

**Land at Chepstow  
Road, Raglan,  
Monmouthshire**

**Historic Environment  
Desk Based  
Assessment**

Client: MONMOUTHSHIRE COUNTY  
COUNCIL

AB Heritage Project No:60099

Date:08/03/2018

## Land at Chepstow Road, Raglan, Monmouthshire Historic Environment Desk Based Assessment

<b>Client</b>	<b>Monmouthshire County Council</b>
<b>Project Number</b>	<b>60099</b>
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## CONTENTS

1.	Introduction.....	1
1.1	Project Background .....	1
1.2	Site Location & Description.....	1
1.3	Geology & Topography.....	1
1.4	Proposed Development .....	1
2.	Aims & Methodology .....	2
2.2	Aims of Works .....	2
2.3	Consultation & Study Area.....	3
2.4	Methodology of Works.....	3
2.5	Impact Assessment Criteria.....	5
2.6	Limitations .....	6
3.	Planning & Legislative Framework .....	7
3.1	Introduction.....	7
3.2	Statutory Protection for Heritage Assets.....	7
3.3	National Planning Policy.....	7
3.4	Monmouthshire County Council Adopted Local Development Plan (LDP) 2014 .....	10
4.	Cultural Heritage Resource Baseline .....	11
4.1	Known Cultural Heritage Assets.....	11
4.2	Previous Works in the Study Area .....	11
4.3	Archaeology & History Background .....	11
4.4	Site Visit.....	14
5.	Cultural Heritage Potential & Mitigation .....	16
5.1	Known Cultural Heritage Resource .....	16
5.2	Past Impact Within the Site Boundary .....	16
5.3	Potential Archaeological Resource.....	16
5.4	Outline Impact Assessment.....	16
5.5	Outline Recommendations .....	17
6.	References.....	18
6.1	Documentary & Cartographic Sources .....	18
6.2	Online Sources .....	18

## APPENDICES

Appendix 1	Cultural Heritage Gazetteer .....	20
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## **FIGURES**

Figure 1. Site Location

## **PLATES**

Plate 1. OS Map (Monmouthshire sheet XIII) 1881

Plate 2. LiDAR

## **PHOTOS**

Photo 1. Looking south showing platform possibly associated with the mill

Photo 2. Looking south from north boundary towards The Brooks

## **1. INTRODUCTION**

### **1.1 Project Background**

- 1.1.1 AB Heritage Limited (hereafter AB Heritage) has been commissioned by Monmouthshire County Council (hereafter Monmouthshire CC) to produce a Historic Environment Desk Based Assessment covering a proposed development at land at Chepstow Road, Raglan, Monmouthshire.
- 1.1.2 The proposed development site is part of an allocation within the Monmouthshire Local Plan.
- 1.1.3 This report includes a description of the baseline conditions; an examination of readily available documentary, cartographic and known archaeological evidence; and identifies any known and potential cultural heritage receptor(s) within the application site and its surrounding area.
- 1.1.4 This report comprises an overview of the potential for heritage and archaeological issues which may affect the ultimate design of the development and as such should be used to guide the design process. A subsequent Heritage Impact Assessment will be undertaken, when the design reaches Masterplan stage.

### **1.2 Site Location & Description**

- 1.2.1 Centred on National Grid Reference (NGR) SO 413 073, the proposed development site is situated on the southern edge of the village of Raglan, immediately to the west of Chepstow Road and Brooks Farm. The site covers an area of 2.18 hectares (ha) (Alder King, 2017).
- 1.2.2 Streets of modern residential development bound the site to the west and north. A stream, the Wilcae, runs along the southern boundary. Chepstow Road and the farmstead of Brooks Farm bound the site to the east, with agricultural land beyond to the east. Agricultural land also spreads to the south, beyond the Wilcae. The historic core of the village is located c. 400m to the north and east of the modern development adjacent to the site.

### **1.3 Geology & Topography**

- 1.3.1 The underlying geology across the site comprises Raglan Mudstone Formation - Siltstone and Mudstone interbedded, overlain with Alluvium - Clay, Silt, Sand and Gravel (BGS, 2017).
- 1.3.2 The site lies at approximately 39m above OD and is relatively flat (undulating no more than 1m higher or lower across the site).

### **1.4 Proposed Development**

- 1.4.1 The site has been allocated within the Monmouthshire CC Local Plan as a residential development site for forty-five new homes of standard form and height (Alder King, 2017). However, a masterplan for the development, is not currently available.

## 2. AIMS & METHODOLOGY

2.1.1 Early consultation on the results of cultural heritage research and consideration of the implications of proposed development are the key to informing reasonable planning decisions.

2.1.2 The aim of this report is to facilitate such a process by understanding the historical development of the application site and the likely impact upon any surviving archaeological resource or historic building resulting from the proposed development, devising appropriate mitigation responses where necessary.

### 2.2 Aims of Works

2.2.1 The assessment has been carried out, with regard to the collation of baseline information, in line with the Chartered Institute for Archaeologists' Standard and Guidance for Historic Environment Desk Based Assessment (January 2017).

2.2.2 This assessment includes relevant information contained in various statutory requirements, national, regional and local planning policies and professional good practice guidance, including:

- Ancient Monuments and Archaeological Areas Act, 1979;
- Planning (Listed Buildings and Conservation Areas) Act, 1990;
- Technical Advice Note (TAN) 24: The Historic Environment (2017) and
- Planning Policy Wales, 8th Edition, 2016

2.2.3 The GGAT Historic Environment Record is the primary source of information concerning the current state of archaeological and architectural knowledge in this area. The HER Commercial dataset search reference number for this project is 5609. For reporting purposes, the HER information from within the Study Area has been re-numbered with AB numbers, which can be viewed in Appendix 1. The information contained within this database was supported by examination of data from a wide range of other sources, principally:

- Archwilio: The Historic Environment Records of the Welsh Archaeological Trusts ([www.archwilio.org.uk](http://www.archwilio.org.uk));
- Royal Commission on the Ancient and Historical Monuments of Wales National Monuments Record (RCAHMW NMR);
- A site-walk over was undertaken on the 21<sup>st</sup> August 2017;
- A visit to the Swansea HER on 21<sup>st</sup> August 2017;
- Additional relevant documentary and online historic sources;

2.2.4 Information from these sources was used to understand:

- Information on statutory and non-statutory designated sites;
- Information on heritage assets recorded on the HER;

- Readily accessible information on the site's history from readily available historic maps and photographs held at the Gwent Archives;
- Any information on the site contained in published and unpublished archaeological and historical sources, including any previous investigations undertaken within the study area;
- A greater understanding of key cultural heritage issues of the site and surrounding area, developed through the onsite walkover, including information on areas of past truncation within the site boundary;
- The impact of proposed development on the known and potential cultural heritage resource, resulting in the formulation of a mitigation strategy, where required, which appropriately targets any future works to those required to gain planning consent.

2.2.5 The general principles of the following staged process, outlined in *Setting of Historic Assets in Wales* (2017), will be used when assessing the impact of a proposed change or development within the setting of historic assets:

Stage 1: Identify the historic assets that might be affected by a proposed change or development;

Stage 2: Define and analyse the settings to understand how they contribute to the significance of the historic assets and, in particular, the ways in which the assets are understood, appreciated and experienced;

Stage 3: Evaluate the potential impact of a proposed change or development on that significance and

Stage 4: If necessary, consider options to mitigate or improve the potential impact of a proposed change or development on that significance.

## **2.3 Consultation & Study Area**

2.3.1 The Gwent & Glamorgan Archaeological Trust (GGAT) was approached by Kerry Kerr-Peterson (Senior Heritage Consultant, AB Heritage) on the 24<sup>th</sup> July 2017 for advice regarding an appropriate study area for the report.

2.3.2 Claudine Garrard (Archaeological Planning Officer, GGAT) advised a search area of 1.5km for non-designated assets and that designated heritage assets within 5km, should be taken into account.

## **2.4 Methodology of Works**

2.4.1 This desk based assessment contains a record of the known heritage resource of the area. It also assesses the potential cultural heritage resource of the site, using the following scale:

- No Potential - Clear evidence of past impacts / site sterilisation
- Low - Very unlikely to be encountered on site
- Medium - Features may occur / be encountered on site
- High - Remains almost certain to survive on site

2.4.2 In relation to buried archaeological remains, where a site is known, or there is a medium or above potential for archaeology to survive, full impact assessment will be undertaken.

2.4.3 There is currently no standard adopted statutory or government guidance for assessing the importance of an archaeological feature and this is instead judged upon factors such as statutory and non-statutory designations, architectural, archaeological or historical significance, and the contribution to local research agendas. Considering these criteria each identified feature can be assigned to a level of importance in accordance with a five-point scale (Table 1, below).

**Table 1: Assessing the Importance of a Cultural Heritage Site**

SCALE OF SITE IMPORTANCE	
<b>NATIONAL</b>	The highest status of site, e.g. Scheduled Monuments (or undesignated assets of schedulable quality and importance). Grade I and Grade II* Listed Buildings. Other listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade. Conservation Areas containing very important buildings. Undesignated structures of clear national importance. Extremely well preserved historic landscape, whether inscribed or not, with exceptional coherence, time depth, or other critical factor(s).
<b>REGIONAL</b>	Grade II Listed Buildings or other designated or undesignated archaeological sites (in addition to those listed above), or assets of a reasonably defined extent and significance, or reasonable evidence of occupation / settlement, ritual, industrial activity etc. Examples may include areas containing buildings that contribute significantly to its historic character, burial sites, deserted medieval villages, Roman roads and dense scatter of finds.
<b>LOCAL</b>	Evidence of human activity more limited in historic value than the examples above, or compromised by poor preservation and/or survival of context associations, though which still have the potential to contribute to local research objectives. Examples include sites such as 'locally designated' buildings or undesignated structures / buildings of limited historic merit, out-of-situ archaeological findspots / ephemeral archaeological evidence and historic field systems and boundaries etc.
<b>NEGLIGIBLE</b>	Assets with very little or no surviving archaeological interest. Examples include destroyed antiquities, structures of almost no architectural / historic merit, buildings of an intrusive character or relatively modern / common landscape features such as quarries, drains and ponds etc.
<b>UNKNOWN</b>	Insufficient information exists to assess the importance of a feature (e.g. unidentified features on aerial photographs).

2.4.4 The importance of already identified cultural heritage resources is determined by reference to existing designations. Where classification of a receptor's value covered a range of the above possibilities or for previously unidentified features where no designation has been assigned, the value of the receptor was based on professional knowledge and judgement.



2.4.5 For some types of finds or remains there is no consistent value and the importance may vary, for example Grade II Listed Buildings and Conservation Areas. For this reason, adjustments are occasionally made, where appropriate, based on professional judgement.

## 2.5 Impact Assessment Criteria

2.5.1 The magnitude of impact upon the archaeological and heritage resource, which can be considered in terms of direct and indirect impacts, is determined by identifying the level of effect from the proposed development upon the baseline conditions of the site and the cultural heritage resource identified. The criteria for assessing the magnitude of impact are set out in Table 2 (below).

2.5.2 In certain cases it is not possible to confirm the magnitude of impact upon a cultural heritage resource, especially where anticipated buried deposits exist. Where possible a professional judgement as to the scale of such impacts is applied to enable the likely 'Significance of Effects' to be established; however, a magnitude level of 'uncertain' is included for situations where it is simply not appropriate to make such a judgement at this stage of works.

**Table 2: Criteria for Determining Magnitude of Impact**

IMPACT LEVEL	DEFINITION
HIGH	Changes to most or all of the key archaeological or key heritage baseline elements, or comprehensive changes to the setting of such key features that lead to total or almost complete alteration of a features physical structure, dramatic visual alteration to the setting of a heritage asset, or almost comprehensive variation to aspects such as noise, access, or visual amenity of the historic landscape.
MEDIUM	Changes to many key archaeological materials/historic elements, or their setting, such that the baseline resource is clearly modified. This includes considerable visual change to many key aspects of the historic landscape, noticeable differences in noise or sound quality, and considerable changes to use or access changes to key historic landscape elements
LOW	Detectable impacts which alter the baseline condition of an archaeological or heritage receptor to a slight degree – e.g. a small proportion of the surviving heritage resource is altered; slight alterations to the setting or structure, or limited changes to aspects such as noise levels, use or access that results in limited changes to historic landscape character.
NEGLIGIBLE	Barely distinguishable change from baseline conditions, where there would be very little appreciable effect on a known site, possibly because of distance from the development, method of construction or landscape or ecological planting, that are thought to have no long-term effect on the historic value of a resource.
UNCERTAIN	Extent / nature of the resource is unknown and the magnitude of change cannot be ascertained.

2.5.3 The overall Significance of Effects from the proposed development upon the Cultural Heritage Resource is determined by correlating the magnitude of Impact against value of the Cultural Heritage resource. Table 3 highlights the criteria for assessing the overall Significance of Effects. Where effects are moderate or above these are classified as significant.

**Table 3: Significance of Effects**

IMPORTANCE	MAGNITUDE			
	HIGH	MED	LOW	NEG
NATIONAL	Severe	Major	Mod	Minor
REGIONAL	Major	Mod	Minor	Not Sig.
LOCAL	Mod	Minor	Minor	Not Sig.
NEGLIGIBLE	Minor	Not Sig.	Not Sig.	Nt.

**Not Sig. = Not Significant; Nt. = Neutral; Mod = Moderate**

## 2.6 Limitations

- 2.6.1 It should be noted that the report has been prepared under the express instruction and solely for the use of Monmouthshire County Council, and any associated parties they elect to share this information with. Measurements and distances referred to in the report should be taken as approximations only and should not be used for detailed design purposes.
- 2.6.2 All the work carried out in this report is based upon the professional knowledge and understanding of AB Heritage on current (August 2017) and relevant United Kingdom standards and codes, technology and legislation. Changes in these areas may occur in the future and cause changes to the conclusions, advice, recommendations or design given. AB Heritage does not accept responsibility for advising the client's or associated parties of the facts or implications of any such changes in the future.
- 2.6.3 This report has been prepared utilising factual information obtained from third party sources. AB Heritage takes no responsibility for the accuracy of such information. It should also be noted that this report represents an early stage of a phased approach to assessing the archaeological and cultural heritage resource of the application site to allow the development of an appropriate mitigation strategy, should this be required. It does not comprise mitigation of impacts in itself.
- 2.6.4 At the time of writing (August 2017), a proposed development masterplan, was not available. A detailed impact assessment will be undertaken at a later date, when a masterplan has been created.

### **3. PLANNING & LEGISLATIVE FRAMEWORK**

#### **3.1 Introduction**

- 3.1.1 The following section highlights the key planning and legislative framework relevant to this project, including legislative framework, national planning policy and relevant sector guidance.

#### **3.2 Statutory Protection for Heritage Assets**

- 3.2.1 Current legislation, in the form of the Ancient Monuments and Archaeological Areas Act 1979, provides for the legal protection of important and well-preserved archaeological sites and monuments through their addition to a list, or 'schedule' of archaeological monuments by the Secretary of State for Culture, Media and Sport. This necessitates the granting of formal Scheduled Monument Consent for any work undertaken within the designated area of a Scheduled Ancient Monument.
- 3.2.2 Likewise, structures are afforded legal protection in the form of their addition to 'lists' of buildings of special architectural or historical interest. The listing of buildings is carried out by the Department of Culture, Media and Sport under the Planning (Listed Buildings and Conservation Areas) Act, 1990. The main purpose of the legislation is to protect buildings and their surroundings from changes that would materially alter the special historic or architectural value of the building or its setting. This necessitates the granting of formal Listed Building Consent for all works undertaken to or within the designated curtilage of a Listed Building. This legislation also allows for the creation and protection of Conservation Areas by local planning authorities to protect areas and groupings of historical significance.
- 3.2.3 The categories of assets with some form of legal protection have been extended in recent years, and now include Registered Parks and Gardens, and Historic Battlefields. While designation as a UNESCO World Heritage Site is not a statutory designation under English planning law, such a designation is regarded as a material consideration in planning decisions, and World Heritage Sites are in practice protected from development that could affect any aspect of their significance including settings within the Site and a buffer zone around it.

#### **3.3 National Planning Policy**

- 3.3.1 Planning Policy Wales 8<sup>th</sup> Edition, adopted in January 2016, and Technical Advice Note (TAN) 24: The Historic Environment, adopted in May 2017, together set out the national framework for the management of the wider historic environment and guidance on how the planning system considers the historic environment during development plan preparation and decision making on planning and listed building applications.

##### **Planning Policy Wales (PPW), 8th Edition, 2016 - Chapter 6: Conserving the Historic Environment**

- 3.3.2 Paragraph 6.5.1 states that 'the desirability of preserving an ancient monument and its setting is a material consideration in determining a planning application, whether that monument is scheduled or unscheduled. Where nationally important archaeological remains, whether scheduled or not, and their settings are likely to be affected by proposed development, there

should be a presumption in favour of their physical preservation in situ. In cases involving lesser archaeological remains, local planning authorities will need to weigh the relative importance of archaeology against other factors, including the need for the proposed development'.

- 3.3.3 In relation to Listed Buildings, paragraph 6.5.9 states that 'where a development proposal affects a listed building or its setting, the primary material consideration is the statutory requirement to have special regard to the desirability of preserving the building, or its setting, or any features of special architectural or historic interest which it possesses'.
- 3.3.4 In regard to Conservation Areas, 'should any proposed development conflict with the objective of preserving or enhancing the character or appearance of a conservation area, or its setting, there will be a strong presumption against the grant of planning permission'.
- 3.3.5 Paragraph 6.5.25 relates to Historic Parks & Gardens: 'local planning authorities should protect parks and gardens and their settings included in the first part of the 'Register of Landscapes, Parks and Gardens of Special Historic Interest in Wales'.
- 3.3.6 'The needs of archaeology and development can be reconciled, and potential conflict very much reduced, if developers discuss their proposals for development with the local planning authority at an early stage. Archaeological assessments commissioned by developers can help to provide information on the archaeological sensitivity of a site before submitting a planning application. If important remains are thought to exist at a development site, the planning authority should request the prospective developer to arrange for an archaeological field evaluation to be carried out before any decision on the planning application is taken. The results of any assessment and/or field evaluation should be provided as part of a planning application'.

#### **Technical Advice Note (TAN) 24: The Historic Environment**

- 3.3.7 The purpose of the TAN is to provide guidance on how the planning system considers the historic environment during development plan preparation and decision making on planning and Listed Building (LBC) applications. This TAN provides specific guidance on how the following aspects of the historic environment should be considered:
- World Heritage Sites
  - Scheduled monuments
  - Archaeological remains
  - Listed buildings
  - Conservation areas
  - Historic parks and gardens
  - Historic landscapes
  - Historic assets of special local interest
- 3.3.8 The following relevant aspects which are covered in detail include:

### **Archaeological Remains**

- 3.3.9 The conservation of archaeological remains is a material consideration in determining a planning application. When considering development proposals that affect scheduled monuments or other nationally important archaeological remains, there should be a presumption in favour of their physical preservation in situ. In cases involving less significant archaeological remains, local planning authorities will need to weigh the relative importance of the archaeological remains and their settings against other factors, including the need for the proposed development (TAN 24, 2017).
- 3.3.10 Where development might reveal, disturb or destroy archaeological remains, including palaeoenvironmental evidence, it is important that the opportunities to record archaeological evidence are taken and that archaeological remains are not needlessly destroyed. The ability to record such evidence should not be a factor in deciding whether controlled removal should be permitted.
- 3.3.11 When considering planning applications that affect known or potential archaeological remains, the local planning authority should consult with their archaeological advisor, about the impact, including the potential scale and harm, of the development on archaeological remains, and/or the adequacy of the mitigation of what has been proposed. These two factors are material considerations in determining the planning application. Where a planning application directly affects a scheduled monument and its setting then the local planning authority is required to consult the Welsh Ministers through Cadw.
- 3.3.12 The case for the preservation of archaeological remains that are not considered to meet the criteria for national importance, must be assessed on the individual merits of each case. The local planning authority must take into account relevant policies and material considerations, and will need to weigh the significance of the remains against the benefits of and need for the proposed development.

### **Conservation Principles for the Sustainable Management of the Historic Environment in Wales 2011**

- 3.3.13 This document provides the basis upon which Cadw discharges certain statutory duties on behalf of the Welsh Ministers. Conservation Principles should be used by others (including owners, developers and other public bodies) to assess the potential impacts of a development proposal on the significance of any historic asset/assets and to assist in decision making where the historic environment is affected by the planning process.
- 3.3.14 There are six principles.
1. Historic assets will be managed to sustain their values.
  2. Understanding the significance of historic assets is vital.
  3. The historic environment is a shared resource.
  4. Everyone will be able to participate in sustaining the historic environment.
  5. Decisions about change must be reasonable, transparent and consistent.
  6. Documenting and learning from decisions is essential.

### **3.4 Monmouthshire County Council Adopted Local Development Plan (LDP) 2014**

3.4.1 The LDP sets out the Council's vision and objectives for the development and use of land in Monmouthshire, together with the policies and proposals to implement them over a 10-year period to 2021. The following policies are relevant to this scheme:

#### **Policy S17 – Place Making and Design**

3.4.2 Development shall contribute to creating high quality, attractive and sustainable places. All development proposals must include and promote high quality, sustainable inclusive design which respects local distinctiveness, respects the character of the site and its surrounding in order to protect and enhance the natural, historic and built environments and to create attractive, safe and accessible places.

3.4.3 In relation to Listed Buildings, Conservation Area, Scheduled Ancient Monuments & Archaeological Remains, the LDP refers to Chapter 6 of the PPW, Circular 61/96 Planning and the Historic Environment: Historic Buildings and Conservation Areas & Circular 60/96 Planning and the Historic Environment: Archaeology, the latter two of which have been superseded by the TAN.

## 4. CULTURAL HERITAGE RESOURCE BASELINE

### 4.1 Known Cultural Heritage Assets

#### Within the Proposed Development Site

- 4.1.1 The northern part of the site is covered by the Historic Landscape Aspect Area of Raglan [AB 47], which is characterised by the small historic settlement of Raglan and the castle. The southern part of the site is covered by the Historic Landscape Aspect Area of Modern Raglan [AB 48]. This is characterised by late 20<sup>th</sup> century housing development to the south, east and west of the historic core of Raglan.

#### Within the Study Area

### 4.2 Previous Works in the Study Area

- 4.2.1 There are five recorded archaeological events within the study area. Work within Raglan Castle, carried out in advance of a new visitor centre [AB 5] revealed a stone fireplace and other 17<sup>th</sup> century remains. Work at the castle fishponds in 1958 [AB 1] revealed retaining walls when the ponds were drained. Raglan Castle is c. 900m north of the application site.
- 4.2.2 A watching brief carried out at Trostrey House, High Street [AB 2] c. 335m north west of the application site, revealed evidence dating from the medieval period through to the 20<sup>th</sup> century.
- 4.2.3 A watching brief carried out at Prince Charles Road [AB 3] c.400m west of the application site revealed a series of terraces of likely post medieval date.
- 4.2.4 Watching brief during work at the Raglan Paper Shop on High street c.275m north west of the application site revealed evidence from the 19<sup>th</sup> century [AB 4].

### 4.3 Archaeology & History Background

#### The Prehistoric Period (c. 500, 000 BC – AD 43) & The Roman Period (c. AD 43 – AD 410)

- 4.3.1 Known activity from the Prehistoric & Roman periods is sparse within the surrounding area. The route of the Roman road from Monmouth to Usk has been suggested to run from Dingestow, south-west through Raglan and to continue to the south-west onto Usk, although this has yet to be proven (GGAT, 2004).
- 4.3.2 The closest known evidence for Prehistoric activity is a findspot of a palstave [AB 6], found c. 450m south west of the application site on the outskirts of Raglan.
- 4.3.3 The closest known Roman evidence is the findspot of a Roman mirror (GGAT PRN 01320g), found c. 5km to the north-west of the site.

#### The Medieval Period (AD 410 – AD 1536)

- 4.3.4 The early history of Raglan is uncertain. The name is Welsh in origin but the meaning is also uncertain, possible deriving from *Rhaglaw*, meaning 'seat of the chief' or *Rhagland*, from the words 'fore' and 'bank', possibly suggesting an early fortification in the area. The parish church St Cadoc [AB 8], located c. 185m to the north of the site, probably has 12<sup>th</sup> century

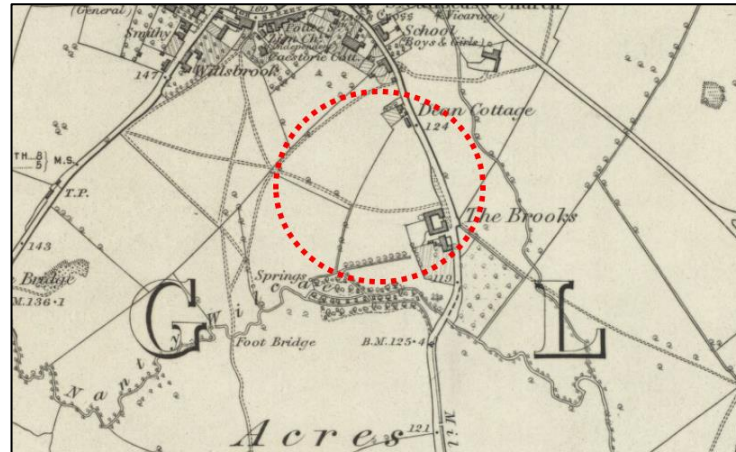
origins, but the dedication to the Anglo - Saxon St Cadoc, suggests a possible pre-Norman settlement at Raglan (Monmouthshire CC, 2015).

- 4.3.5 Following the Norman Conquest of 1066, Raglan came under the control of William Fitz Osbern, Earl of Hereford, who probably built a Motte & Bailey castle in the vicinity of the present 15<sup>th</sup> century castle **[AB 9]**, c. 800m to the north of the site. This replaced a Medieval manor house on the same site.
- 4.3.6 By the 14<sup>th</sup> century, Raglan had developed into a town, focused around Castle Street and High Street. However, the town does not appear to have planned Borough origins. A market was granted in the 15<sup>th</sup> century, which was held in the High Street, c. 250m to the north-west of the site.
- 4.3.7 The farm at The Brooks **[AB 25]**, located immediately to the east of the site, was part of the Raglan Castle estate from the 15<sup>th</sup> century, into the Post-Medieval period.
- 4.3.8 Details shown on Plate 2 show clearly that the site had been under plough at some point during the medieval period. The land north of Brooks farm clearly exhibits details showing the ploughing ridges and furrows which are enclosed by a clear furlong boundary. This evidence of medieval cultivation could be investigated to produce an understanding of the expansion of the village and its encroachment on to land formerly utilised by the Castle estate.

*The Post - Medieval Period (AD 1537 – AD 1900)*

- 4.3.9 The castle and gardens at Raglan were remodelled during the mid – 16<sup>th</sup> century. However, the castle, which was held for the King during the English Civil War, was besieged and subsequently ruined by the Parliamentarian forces.
- 4.3.10 Most of the buildings and structures within the village appear to date to the Post-Medieval period, predominantly the 18<sup>th</sup> & 19<sup>th</sup> centuries, including the Pontleeke bridge **[AB 37]**, located c. 40m to the south-east of the site, was in existence by 1680, although is likely to have earlier origins and the farmhouse at The Brooks **[AB 25]**.
- 4.3.11 The earliest available map of the area is a tithe map dated to the mid-19<sup>th</sup> century, held by the British Library. It shows that most of the application site was under pasture and known as Brook Meadow. Adjacent to this was a parcel of land (unnamed) but described as a pastured brake – presumably for shooting. The key thing shown on this map is the location of a mill race and a mill c.160m south of The Brooks.
- 4.3.12 The 19<sup>th</sup> century saw the regeneration and expansion of the village, with the construction of Monmouth Road in c. 1800 and the expansion along Usk Road to the south-west, Chepstow Road to the south and Monmouth Road to the east, during the 19<sup>th</sup> century. The Coleford, Monmouth, Usk and Pontypool Railway opened a station at Raglan in 1876 which was frequented a steady stream of tourists who visited the castle.
- 4.3.13 The OS map of 1881 (Monmouthshire Sheet XIII) (Plate 1), shows the site with Dean Cottage at the north end of the application site and The Brooks towards the south. The Mill **[AB 12]** is shown clearly on this map, being fed from a spring at the south-western part of the site, and feeding a millrace south The Brooks.





**Plate 1. OS 1881 (Monmouth Sheet XIII)**

*The Modern Period (AD 1801 – present)*

- 4.3.14 The re-routing of the main A40 road during the 20<sup>th</sup> century, resulted in the village being cut off from the castle. The mid – late 20<sup>th</sup> century saw further expansion of residential development beyond the historic core of the town.
- 4.3.15 Historic mapping shows very little change at the application area, beyond some slight expansion by addition of buildings The Brooks. The field south of the mill **[AB 12]** shown on Plate 1, is converted to a reservoir by 1952.
- 4.3.16 Plate 2, is an image created by LiDAR (Light Detection and Ranging) which shows the topography of the site in detail. This image shows clearly that the land north of The Brooks contains evidence of ridge and furrow ploughing, in common with many of the fields shown on the image. This ridge and furrow evidence is very difficult to see on the ground, and excavation may reveal the date of the ploughing and thus provide evidence for the expansion of the village.
- 4.3.17 The Lidar image also shows the position of the stream that fed the mill **[AB 12]**, along with a possible enclosure that may have housed some mill workings. The filled in millrace can be seen heading out of the site to join the existing stream.

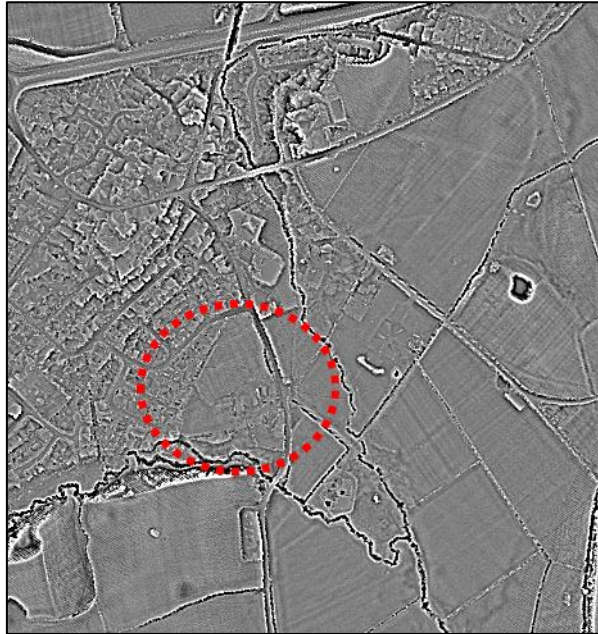


Plate 2. LiDAR Image

#### 4.4 Site Visit

- 4.4.1 A site visit was undertaken by Dan Bashford on the 21<sup>st</sup> August 2017. The purpose of this visit was to gain a greater understanding of the existing land use and past impacts within the current site limits, along with an appreciation for the potential survival of below ground archaeological deposits.
- 4.4.2 The site is currently under pasture. The land is of an open aspect and fairly level. Of the boundaries on the site, none appear to be of particularly significant heritage value apart from those on the southern side, which contain a number of mature trees indicating a long-lived boundary. There is a mature oak on the western boundary of the site that marks the separation point between the fields, and there are two or three young mature or semi-mature oaks on the north-east boundary along Chepstow Road.
- 4.4.3 The ridge and furrow shown clearly on the LiDAR image (Plate 2), was difficult to see on the ground – except for the very prominent furlong boundary, which the OS map of 1881 (Plate 1) depicts as a footpath or trackway.
- 4.4.4 The most interesting and significant feature on the site is the stream Nant y Wilcae. The OS map of 1881 (Plate 1) shows a split in the stream, which may have been sluice or weir controlled. The southernmost channel feeds a mill [AB 12] to the south, the northern one runs past the platform (Photo 1) showing as an earthwork on the ground and on the LiDAR, which in turn had a channel running past it to the north. As the site was covered by long grass and the mill features are completely silted and filled it was difficult to see exactly how much of the various components of the mill might still survive.



**Photo 1. Looking south showing platform possibly associated with the mill**



**Photo 2. Looking south from north boundary towards The Brooks**

## 5. CULTURAL HERITAGE POTENTIAL & MITIGATION

### 5.1 Known Cultural Heritage Resource

- 5.1.1 Whilst no previous archaeological activity has been carried out within the site boundaries, the site visit, historic mapping and LiDAR plots show that the site contains archaeological remains and ground level.
- 5.1.2 The earliest of the known remains are those represented by the ridge and furrow earthworks and the enclosing furlong boundary, that cover the northern part of the site.
- 5.1.3 To the south of the ridge and furrow, across the field boundary shown on Plate 1, there is significant evidence of a water mill **[AB 12]** and its associated mill race channels and very possibly a weir or sluice system. This system of water management probably dates from the early post medieval period, but could potentially date from slightly earlier.

### 5.2 Past Impact Within the Site Boundary

- 5.2.1 The partial survival of the ridge and furrow earthworks in the northern part of the site, clearly shows where the post medieval and modern settlement of Raglan has encroached from the north and west. The degree to which these earthworks have become almost invisible on the ground (excepting the furlong boundary) would suggest that a substantial level of plough damage from modern deep ploughing has occurred on the site. This may well date from the interwar years, when marginal land was put to the plough to supply food during lean times.
- 5.2.2 It was probably during the period of ploughing that the features of the water mill were filled in. While these infilling actions have removed much of the ground level evidence, they may have served to protect surviving fabric and components beneath the soil.

### 5.3 Potential Archaeological Resource

- 5.3.1 There is thought to be a low potential for the survival of Prehistoric and Roman period archaeological remains on the site.
- 5.3.2 There is thought to be a high potential for the survival of medieval agricultural archaeological evidence on the site - specifically relating to the ridge and furrow remains so clearly shown on the LiDAR plot.
- 5.3.3 It is thought that there is a low potential for surviving evidence for late medieval remains associated with the known evidence of the mill **[AB 12]**.
- 5.3.4 It is thought that there is a high potential for the survival of features and remains of the post medieval water mill **[AB 12]**, its mill races, a possible building platform, and sluice gates or a weir.

### 5.4 Outline Impact Assessment

- 5.4.1 The evidence provided above from historic mapping, LiDAR and the site visit has shown that the site contains extensive archaeological remains. Although no constructional design details



are known at this stage, any invasive groundworks will have the potential to disturb archaeological remains.

## **5.5 Outline Recommendations**

- 5.5.1 It is recommended that a detailed topographic survey of the site be carried out prior to any groundworks. It is possible to assess the age and plough types from the shape of ridge and furrows on the ground, detailed topographical survey, coupled with the existing LiDAR data would allow for the form of the ridge and furrow evidence to be planned and analysed.
- 5.5.2 The topographical survey should include the detailed investigation and mapping of the filled in components of the mill and its associated features. Where necessary this could be accompanied by targeted excavation to elucidate the preservation, date and form of the mill. This should include the investigation of the platform, and the possible location of the sluice where the stream branches, and the possible location of a weir.
- 5.5.3 All recommendations are subject to the approval of the from the Local Planning Archaeologist.

## 6. REFERENCES

### 6.1 Documentary & Cartographic Sources

AB Heritage, 2017, Land at Chepstow Road, Raglan, Historic Environment Desk Based Assessment Project Design

Cambrian Archaeological Projects, 2001 Raglan Castle, Monmouthshire, Evaluation

Monmouthshire Archaeology, 2002 Land Adjacent to Paper Shop, Raglan

Monmouthshire Archaeology, 2005 Trostrey House Watching Brief

Monmouthshire Archaeology, 2012 Little Castle Farm, Pen -y- Parc Road

### 6.2 Online Sources

Ancient Monuments and Archaeological Areas Act 1979

<http://www.legislation.gov.uk/ukpga/1979/46/contents>

Archwilio: The Historic Environment Records of the Welsh Archaeological Trusts 2017

[www.archwilio.org.uk](http://www.archwilio.org.uk)

BGS (British Geological Society) 2017. Geology of Britain viewer

<http://mapapps.bgs.ac.uk/geologyofbritain/home.html>

Chartered Institute for Archaeologists Standard and Guidance for Historic Environment Desk Based Assessment [http://www.archaeologists.net/sites/default/files/node-files/CIfAS&GDBA\\_2.pdf](http://www.archaeologists.net/sites/default/files/node-files/CIfAS&GDBA_2.pdf)

Elevation Finder <http://www.freemaptools.com/elevation-finder.htm>

Grid Reference Finder 2017 <http://www.gridreferencefinder.com/>

Heritage Gateway <http://www.heritagegateway.org.uk/Gateway/Results.aspx>

Monmouthshire County Council Adopted Local Development Plan 2014

<http://www.monmouthshire.gov.uk/app/uploads/2017/05/Adopted-Local-Development-Plan-with-PDF-tags.pdf>

National Planning Policy Framework

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6077/2116950.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf)

Royal Commission on the Ancient and Historical Monuments of Wales National Monuments Record <http://www.rcahmw.gov.uk/HI/ENG/Home/>

Planning (Listed Buildings and Conservation Areas) Act, 1990

[http://www.legislation.gov.uk/ukpga/1990/9/pdfs/ukpga\\_19900009\\_en.pdf](http://www.legislation.gov.uk/ukpga/1990/9/pdfs/ukpga_19900009_en.pdf)

Planning Policy Wales Technical Advice Note 24: The Historic Environment (May 2017)

<http://gov.wales/docs/desh/policy/170531tan-24-the-historic-environment-en.pdf>

## **Appendices**

## Appendix 1 Cultural Heritage Gazetteer

This gazetteer incorporates all archaeological and historical sites identified on the GLAMORGAN-GWENT ARCHAEOLOGICAL TRUST'S HER, and other sources within the 1.5km study area.

### Abbreviations

NGR - National Grid Reference

CA – Conservation Area

LB (GV) – Listed Building (Grade)

HLC - Historic Landscape Character Area

SM - Scheduled Monument

APZ - Archaeological Priority Zone

AB No.	Period	Monument Tyoe	Description	Status	NGR	Reference No.
1	MEDIEVAL	EVENT	Fishponds, Raglan Castle. In 1819, fish ponds occupying twenty acres of land are reported. Later drained. 1958 - remains of two with strong retaining walls were recorded.		SO42510776	GGAT00798g
2	MEDIEVAL to MODERN	EVENT	Trostrey House, Raglan. An Archaeological Watching Brief carried out in 2005 during ground works for an extension, found pottery from the medieval to post-medieval period and pottery and finds dating up to the C20.		SO411407664	GGATE005344
3	POST MEDIEVAL	EVENT	Likely post-medieval terracing or a pond leat as a flood prevention measure was identified during a watching brief off Prince Charles Road, Raglan in 2000.		SO411073	GGATE002348
4	POST MEDIEVAL	EVENT	An evaluation of land adjacent to the Paper Shop, Raglan carried out in 2002 recorded the footings of a C19 cottage shown on the Tithe map of 1840.		SO4124707686	GGATE004729
5	POST MEDIEVAL and MODERN	EVENT	Several trench evaluations at Raglan Castle were undertaken between 2003 & 2006 for the construction of a new visitors centre. These revealed a fireplace and part of a C17 brick floor and a modern foundation.		SO4150708282	GGATE005151 & 2
6	PREHISTORIC	FINDSPOT	Bronze palstave found near Raglan.		SO4107	GGAT00835g



LAND AT CHEPSTOW ROAD, RAGLAN  
HISTORIC ENVIRONMENT DESK BASED ASSESSMENT

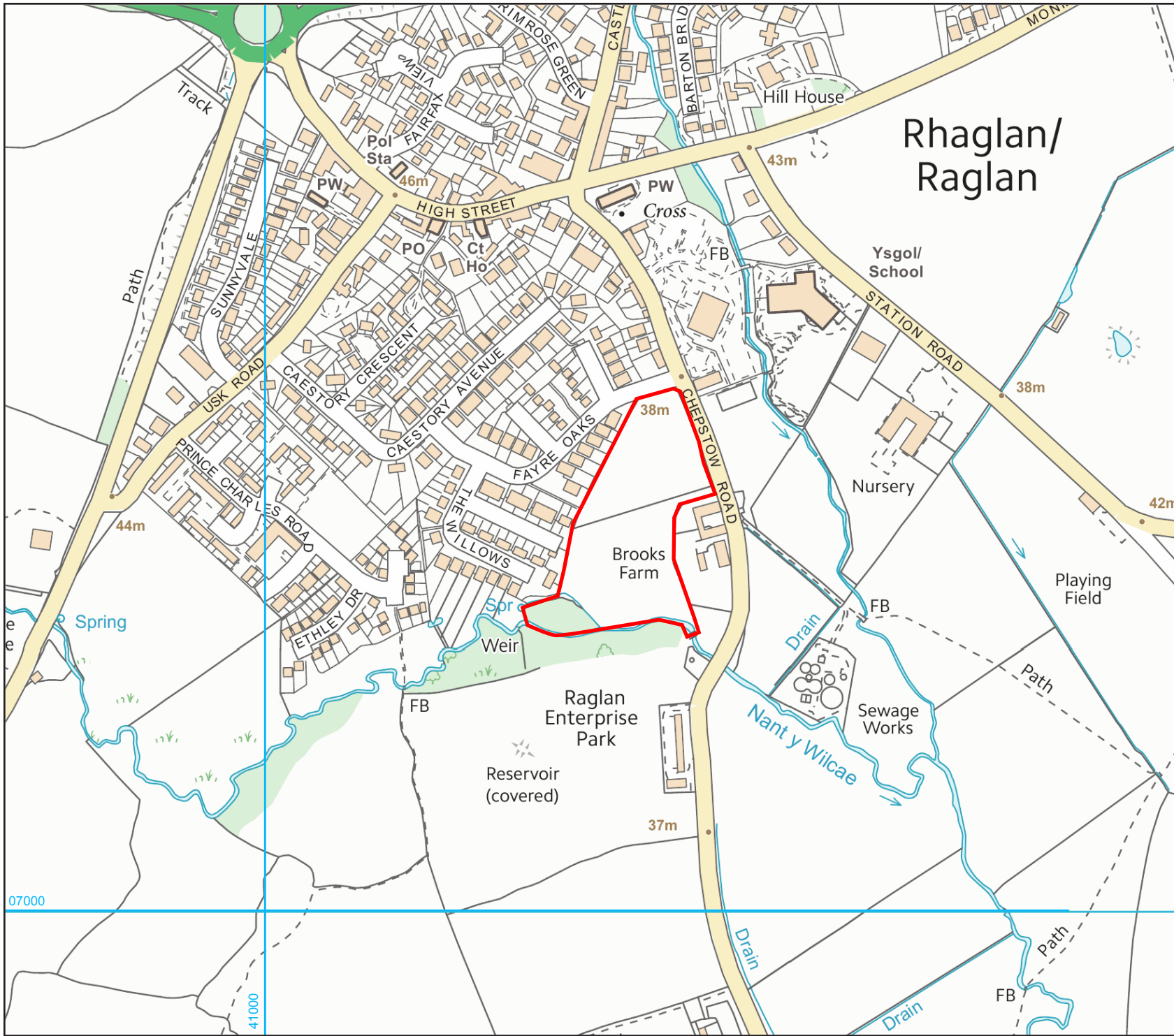
AB No.	Period	Monument Tyoe	Description	Status	NGR	Reference No.
7	MEDIEVAL	SETTLEMENT	Settlement of Raglan. Sited at the crossing of Roman road from Gloucester-Usk and Chepstow-Abergavenny, could suggest early settlement.		SO413077	GGAT04522g
8	MEDIEVAL	CHURCH	St Cadoc's Church & Churchyard. The first mention of Raglan church is c. 1100. Decorated, Perpendicular and Tudor architecture, and a major Victorian restoration in 1867-70.	<i>LB – GV II*</i>	SO41330768	GGAT00833g
9	MEDIEVAL	CASTLE	Raglan Castle is noted as one of the best-known masonry castles in Wales, and was probably not built before 1250. Large number of artefacts have been recorded, comprising medieval and post-medieval floor tiles, pottery, glass and metal objects including a medieval seal and post-medieval canon balls and moulds.	<i>SM &amp; LB GV I</i>	SO4143308324	GGAT00814g
10	MEDIEVAL	HORNWORK (RAGLAN CASTLE)	Forecourt Hornwork, Raglan Castle. From the earliest period of the castle the southern flank of the motte was protected by a hornwork. In the C16 the western half of the hornwork was made into a bowling green, revetted with stone walls added either side. Planted as an orchard during C18. Reverted to turf by 1819.		SO41430824	GGAT00816g
11	MEDIEVAL	COIN HOARD FINDSPOT	Coin hoard, Raglan. The Account of Raglan Castle 1913 reports that a labourer found a coin hoard at the Elizabethan Crown Inn, which he then sold. A remaining coin, picked up later, was identified as from time of King Edward III		SO41090768	GGAT00899g
12	MEDIEVAL	WATER MILL	Park Mill (Corn Mill) is depicted on the 1st edition OS map of 1882 as a small complex of buildings with a long mill race and pond to the NW. A water mill is shown at this location in the C14 and the mill of Raglan Castle is mentioned at this site and that it was pulled down in 1900.		SO41670664	GGAT00790g
13	MEDIEVAL	CROSS	Croes Kyrig (Doves Cross or White Cross) Base of C14 cross. Opposite Blue Broom house.		SO40390659	GGAT00793g
14	MEDIEVAL	CROSS	Croes Lwyd Cross, extant in C14. Cross shaft & head.	<i>SM</i>	SO4005306992	GGAT00794g
15	MEDIEVAL	WATER GARDEN (RAGLAN CASTLE)	The 'Great Poole' at Raglan Castle was first mentioned in 1465. It was likely commissioned by the 3rd Earl of Worcester and created by damming Barton Brook.		SO4129008342	GGAT11224G
16	MEDIEVAL	FISHPOND (RAGLAN CASTLE)	One of the many fish ponds recorded below Raglan Castle, to the W and SW which were first mentioned in 1465 and all destroyed after		SO41340813	GGAT00815g

AB No.	Period	Monument Tyoe	Description	Status	NGR	Reference No.
			the surrender of the castle in 1646. In 1957 they were recorded as dry and grass covered with the earthworks still visible.			
17	MEDIEVAL	RING FINDSPOT	Gold signet ring bearing the inscription "to yow feythfoull" dated c.a.1440-75 design is a lion passant on a bed of flowers.		SO41570772	GGAT06284g
18	MEDIEVAL	MILL	A site of a medieval fulling mill in Raglan which belonged to Tintern Abbey. At some time before 1397, the mill was leased for 20s a year. In 1397 the building was damaged and lacked a lessee. It was burnt during Glyndwr's rebellion (1400-1415).		SO4107	GGAT03802g
19	MEDIEVAL	CROSS	Raglan Churchyard Cross. Remains of medieval churchyard cross consist of steps and socket stone.	<i>SM &amp; LB - GV II</i>	SO4134107665	GGAT00900g
20	MEDIEVAL	EARTHWORK	Raglan Ridge and Furrow. S-shaped hedgerow and earthwork remains of medieval ridge and furrow. The remains are slight due to ploughing activities during both world wars and in 1978/79 they were under pasture. Cut through when the A40 was altered.		SO40350790	GGAT02133g
21	MEDIEVAL	HOUSE	Gwern-eiddig is recorded as a house extant 1724 and possibly incorporating the remains of a C14th building. In 1957 a large farmhouse of two wings with a modern slate roof and whitewashes stone walls which are splayed slightly at the footings which average 0.8m thick was recorded.		SO41110624	GGAT00786g
22	MEDIEVAL	POUND	Raglan Pound. In 1911 a recently demolished ancient pound was described. The pound is noted on the 1st edition OS map of 1882. The site of the former pound is now located in a modern garden off Primrose Green.		SO41290781	GGAT00846g
23	MEDIEVAL	CHURCHYARD	The churchyard is now rectilinear, but on the tithe map of 1843 it is shown as polygonal, possibly originally circular; it slopes up to the NW. There is a possible extension of the churchyard to the E, as seen from the boundary construction materials.		SO41330768	GGAT08245g
24	POST MEDIEVAL	FARMHOUSE	Lodge Farm. Farmhouse containing some C16/C17 elements with C18-C20 additions. Typical barn is with central threshing floor, C17. The rest of the farm buildings are mid C19 in date.		SO42030711	GGAT00813g

AB No.	Period	Monument Tyoe	Description	Status	NGR	Reference No.
25	POST MEDIEVAL	FARMHOUSE (RAGLAN CASTLE)	The Brooks. Listed as a farm on Raglan Castle Estate, C15 to C17. A two storeyed farmhouse with modern doors and windows and a slate roof.		SO41430733	GGAT00824g
26	POST MEDIEVAL	BOWLING GREEN (RAGLAN CASTLE)	Bowling Green at Raglan Castle. Originally section of Hornwork.		SO41430824	GGAT00817g
27	POST MEDIEVAL	GARDEN TERRACE (RAGLAN CASTLE)	The garden terraces at Raglan Castle which were cut into the steeply sloping natural defences carried out around the middle to late C16 when the Earl of Worcester.		SO4137408339	GGAT00818g
28	POST MEDIEVAL	GAZEBO (RAGLAN CASTLE)	The foundations of a brick gazebo were visible at the NW corner of the long upper terrace at Raglan Castle, and traces of another survive in the orchard to the NE of the castle. No evidence of the gazebo was found in 1957, it may be at this location on a fairly level tree covered platform.		SO41500836	GGAT00819g
29	POST MEDIEVAL	GARDENS (RAGLAN CASTLE)	Raglan Castle gardens. Formal terraced gardens, former lake and water parterre, walk with shell niches.		SO414083	GGAT06131g
30	POST MEDIEVAL	BRIDGE (RAGLAN CASTLE)	The great tower of Raglan Castle was joined to the rest of the castle by a bridge which crossed the moat at a point in line with the NE side of the Fountain Court.		SO41470828	GGAT00820g
31	POST MEDIEVAL	BRIDGE	Wilcae Bridge is first mentioned in a will dated from 1634.		SO40790727	GGAT00836g
32	POST MEDIEVAL	FARMHOUSE (RAGLAN CASTLE)	Castle Farm Farmhouse, probably built in the 1640s by the 5th Earl of Worcester to serve Raglan Castle. Though long used as a farmhouse, it may have had a different original use, perhaps a lodgings range.	<i>LB – GV II</i>	SO4154808331	GGAT00823g
33	POST MEDIEVAL	FORT	Site of a Civil War camp attributed to Sir Thomas Fairfax in the League Field, now destroyed.		SO42160810	GGAT00799g

AB No.	Period	Monument Tyoe	Description	Status	NGR	Reference No.
34	POST MEDIEVAL	BATTERY SIEGEWORK	Raglan castle in 1646, battery with ramparts raised by the Paliamentarians. Additional defensive works raised by the Royalists are also extant.		SO41740850	GGAT00809g
35	POST MEDIEVAL	BASTION EARTHWORK (RAGLAN CASTLE)	Civil War Bastion, Raglan Castle. In the trees at the corner of the farmyard, is a section of the massive work thrown up by the defenders. This consists of a large angle-bastion, with short pairs of earth curtains at right angles to it.		SO41600837	GGAT00821g
36	POST MEDIEVAL	PARK (RAGLAN CASTLE)	Deer Park, Raglan Castle, Raglan shown on C17 century mapping. No known date of creation with few remaining features visible but include possible earthen boundary to northern limits. The modern field boundaries and roadways follow the historical boundary.		SO4149908408	GGAT11124g
37	POST MEDIEVAL	BRIDGE	Pontleecke Bridge was extent in 1680, the current bridge on this site might contain remains of this earlier bridge.		SO41420722	GGAT00837g
38	POST MEDIEVAL	BRIDGE	Structure probably incorporating the Pont-y-Bonehouse. A small stone and mortar bridge with modern parapets.		SO41400772	GGAT00840g
39	POST MEDIEVAL	HOUSE	Willsbrook. First recorded as Wilcaebrook in a will of 1690. In 1957 it was a large two storeyed building with slate roof and walls 0.6m thick.		SO41070759	GGAT00832g
40	POST MEDIEVAL	CEMETERY	Gworlod-y-Beddau is a meadow below the house (The Grange), burial place of those slain at siege of Raglan Castle.		SO40820801	GGAT00810g
41	POST MEDIEVAL	AGRICULTURAL BUILDING	Minor agricultural building at Prince Charles Rd. Raglan. A structure is depicted on Tithe Plan on the SW side of the hedge separating the two fields. Not shown on subsequent maps.		SO41040724	GGAT05593g
42	MODERN	LEAT	Linear feature at Prince Charles Rd. Raglan in OS Field No. 1229 and the east part of OS Field No. 9920. This does not appear on any of the cartographic sources checked and would therefore appear to pre-date 1846.		SO41060721	GGAT05594.0g

AB No.	Period	Monument Tyoe	Description	Status	NGR	Reference No.
43	MODERN	SHOP	Old shop, located in Raglan High Street. Later C19 former shop in building perhaps of earlier C19. Comprised of shop and house, painted stucco with close-eaved slate roof and rebuilt red-brick right end stack. Two-storey. 24727	<i>LB – GV II</i>	SO4115307656	GGAT08913g
44	MODERN	RAILWAY	Monmouth to Pontypool Railway shown on the 1st edition OS map where it is shown as part of the Great Western Railway, Pontypool, Monmouth and Ross section.		SO37370125	GGAT03625.0g
45	MODERN	STATION	Raglan Station. Late C19 single storey station building. Intact with C20 additions. Railway opened 1856 (Coleford Monmouth, Usk and Pontypool Railway). Closed 1955. Currently used as Council Depot.		SO421075	GGAT04771g
46	Unknown	ENCLOSURE	A small enclosure identified north of Raglan Castle from an aerial photograph taken during 1995. The site could be ornamental gardens or a possible moated site prior to the castle.		SO41400841	GGAT08571g
47			Historic Landscape Aspect Area of Raglan (North)		SO412072	
48			Historic Landscape Aspect Area of Raglan (South)		SO412074	



**KEY**

Site Boundary

0  200m

1:5000

Figure 1: Site Location

Project: Chepstow Rd, Raglan	
Date: 25/06/17	Job No: 60099
Drawn by: PL	Approved by: KKP





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