay and sandstone
206	Dump deposit of yellow sand
207	Dump deposit of red sand and sandstone
208	Dump deposit of green-grey sand and sandstone
209	Dump deposit of black sooty silt
210	Made ground layer of sand and demolition material
211	Cut for wall
212	Wall associated with the house
213	Base of drain
214	Backfill deposit of cut for wall of brown sand and sandstone.
215	Backfill deposit of cut for drain of reddish brown sand and sandstone.
216	Dump deposit of dark brown sandy silt
217	Made ground layer of brown sand and sandstone with demolition material
218	Modern path material
219	Cut for modern drain
220	Made ground layer of sand and sandstone
221	Sandstone block foundations of chimney stack
300	Natural sandstone
301	Brown silty sand
302	Dark brown silty sand with lots of charcoal
303	Made ground layer
304	Modern demolition material

APPENDIX 3: Finds Assessment, by Cai Mason

A total of 23 finds were recovered during the evaluation at Newland House. The finds comprise 9 potsherds, 9 shards of glass, 2 animal bones, 1 piece of ceramic building material, 1 lead object and 1 oyster shell.

The finds were cleaned, identified and catalogued will be marked with Accession Number SOYDH 2013.39 and a context number. The pottery was examined with reference to the Bristol Pottery Type (BPT) Series and other published sources, and is quantified by context and ware type in **Table 1**, using widely accepted name codes, based on the system adopted by the Museum of London (LAARC 2007). Other finds are quantified in **Table 2**.

None of the finds are of more than site importance and no further work is recommended.

Pottery

The potsherds have a mean weight of 3.7g. All of the pottery is post-medieval and comprises a range of common wares dating from the 17th century or later. The pottery assemblage includes English porcelain, Bristol/Staffordshire-type slipware, creamware and North Devon gravel-tempered ware.

Glass

A total of 9 shards of post-medieval glass were collected; 7 of which are pieces of aqua-coloured window glass. The remaining fragments are the bases of two free-blown dark green wine bottles, both of which were produced between c 1770 and 1840.

Other finds

The remaining finds comprise 1 distal end of a cattle metatarsal with an unfused epiphysis, 1 unidentified mammal bone, 1 oyster shell, 1 strip of lead that may have been used to secure a loose roofing slate, and an abraded piece of medieval roof tile.

Discussion

Apart from the medieval roof tile none of the finds pre-date the 17th century, and none need necessarily pre-date the 19th century. The absence of earlier finds is somewhat surprising given the site's location near the centre of a village with medieval origins, and may suggest that the site has been subjected to a high degree of disturbance in the later post-medieval period.

Bibliography

Bristol Pottery Type Series, held at The Bristol City Museum and Art Gallery, and the Offices of BaRAS.

LAARC (2007). *Post 1992 Museum of London Code Expansions Post-Roman Pottery*. MOLA: London.

Vince A. (2004). Correlations of the Bristol Pottery Type (BPT) Series with other classifications. AVAC Report No. 2004/77. Unpublished.

Table 1: Pottery quantified by context

Context	No.	Ware type	Date
102	2 1 1	English porcelain (ENPO) Bristol/Staffordshire slipware (STSL) Late post-medieval redware local to site (LPMLOC)	1745 + 1660 - 1870 1750 +
131	3	Creamware (CREA)	1765 - 1830
203	2	North Devon gravel-tempered ware (NDGT)	1600 - 1900

Table 2: Other finds quantified by context

Context	No.	Description	Date
121	2	Bases of free blown dark green wine bottles	1770 - 1840
131	1	Oyster shell	-
132	1	Aqua coloured window glass	Post-medieval
	1	Green bottle glass	Post-medieval
	1	Roof tile with splashes of green glaze	Medieval
	1	Strip of lead	-
202	1	Unidentified mammal bone	-
	1	Distal end of a cattle metatarsal with an unfused epiphysis	-

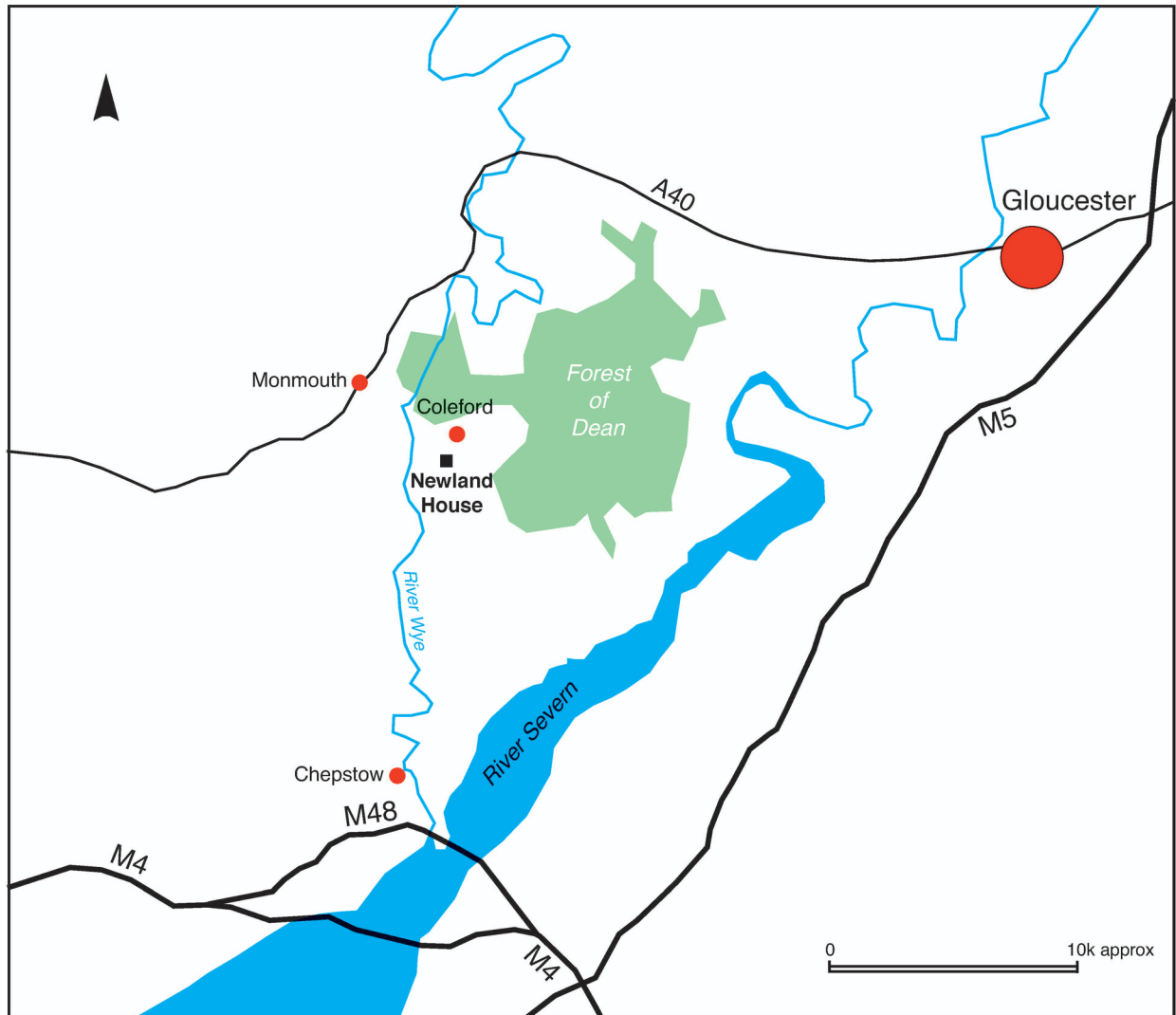


Fig.1 Site location plan

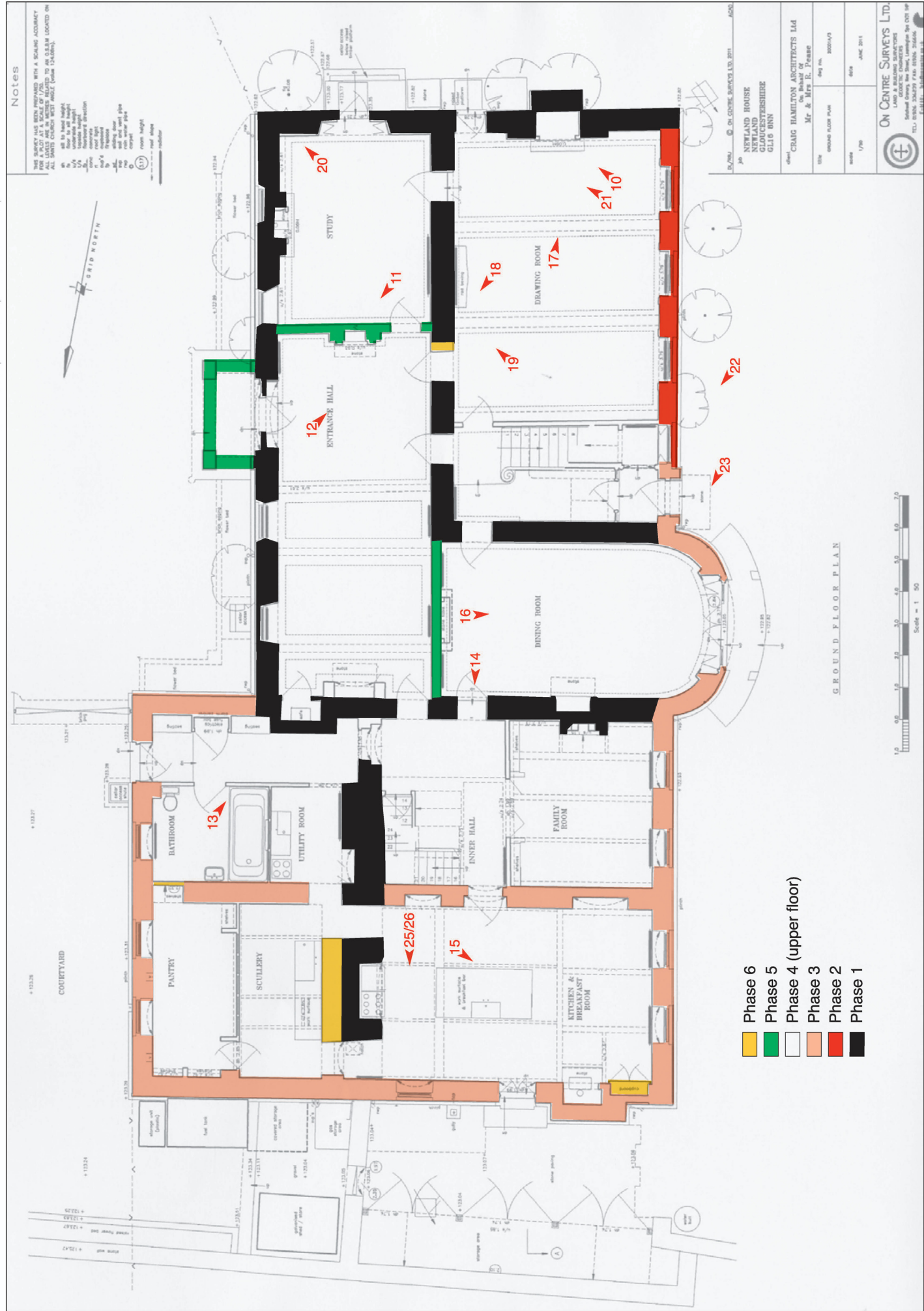


Fig.2 Ground floor plan with phasing and plate locations

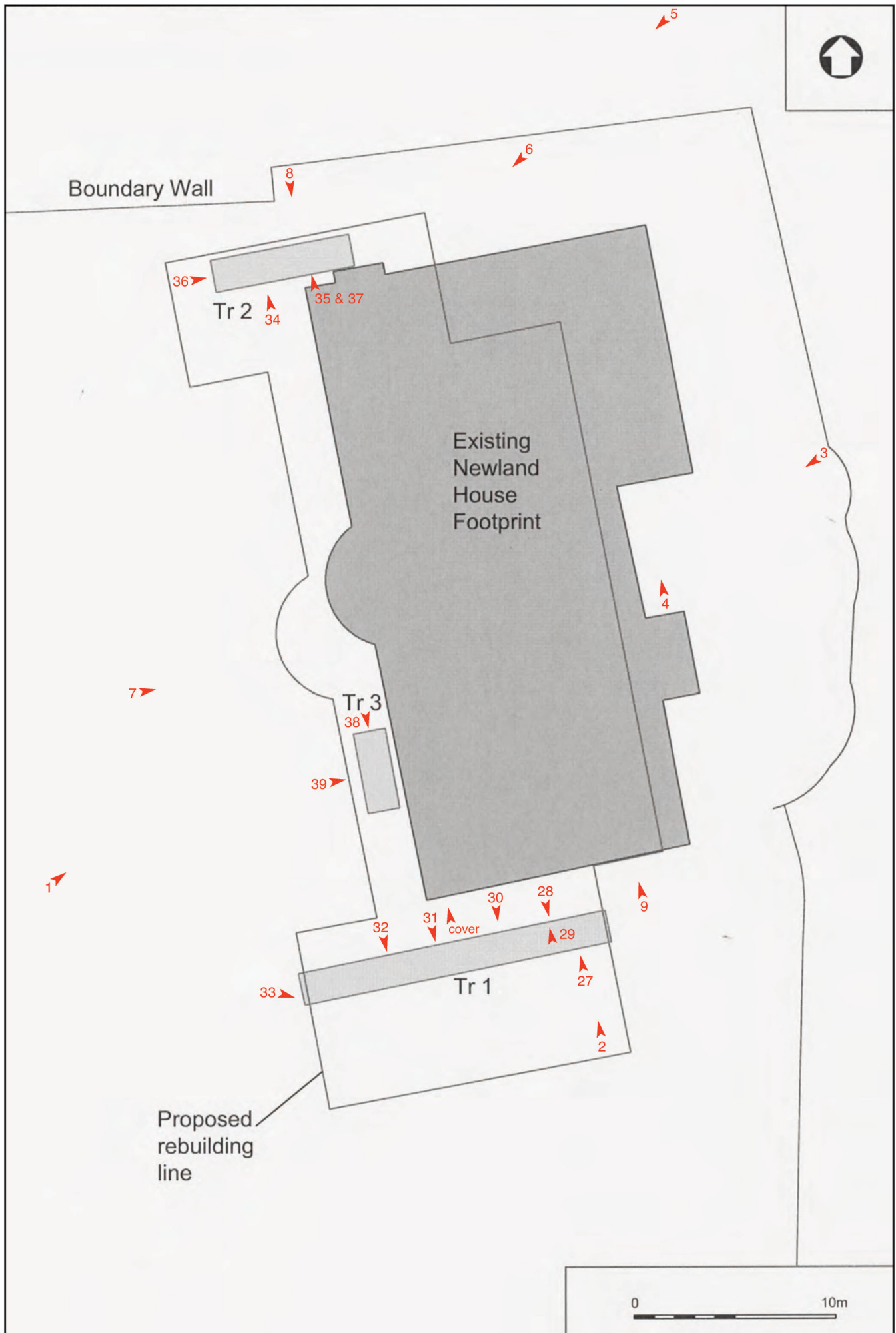


Fig.3 Trench location plan with plate locations, scale 1:250

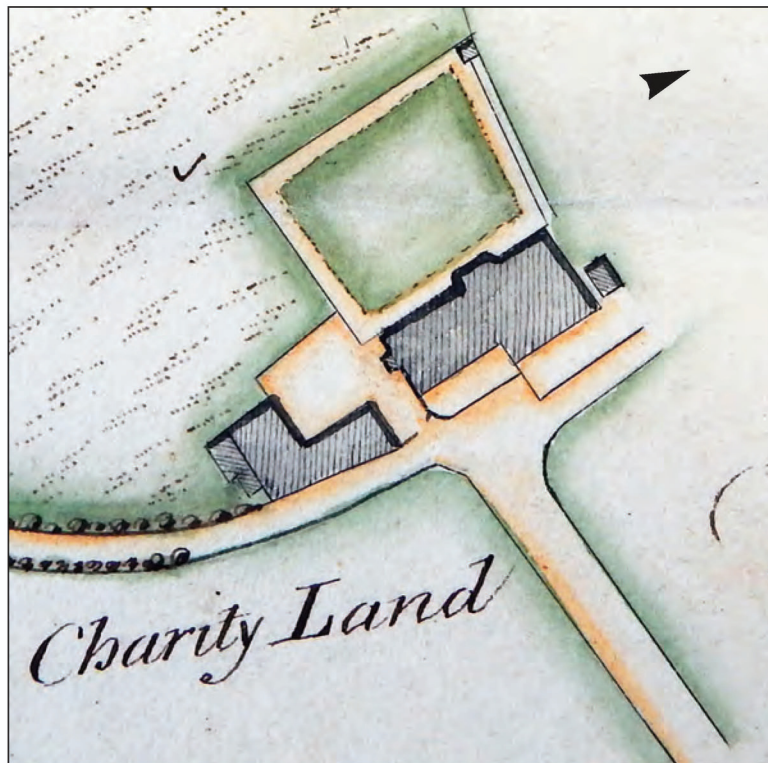


Fig.4 Extract from 1810 Map of the Estate of Edmund Probyn

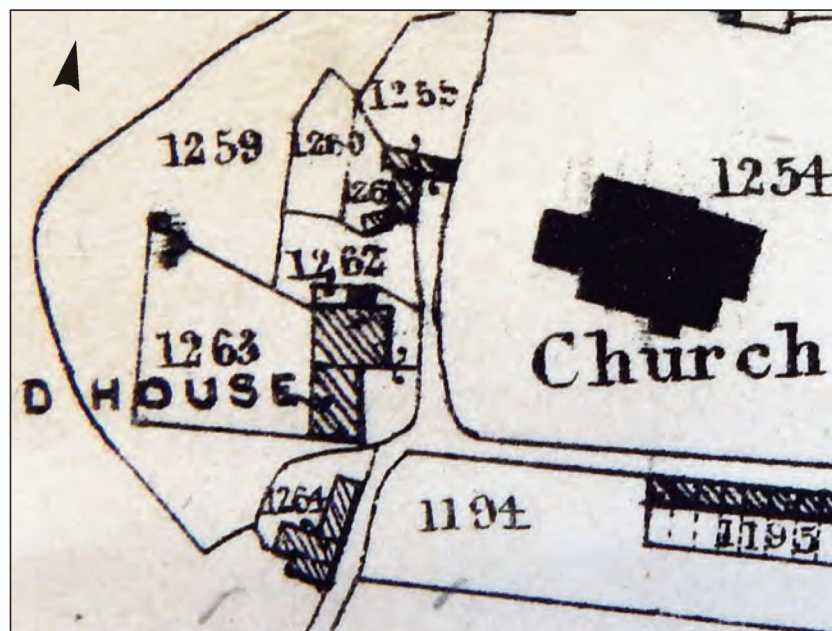


Fig.5 Extract from 1840 Tithe map for parish of Newland

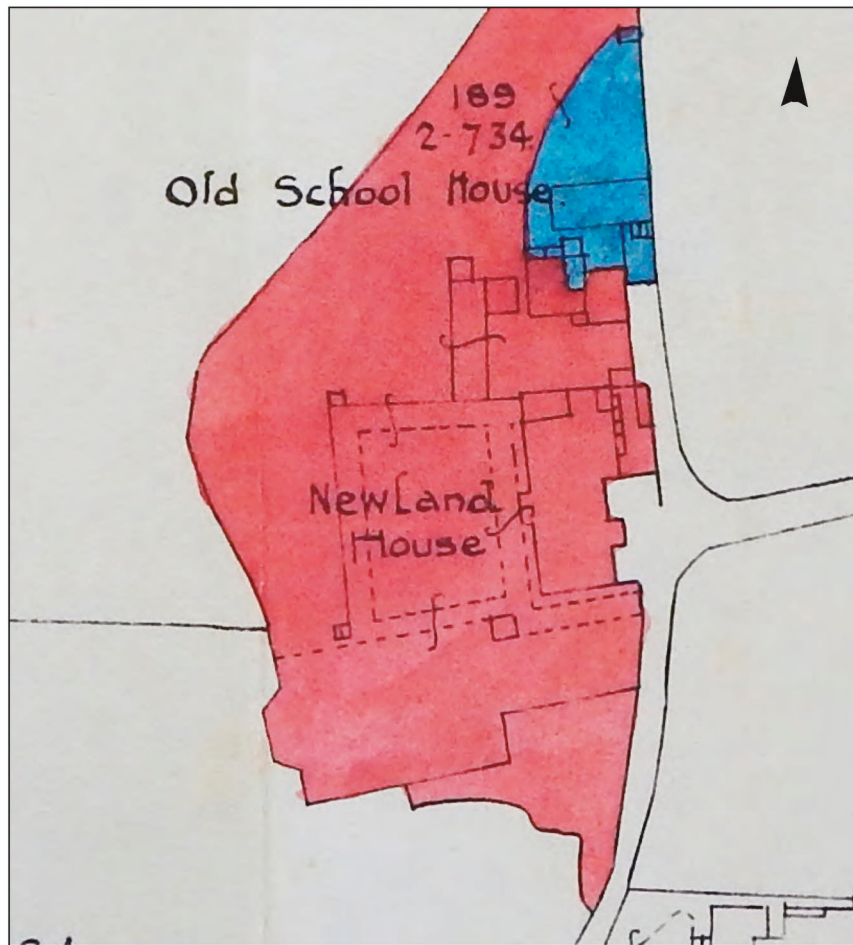


Fig.6 Extract from plan associated with the sale of Newland House, early 20th century

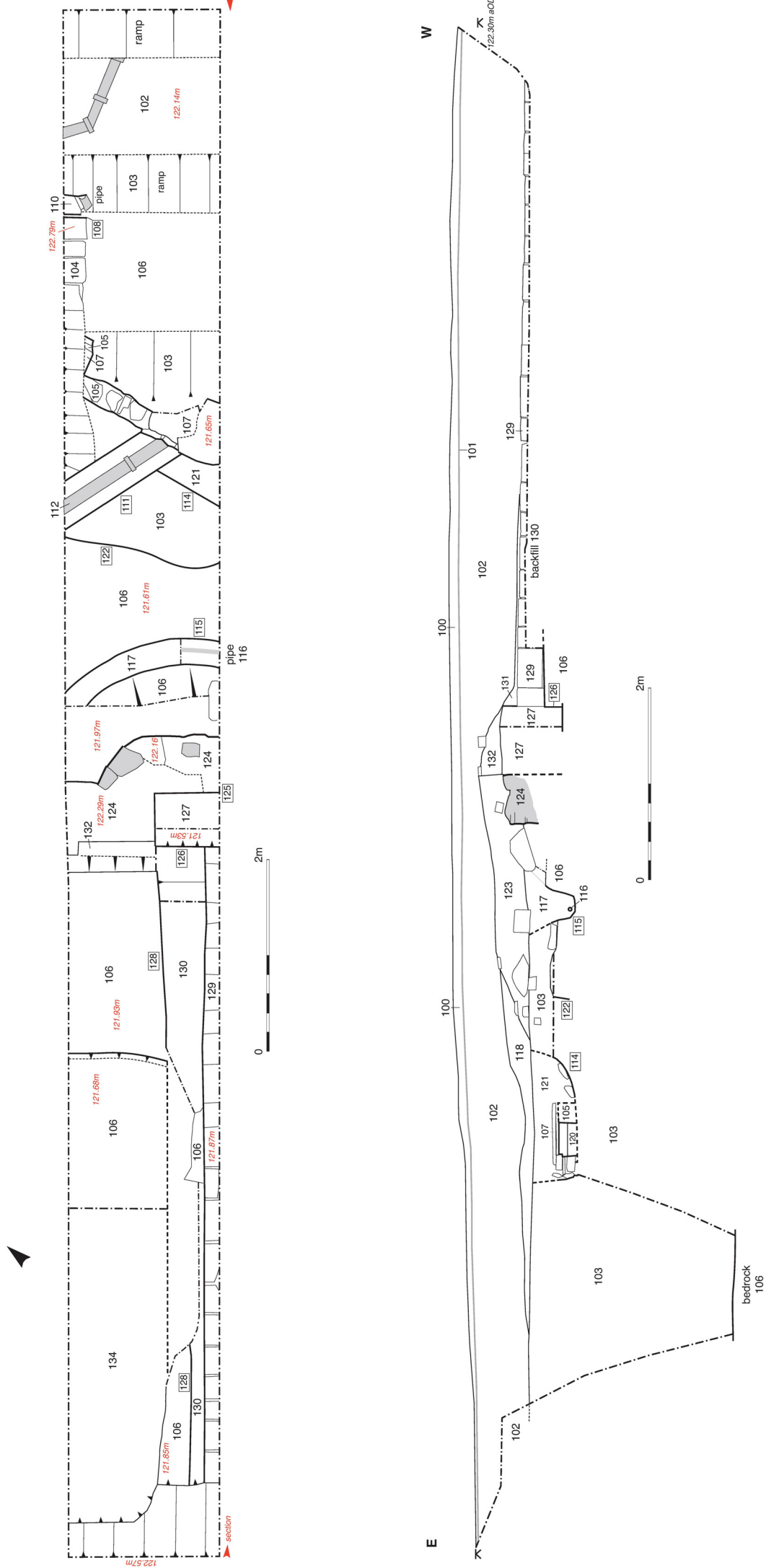


Fig.7 Plan and section of Trench 1, scale 1:40

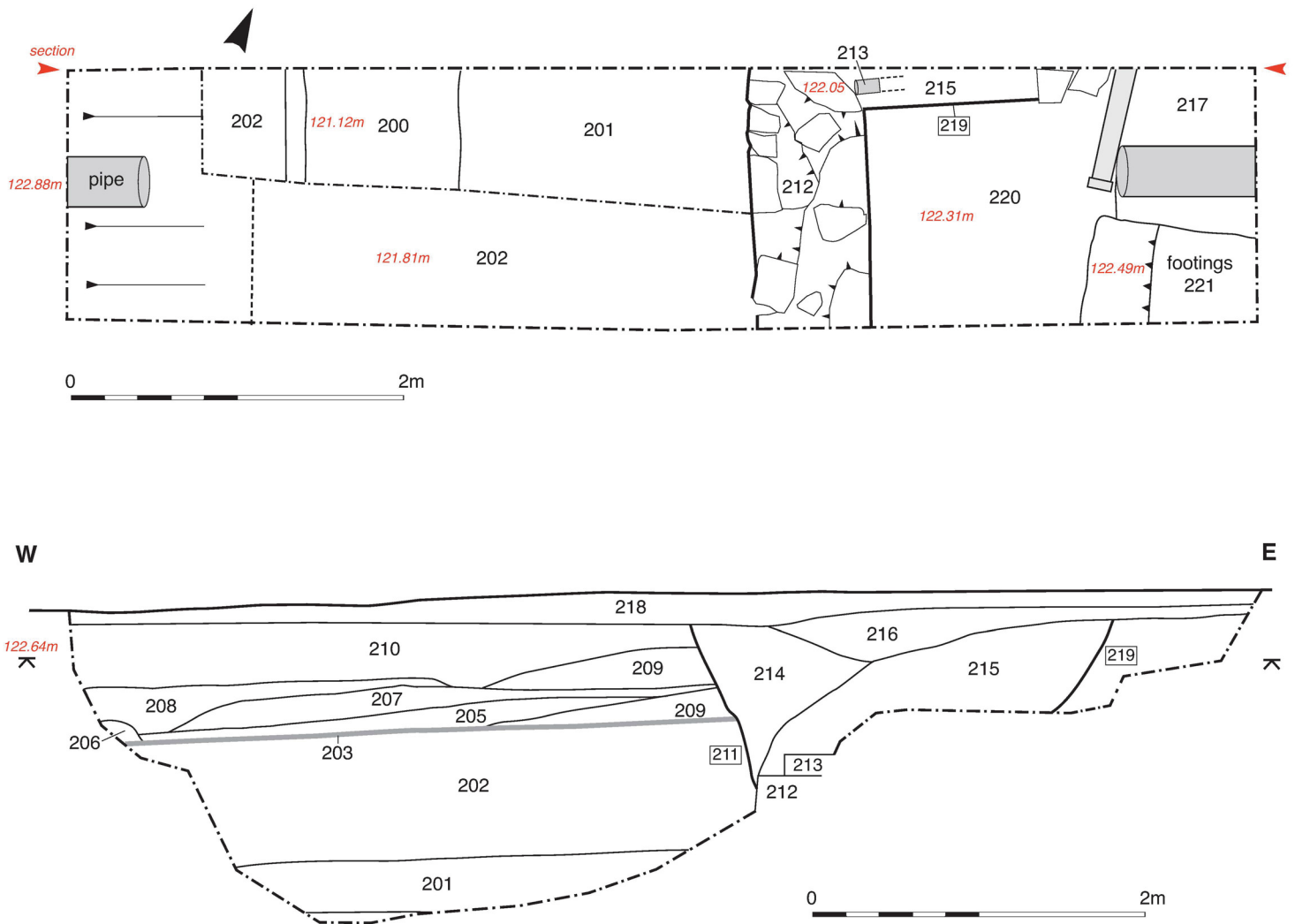


Fig.8 Plan and section of Trench 2, scale 1 :40



Plate 1 West elevation of Newland House, looking east



Plate 2 South elevation of Newland House, looking north



Plate 3 East elevation of Newland House, looking south-west



Plate 4 South elevation of the north wing of Newland House, looking north



Plate 5 East and north elevations of Newland House, looking south-west



Plate 6 North elevation of Newland House, looking south-west



Plate 7
18th-century
inserted doorway
in west elevation,
looking east



Plate 8
Blocked window opening
in north elevation,
looking south



Plate 9
Light-well and access to cellar on south side of the house, looking north



Plate 10
Top of the south elevation chimney stack,
looking south-east



Plate 11
South face of the large chimney stack in the centre of the southern
portion of the house, looking north-east



Plate 12
North face of the large chimney stack in the centre of the southern
portion of the house, looking south-west



Plate 13 View of five chimney stacks, looking south-west



Plate 14 Inserted 20th-century first floor doorway, looking north



Plate 15 North-west corner of the house looking down into the kitchen, looking north-west



Plate 16 Central bay area, looking west



Plate 17 Principal room in south-west corner of house, looking south



Plate 18 19th-century brick fireplace and arched doorway, looking north-east



Plate 19 19th-century brick fireplace supported by one girder and one iron plate, looking south-east



Plate 20 South wall, looking south-east, showing nails for keying plaster



Plate 21 Partially demolished south elevation of the house, looking south-east



Plate 22 Demolition of central part of the house, looking north-east



Plate 23 Original north wall, which became the central dividing wall following construction of the north wing, looking north-east



Plate 24 Partially demolished east-west dividing wall of the north wing, looking east



Plate 25 Partially demolished north-south dividing wall of the north wing, looking north



Plate 26 Buff lime mortar in north-south dividing wall of the north wing, looking north



Plate 27 Wall 104 in Trench 1, looking north



Plate 28 Drains 105 and 107 in Trench 1, looking south



Plate 29 Drain 105 and later capping 107 in Trench 1, looking north



Plate 30 Lead water pipe 116 in Trench 1, looking south



Plate 31 Sandstone wall 124 in Trench 1, looking south



Plate 32 Sandstone blocks 129 in Trench 1, looking south



Plate 33
Sandstone blocks
129 in Trench 1,
looking south-east



Plate 34 North section of Trench 2, west end, looking north



Plate 35 North section of Trench 2, east end, looking north



Plate 36
Base of Trench 2,
looking east



Plate 37 Sandstone wall 212 in Trench 2, looking north



Plate 38 Base of Trench 3, looking south



Plate 39 East section of Trench 3, looking east