

ZION GARDENS, TENBY, PEMBROKESHIRE: ARCHAEOLOGICAL WATCHING BRIEF (SN 13046 00864)



Prepared by DAT Archaeological Services
For: Mr J.K. Beynon



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ZION GARDENS, TENBY, PEMBROKESHIRE: ARCHAEOLOGICAL WATCHING BRIEF

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**ZION GARDENS, TENBY, PEMBROKESHIRE:
ARCHAEOLOGICAL WATCHING BRIEF**

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**ZION GARDENS, TENBY, PEMBROKESHIRE:
ARCHAEOLOGICAL WATCHING BRIEF**

SUMMARY

DAT Archaeological Services were commissioned by Mr J.K. Beynon to undertake an archaeological watching brief during groundworks associated with the construction of a new house within a former late 19th century walled garden known as Zion Gardens, St John's Hill, Tenby, Pembrokeshire (SN 13046 00864).

A watching brief was requested on the works by the archaeological advisors to the planning authority, Dyfed Archaeological Trust - Development Management, as it was considered possible that significant archaeological structures and deposits originating from medieval or post-medieval periods could be present in the development area.

Until recently the walled garden was used as a small caravan park for several static caravans and it was evident that landscaping had taken place to create the caravan park in the mid-twentieth century. In many places areas had been levelled with deposits of sand, clay and rubble that overlay the earlier garden soil of the walled garden.

The watching brief recorded two archaeological deposits thought to pre-date the construction of the walled garden in the late 19th century. These were both located near the southeast corner of the excavated area, though separate from each other, and both were recorded at the interface between the garden subsoil and the natural clay beneath. One of these archaeological deposits comprised building rubble, including fragments of 19th century purple roofing-slate and ceramic drainpipe, indicating that it was probably deposited prior to or during the construction of the walled garden. The second archaeological deposit was a layer of compacted pebbles and stones that is likely to be the remains of a pathway that predates the walled garden.

No remains of medieval or earlier date were recorded during the watching brief.

Although no significant archaeological deposits were identified within the development area, it is still possible that significant archaeological remains could lie within its vicinity.

1. INTRODUCTION

1.1 Project Commission

- 1.1.1 DAT Archaeological Services was commissioned to undertake a watching brief by Mr J.K. Beynon, during groundworks associated with the construction of a new house in the walled garden known as Zion Gardens in Tenby, Pembrokeshire (SN 13046 00864; Figures 1 and 2).
- 1.1.2 The groundworks observed comprised the excavation of a large area for the house foundations and topsoil stripping to its west for a driveway (Figure 2). No further groundworks, i.e. the creation of the small footpath and the service trenches, were observed due to their shallow depth and due to the paucity of remains during the earlier main excavations.
- 1.1.3 An archaeological condition was attached to planning permission for the development (NP/16/0674/FUL) by Pembrokeshire Coast National Park Authority which stated:

No development shall take place until a qualified and competent archaeologist has submitted a written scheme of investigation (WSI) for approval in writing by the local planning authority. This WSI will describe the different stages of the work and demonstrate that it has been fully resourced and given adequate time. On behalf of the local planning authority, their archaeological advisors (DAT-DM) will monitor all aspects of this work through to the final discharging of the condition. The work will not be deemed complete until all aspects of the WSI have been addressed and the final report submitted and approved.
- 1.1.4 The archaeological condition was attached to planning permission for the site following advice from the Development Management team at Dyfed Archaeological Trust in their capacity as archaeological advisors to the local planning authority. The development area lay to the north of the medieval walled town of Tenby (the walls are a Scheduled Monument – PE007). The development site lay in the area of the northern suburbs of the later medieval/post-medieval town. Following discussions with the archaeological advisor it was confirmed that an archaeological watching brief was required during development groundworks.
- 1.1.5 A Written Scheme of Investigation (WSI) was prepared by DAT Archaeological Services (Appendix I) and approved by the local planning authority prior to groundworks commencing, as required by the planning condition. The WSI details the methodology for the watching brief at Zion Gardens and was prepared in accordance with the relevant Chartered Institute for Archaeologists (CIfA) standards and guidance (CIfA 2014).
- 1.1.6 No archaeological work is known to have previously taken place at this site.

1.2 Scope of the Project

- 1.2.1 The written scheme of investigation (WSI) prepared by DAT Archaeological Services stated the watching brief objectives:
- To monitor ground works in order to identify the presence/absence of any archaeological deposits.
 - To establish the character, extent and date range for any archaeological deposits to be affected by the proposed ground works.
 - To appropriately investigate and record any archaeological deposits to be affected by the ground works.
 - To produce an archive and report of any results.
- 1.2.2 The overall aim of the work was to undertake archaeological attendance during the proposed groundworks at the site that had the potential to expose, damage or destroy archaeological remains, and undertake appropriate investigation and recording of any such remains if revealed.

1.3 Report Outline

- 1.3.1 This report describes the location of the site along with its archaeological background, and provides a summary and discussion of the results of the watching brief. It has been prepared in accordance with the relevant CIfA standards and guidance (CIfA 2014).

1.4 Abbreviations

- 1.4.1 All sites recorded on the regional Historic Environment Record (HER) are identified by their Primary Record Number (PRN) and located by their National Grid Reference (NGR). Sites recorded on the National Monument Record (NMR) held by the Royal Commission on the Ancient and Historical Monuments of Wales (RCAHMW) are identified by their National Primary Record Number (NPRN). Scheduled Monument (SM). Altitude is expressed to Ordnance Datum (OD). References to cartographic and documentary evidence and published sources will be given in brackets throughout the text, with full details listed in the sources section towards the end of the report.

1.5 Illustrations

- 1.5.1 Printed map extracts are not necessarily reproduced to their original scale. North is towards the top of the page unless otherwise indicated.

1.6 Timeline

1.6.1 The following timeline is used within this report to give date ranges for the various archaeological periods that may be mentioned within the text (Table 1).

| Period | Approximate date | |
|--------------------------------------|-----------------------|-------------|
| Palaeolithic – | c.450,000 – 10,000 BC | Prehistoric |
| Mesolithic – | c. 10,000 – 4400 BC | |
| Neolithic – | c.4400 – 2300 BC | |
| Bronze Age – | c.2300 – 700 BC | |
| Iron Age – | c.700 BC – AD 43 | |
| Roman (Romano-British) Period – | AD 43 – c. AD 410 | Historic |
| Post-Roman / Early Medieval Period – | c. AD 410 – AD 1066 | |
| Medieval Period – | 1066 – 1536 | |
| Post-Medieval Period ¹ – | 1536 – 1750 | |
| Industrial Period – | 1750 – 1899 | |
| Modern – | 20th century onwards | |

Table 1: Archaeological and Historical Timeline for Wales

¹ The Post-Medieval and Industrial periods are combined as the Post-Medieval period on the Regional Historic Environment Record as held by Dyfed Archaeological Trust

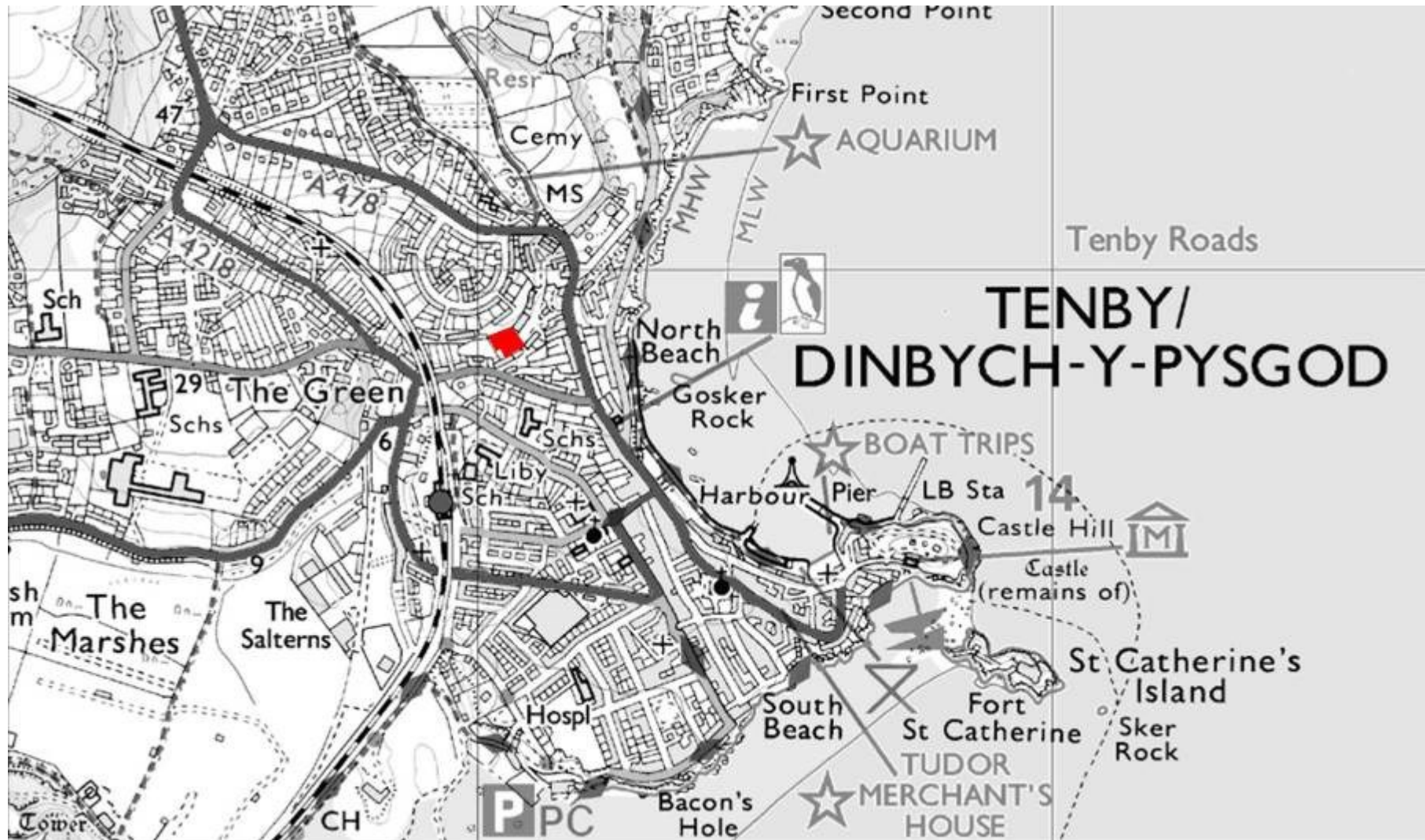


Figure 1: Map of the Tenby area, Pembrokeshire, with the Zion Gardens development area shown in red

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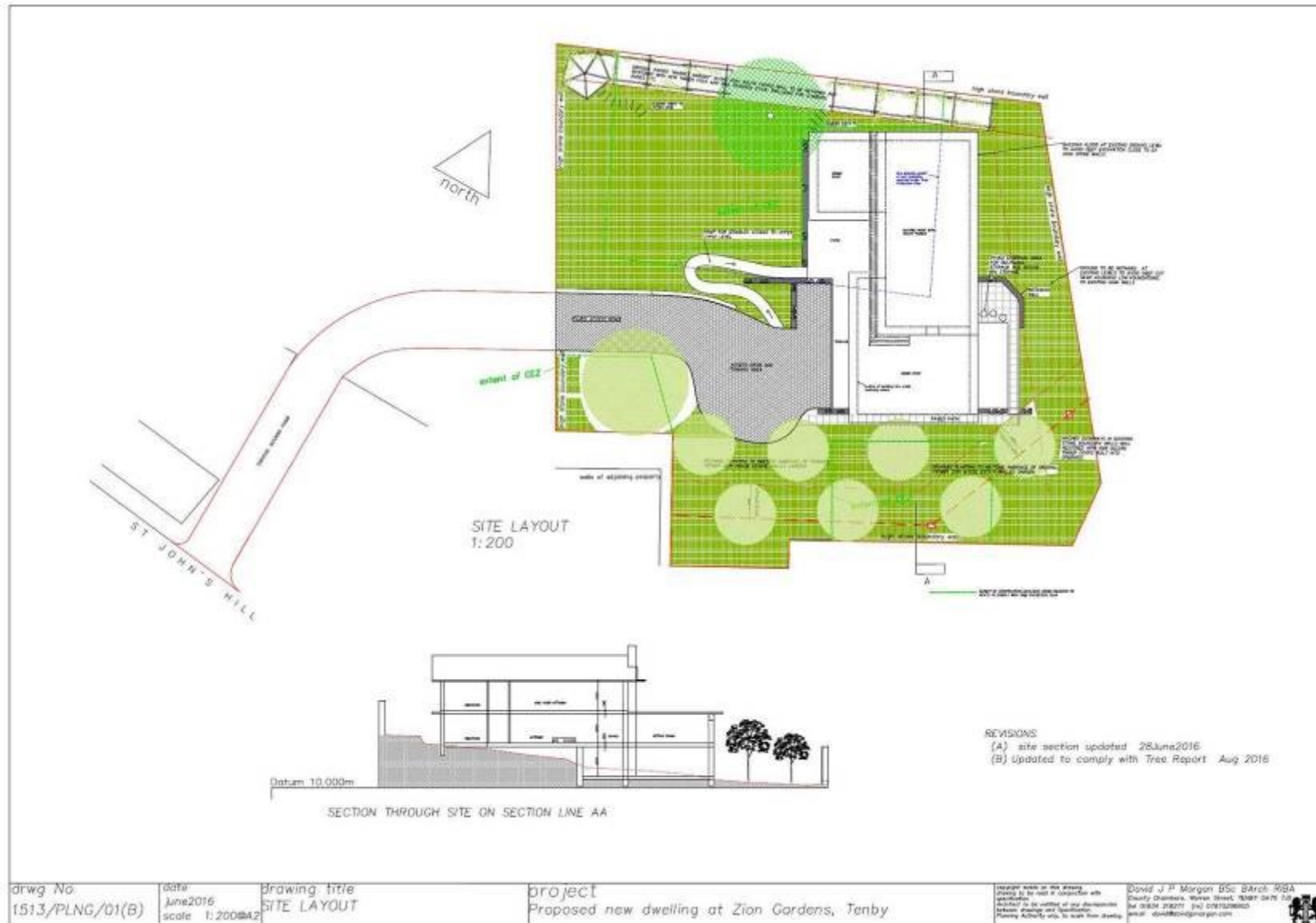


Figure 2: Plan and elevation of the development at Zion Gardens, Tenby, Pembrokeshire (supplied by client)

2. THE SITE

2.1 Location, Topography and Geology

- 2.1.1 The development area is located approximately 500m north-northwest of Tenby town centre, in Pembrokeshire (at SN 13046 00864; Figures 1 and 2). It is only 200m east of North Beach but as it is near the bottom of a small valley and there is no view to the sea. The development is to be sited within the former walled garden of Sion House; some walls of which survive up to 2.5m high which obscure any views to the north and east. However, as the site slopes to the south, there are extensive views in that direction from upper parts of the site.
- 2.1.2 The highest point of the walled garden lies at its northwest side at around 15m aOD. The ground falls away towards the opposite, southeast, side of the garden to around 10m aOD.
- 2.1.3 The underlying solid geology of the site is mudstone, siltstone and sandstone of the Bishopston Mudstone Formation – sedimentary bedrock formed approximately 319 to 329 million years ago in the Carboniferous Period. No overlying superficial geological deposits are recorded in this area, but a thick layer of yellow clay was observed during this project, covering the bedrock in the lower half of the machine excavated area.

2.2 Archaeological and Historical Background

- 2.2.1 Evidence of Palaeolithic occupation has been discovered at Hoyles Mouth Cave, one mile southwest of Tenby, and in Nanna's and Potter's Caves on Caldey Island. Bronze Age and Iron Age sites are known in the vicinity of Tenby. Romano-British finds have been recorded in the Tenby area. Although there is some documentary evidence for Early Medieval settlement at Tenby, no sites have been identified. In the 8th to 11th centuries, the region was subject to Viking raids. Place names such as Caldey are of Viking origin.
- 2.2.2 Norman settlement in the region began in the 11th to 12th centuries and the settlement at Tenby began to develop into an important trading town from this time. When the stone defensive walls were built to protect the town in the late 13th century, replacing earth and timber defences (Thomas 1993), a new street plan may have been imposed, obscuring evidence of the extent and layout of the earlier settlement. By the mid-14th century three extra-mural suburbs were developing outside the town gates. A survey carried out in 1585 showed that of 256 burgages, 56 were extra-mural. Norton (North Town) was established beyond the North Gate, as a ribbon development along the Carmarthen Road. The property boundaries along the Norton in the vicinity of the Cliffe Norton Hotel may derive from medieval burgage plots.
- 2.2.3 A 13th century reference in the charter of William de Valence, Earl of Pembroke refers to a right of common pasture of cattle in the tenement of Tenby after gathering in of hay and straw until the time of fencing off until the Purification of the blessed Mary (2nd February). What the field patterns may have been at this time is unknown, but interestingly, some street alignments appear to follow medieval field patterns. Property boundaries along south Parade (between the War Memorial and the Congregational Church) have preserved evidence of medieval strip field boundaries. Although less apparent, field boundaries may have influenced the layout of roads and property boundaries to the north of the town walls.

- 2.2.4 During the Civil Wars of 1642-1649, Tenby was predominantly controlled by the Parliamentarians apart from a brief period in 1643 when it fell into Royalist hands. Although it is likely that there were some form of extramural defences around Tenby, the character, extent and location of these is not known. This is of direct relevance to the proposed development site as it is likely to lie within the area of the outer northern Civil War defences of Tenby. Although no conclusive evidence has so far been found of such defences, one would expect to find traces of ditches and other earthworks, and as well as evidence for demolition of earlier buildings to the north of the walled town, which would have been demolished to provide a clear line of fire for their guns.
- 2.2.5 Following a decline in fortunes during the 17th and early 18th centuries, Tenby began to gain popularity as a resort town from the 1780s. As a consequence extensive rebuilding took place throughout the town to provide houses, hotels and recreational venues. It is the buildings of this period that give the town much of its present day character and appearance. Most of the buildings within the vicinity of the development area were built during this period. It is unclear whether these replaced earlier buildings in the same locations.
- 2.2.6 The Dyfed Historic Environment Record (HER) lists 41 known archaeological sites within 200m of the proposed development area (Table 1 in Appendix I). Almost all of these are post-medieval buildings associated with the late 18th and 19th century expansion of Tenby; many of which are listed.
- 2.2.7 A number of known medieval sites within the vicinity of the proposed development are also present in the HER (Table 2; Figure 3), indicating occupation to the north of the walled town during this period. These include St Mary's Chapel (PRN 3690) and St John's Chapel (PRN 3691), both medieval hospital sites (rather than providing medical care like a modern hospital, these would support the poor, the elderly and provide a hostel for travellers and pilgrims). St Mary's Chapel lies 200m to the west and St John's Chapel lies around 100m to the southwest. St John's Well (PRN 3692), a holy well, lies around 100m to the southeast. A medieval jug was found in a cesspit during excavations at the telephone exchange site (PRN 12973) close to the site of St Johns Well. The site of the medieval Woolmarket Cross (PRN 3702) originally stood close to St John's Hospital, around 100m to the southwest, and indicates an area of a medieval market north of the medieval walled town. The cross appears to have been moved at a later date to Parsons Park around 170m to the north of the development area, and its new site is designated as the scheduled monument of Tenby Market Cross (PE 420).
- 2.2.8 Figure 4 shows the OS 1:500 map of 1889, and Figures 5 and 6 show the 1890 and 1907 OS historic 1:2500 maps respectively. They show the area when Sion (Zion) House was still a residence with terraced pleasure gardens, glasshouses and the walled garden. The location of St John's Chapel (Figure 5) and St John's Well (Figure 6) are also indicated. The 1889 map is the first known map to show the walled garden and associated outbuildings of Sion House.
- 2.2.9 Sion House, was according to the RCAHMW (NPRN 30235), a 3-story formal town house, designed by John Nash, built around 1795 for William Routh, a successful businessman from industrial South Wales. In the late nineteenth century the house was greatly extended to the north and east, and it was at this time that new stables, glasshouses and the walled garden were constructed on St John's Hill (Windpipe Lane). In 1919 it was

occupied by a girls school and was renamed Woofferton Grange, fire destroyed much of the building in 1938 and its shell was demolished c.1960.

2.2.10 The walls of the walled garden survive (NPRN 265879) and a recent research paper (Pedersen, S and Price B, 2004) describes the walled garden in some detail:

'The walled garden is almost intact - an exciting discovery in the centre of this built-up town. It is privately owned and contains four static caravans. It is largely grassed except for the raised area along the top of the slope. This square garden is surrounded with high limestone walls with coping slabs. It is stepped down the slope rather decoratively. At intervals the east and west walls are pierced, with the ends of yellow bricks at each side.

Along the top (NW) wall is a raised terrace about 12' deep with stone fronting about 30" high broken by steps at intervals. There have been glasshouses here of two different constructions. There are the ends of some curved roofing tiles into the wall and filled-in spaces where timbers have been inserted.

The blocked-up archway already mentioned can be seen from the inside. There was a similar one at the SW corner next to the presumed potting sheds which have been converted into a modern house. There is a small archway at the NW at the base of the terrace and one in the SE wall. A large wide gap has been bulldozed through the middle of the SW wall to allow caravan access'.

| PRN | Name | Type | Description | Condition | Evidence | NGR |
|-------|--|------------------|---|-------------|----------------------|--------------|
| 3690 | St Mary's Chapel; Mawdlens; Magdalen Domus | Hospital | In about the year 1236 Gilbert Marshal endowed this extremely early hospital with lands for the relief of lepers there. Some small remnants still existed in 1896. | Not Known | Documentary Evidence | SN12830082 |
| 3691 | St John's Chapel | Hospital, Chapel | Site of post-Conquest free chapel/hospital, established by William de Valence in the later 13th century just beyond Tenby town defences. Probable de novo post-Conquest site; no current evidence for an Early Medieval date. | Not Known | Documentary Evidence | SN12970080 |
| 3692 | St John's Well | Holy Well | The site of St. John's Well is recorded on historic Ordnance Survey maps, located just east of St. John's Chapel and set into the retaining wall on the south side of Windpipe Lane (later St. John's Hill). In 1539, John Leland mentioned that it was the chief water supply of Tenby | Near Intact | Structure | SN1311300786 |
| 3702 | Woolmarket Cross; Old Rectory | Market Cross | The Woolmarket Cross, Tenby, originally stood nearly opposite St John's Hospital. Nothing of it now survives at its original site. The shaft of the cross was found in Parson's Park and re-erected in the grounds of the Old Rectory, in the Norton, by R Fothergill in c. 1808. The cross now stands in the garden area of Merlin's Court Housing Estate at NGR SN 1310401035. The sandstone shaft is mounted on a modern base, and is 2.2m high, 0.35m x 0.25m at the base, tapering to the top. | Moved | Structure | SN12970082 |
| 12973 | Norton Telephone Exchange | Findspot | Findspot for a medieval jug found in a cesspit on the site of the present day telephone exchange. | Not Known | Finds | SN131008 |

Table 2: Known archaeological sites of medieval date within 200m of the development site

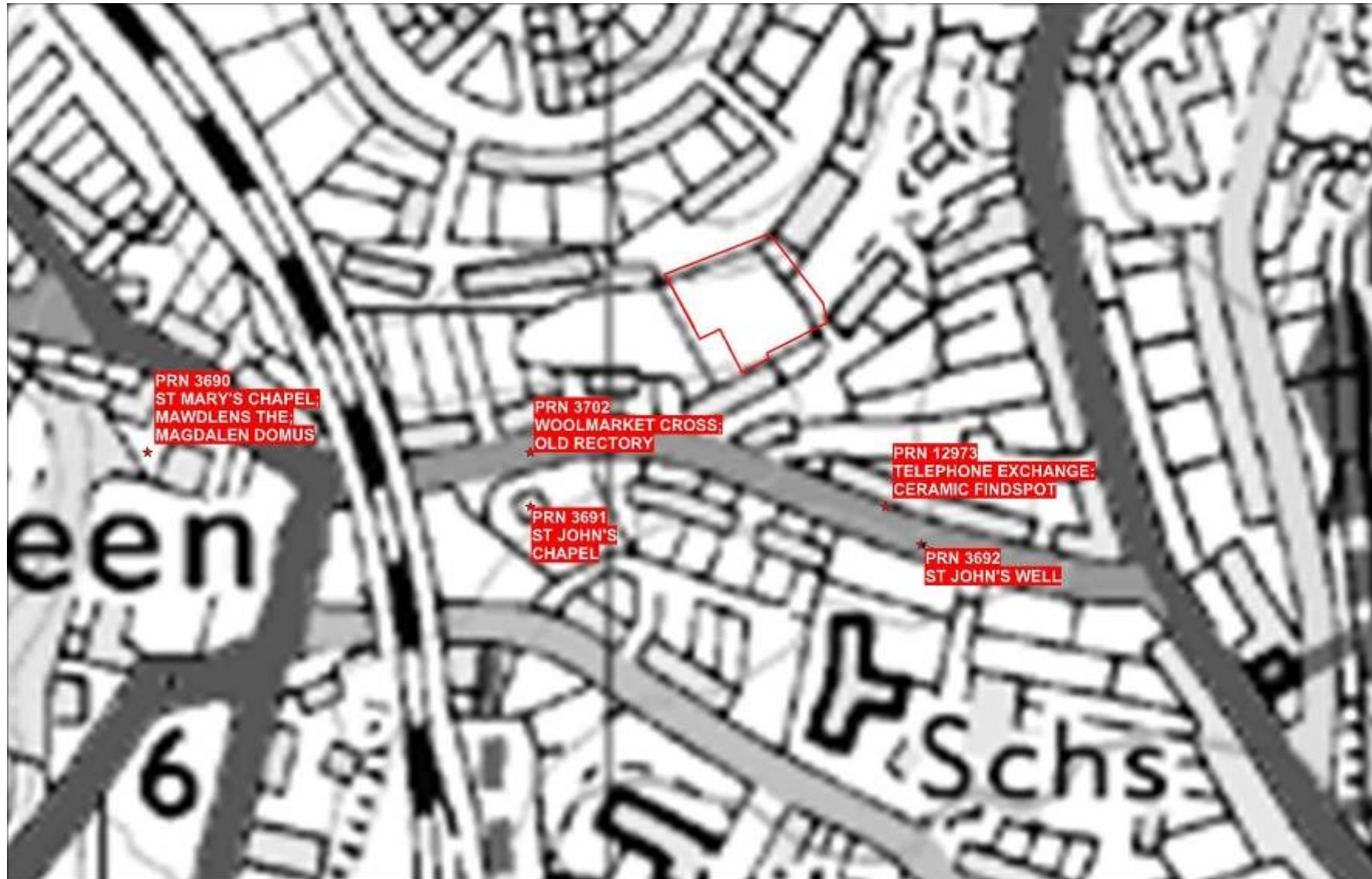


Figure 3: Map of known archaeological sites of medieval date within 200m of the development site, outlined in red

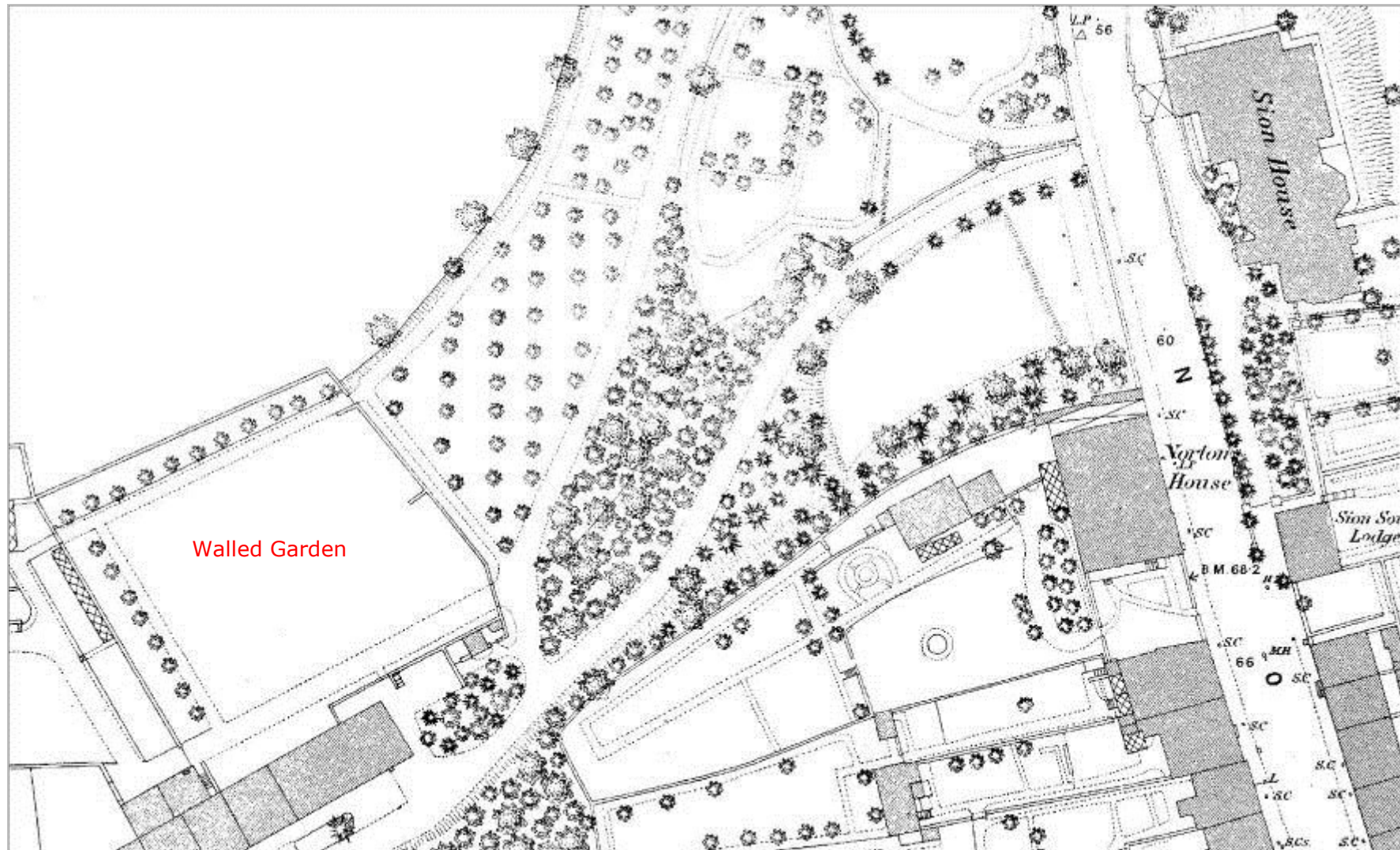


Figure 4: Extract of the 1889 1:500 OS map of Tenby, showing Sion house and its terraced pleasure gardens that ran down towards the walled garden



Figure 5: Extract of the 1890 1st edition OS map, showing the walled garden

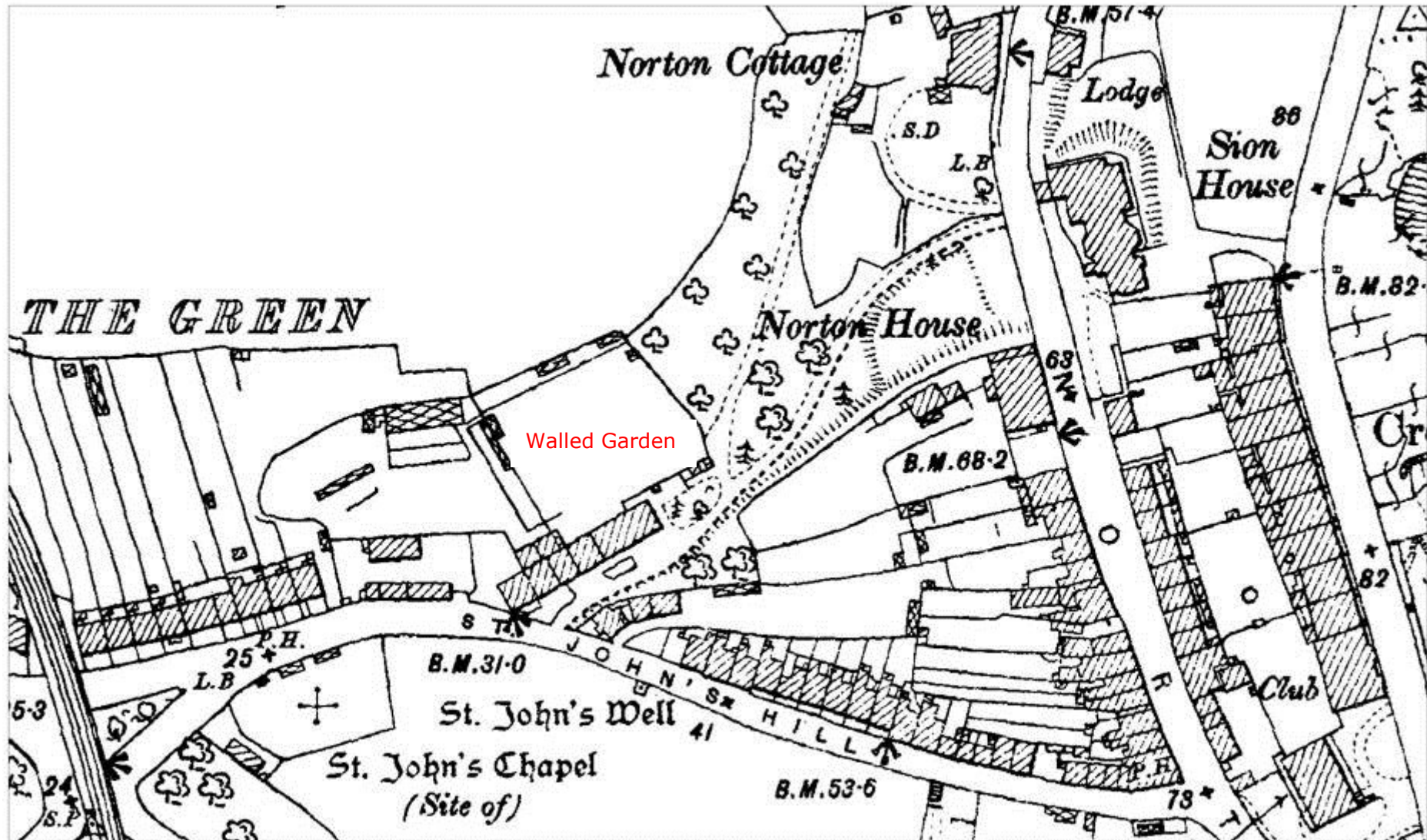


Figure 6: Extract of the 1907 2nd edition OS map, showing the walled garden

3. WATCHING BRIEF METHODOLOGY

3.1 Fieldwork

- 3.1.1 This watching brief was undertaken in accordance with the relevant CIfA Standard and Guidance for an Archaeological Watching Brief (2014). The Written Scheme of Investigation (Appendix I), outlining the archaeological works proposed and providing a detailed methodology for the watching brief, was approved by the Development Management section of Dyfed Archaeological Trust prior to the commencement of the works.
- 3.1.2 Recording of all archaeological features or deposits conformed to best current professional practice and was carried out in accordance with the Recording Manual² used by DAT Archaeological Services.

3.2 Post-Fieldwork Reporting and Archiving

- 3.2.1 All data recovered during the fieldwork has been collated into a site archive structured in accordance with the specifications in *Archaeological Archives: a guide to best practice in creation, compilation, transfer and curation* (Brown 2011). *The National Standards for Wales for Collecting and Depositing Archaeological Archives* have also been adhered to (The Federation of Museums & Art Galleries of Wales 2017). A digital archive will be deposited with the Royal Commission on the Ancient and Historical Monuments Wales (RCAHMW), created to their requirements (ibid.).
- 3.2.2 The results of the fieldwork have been assessed in local, regional and wider contexts. The report includes a desk-based research element to ensure that the site is placed within its wider archaeological context.
- 3.2.3 This report is fully representative of the results of the fieldwork.

3.3 Timetabling of Fieldwork

- 3.3.1 The watching brief was undertaken over three consecutive days from 29th-31st January 2018 inclusive.

² DAT Archaeological Services has adopted the Recording Manual developed by English Heritage Centre for Archaeology.

4. RESULTS AND DISCUSSION

- 4.1 A description and photographic record of the works is given here, with Figure 7 showing the positions from which each photo was taken and the direction of the shot.
- 4.2 The current entrance, created to enable caravans to be taken into the walled garden, is halfway along its southwest side, with a short length of tarmac drive extending northeast into the interior. Beyond the entrance machine excavations commenced with the creation of a trackway to give better access to the site. Photos 1-5 illustrate the watching brief in this area.

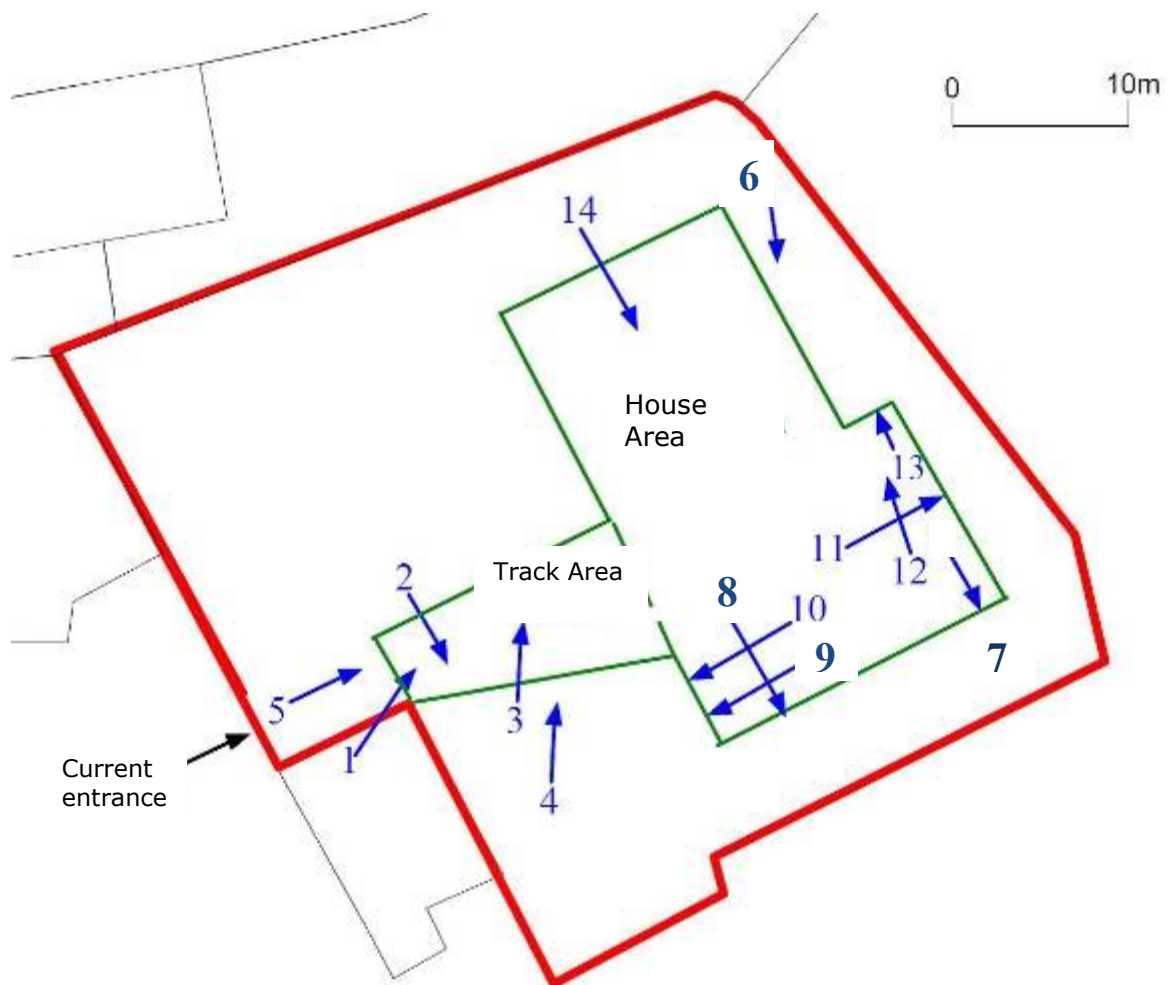


Figure 7: Plan showing the walled garden outlined in red (excluding the house and garden at its southwest corner), the approximate position of the machine excavated areas outlined in green, and photo locations and directions in blue.

Track Area

- 4.3 Within the walled garden the ground had clearly been terraced from NW to SE. The current entrance into the site was created some years ago by opening a gap in the SW wall; this was to enable caravans to be sited within the garden. Originally the main entrances into the walled garden would have been in the SW and SE corners; from the pleasure gardens and outhouses respectively.
- 4.4 The first phase of watching brief was undertaken on 29th January 2018 during machine excavations to extend the current entrance and create a levelled track into the site (Figure 7). The excavations for the track cut into the NW-SE slope (Photo 1) revealed the 19th century terracing had been formed from re-deposited layers of sand and clay, above which lay silty loam topsoil. Revealed within this re-deposited material were darker areas of soil that are likely a result of activities that post-date the terracing. A small rectangular shaped soil mark (Photo 2) was observed at the southwestern edge of this area. Photo 3 shows a circular area where burnt material had been deposited; that included unburned and discarded oyster shell and disarticulated bird bones. This circular area lay 2.0m northeast of the rectangular soil mark, and further northeast were further circular and sub-circular soil marks of unknown origin (Photo 4). There was no requirement to investigate these features as it was not proposed to excavate levels any deeper in these areas.



Photo 1: Looking north-northeast at south-facing section of track area east of the current entrance. 1m scale



Photo 2: Looking southeast at rectangular soil mark revealed in the track area east of the current entrance. 1m scale



Photo 3: Looking north at a circular area of burnt material in track area east of the current entrance, including unburned oyster shell and bird bones. 0.5m scale



Photo 4: Looking north at areas of burning and soil marks in the track area east of the current entrance. 0.5m and 1m scales



Photo 5: Looking northeast at the track area east of the current entrance, after excavation and with re-surfacing commencing

House Area

- 4.5 On January 30th 2018 machine excavation of the house area began at the south-eastern end of the garden (Photo 6). Approximately 0.5-0.6m of soil was machine excavated to reach the required levels. A number of soil sequences were revealed. In general the machining removed a layer of loamy topsoil approximately 0.15m deep, which in the east of this area lay above sandy clay subsoil (Photo 7), but in many other places covered various layers that appear to have been deposited to make up the ground; presumably during landscaping for the caravan park. For example photos 8 and 9 illustrate a sequence, from the top, of loamy topsoil above a layer of yellow/brown clay above a very dark buried soil layer; suggesting that the clay had been deposited above the then existing garden soil of the walled garden. In some areas, particularly in the southeast corner of the house area natural clay and shale bedrock were revealed below the sandy clay subsoil.
- 4.6 Photo 10 demonstrates that building rubble was also used in some places to build up the ground.
- 4.7 A small exploratory pit c.0.6m deep was excavated in the south-eastern corner of the walled garden in an attempt to find a cess pit that was thought to be there. The cess pit was not found (it was recalled that it lay further to the south). No significant archaeological deposits were observed during these excavations.



Photo 6: Looking south-southeast at the lower third of the house area showing the natural yellow clay revealed after excavations to required depth.



Photo 7: Looking southeast at the northwest-facing section revealed at the east corner of the house area, showing loamy topsoil over sandy clay subsoil. 0.5m and 1m scales



Photo 8: The northwest-facing section revealed along the southern edge of the house area, showing a sequence from the top of topsoil, clay, buried soil and subsoil. 0.5m and 1m scales



Photo 9: The northeast-facing section at the south corner of the house area, showing from the top a sequence of topsoil, clay, buried soil and subsoil. 0.5m and 1m scales



Photo 10: The northeast-facing section, 3.0m northwest of the south corner of the house area, showing a layer of large stones and rubble between the topsoil and subsoil. 0.5m and 1m scales

- 4.8 On 31st January 2018 the house area was extended slightly to the northeast and two archaeological layers were recorded at the interface between the subsoil and the natural clay. A layer of stone rubble, measuring 7.5m long was exposed between the subsoil and the natural clay in the section near the east corner of the walled garden (Photo 11). Photo 11 shows clearly the nature of the subsoil deliberately enriched with lumps of lime and charcoal to improve the soil, probably when the walled garden was in use. This subsoil lies above a c.0.15m thick layer of stony rubble containing mortar, slate and ceramic drainpipe fragments. It might well have been deposited during the creation of the walled garden in the later 19th century and could represent vestiges of a small building demolished nearby during the development of Sion House and grounds.
- 4.9 Approximately 3.0m northwest of the rubble layer, in the southeast-facing section of the dog-leg on the northeast side of the house area, a layer of small stone pebbles was recorded (Photos 12 and 13). This again lay at the interface between the subsoil and the natural clay and hence probably coincides with the creation of the walled garden. The layer was 0.10m thick and 1.0m wide and likely represents the remains of a pathway that once traversed this area before the walled garden was constructed in the late 19th century.
- 4.10 Photo 14 shows the whole of the house area after the machine excavations were completed.



Photo 11: The southwest-facing section near the east corner of the walled garden, showing layer of stone rubble between the subsoil and clay.
0.5m and 1m scales



Photo 12: The southeast-facing section of the house area showing the layer of pebbles between the subsoil and clay. 1m scale



Photo 13: The southeast-facing section of the house area showing the pebble layer. 1m scale



Photo 14: Looking south-southwest at the house area after completion of machine excavations through potential archaeological layers.

5. CONCLUSIONS

- 5.1 A watching brief was carried out during groundworks associated with the construction of a new house within a former walled garden known as Zion Gardens, St John's Hill, Tenby, Pembrokeshire. There was a potential for archaeological remains to be present within the development area, particularly of medieval or post-medieval date. Therefore, a condition was placed on planning permission for the development requiring an archaeological watching brief to be undertaken during groundworks.
- 5.2 No remains of medieval or earlier date were recorded during the watching brief. The results of the watching brief suggest that landscaping had taken place to create a small caravan park within the walled garden in the mid-twentieth century; deposits of clay, sand and rubble had been used to build-up the ground in many places, burying the older topsoil of the walled garden. In some places yellow clay had been deposited to build-up the ground of the same type that naturally occurs at the site.
- 5.3 Two archaeological deposits thought to date to the period before the construction of the walled garden in the late 19th century were observed near the southeast corner of the excavated house area. Although located separately from each other; both were observed at the interface between the garden subsoil and the natural clay beneath. It is most likely that the subsoil was laid down, complete with its visible plentiful inclusions of lime and charcoal, when the walled garden was in use. A shallow layer of pebbles recorded below this subsoil could represent the remains of an earlier pathway; in use before the walled garden was created.
- 5.4 Although no significant archaeological deposits were identified within the development area, it is still possible that significant archaeological remains could lie within the vicinity of the development.

6. SOURCES

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Thomas, W.G. 1993. The Walls of Tenby. *Archaeologia Cambrensis* 142: 1-39.

Cartographic

Ordnance Survey 1889 1:500 Tenby Town

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Database

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Websites

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APPENDIX I:

ZION GARDENS, ST JOHN'S HILL, TENBY, SA70 8HE PLANNING APPLICATION NO NP/16/0674/FUL – ARCHAEOLOGICAL WATCHING BRIEF WRITTEN SCHEME OF INVESTIGATION

INTRODUCTION

This written scheme of investigation (WSI) has been prepared by DAT Archaeological Services in response to a request from Mr J K Beynon to provide an archaeological watching brief during ground works for the proposed construction of a new dwelling on land north at Zion Gardens, St Johns Hill, Tenby, Pembrokeshire (centred on SN 13046 00864; Figures 1 & 2).

An archaeological condition has been attached to planning permission for the development (NP/16/0674/FUL) by Pembrokeshire Coast National Park Authority which states:

No development shall take place until a qualified and competent archaeologist has submitted a written scheme of investigation (WSI) for approval in writing by the local planning authority. This WSI will describe the different stages of the work and demonstrate that it has been fully resourced and given adequate time. On behalf of the local planning authority, their archaeological advisors (DAT-DM) will monitor all aspects of this work through to the final discharging of the condition. The work will not be deemed complete until all aspects of the WSI have been addressed and the final report submitted and approved.

The archaeological condition has been attached to planning permission for the site following advice from the Development Management team at Dyfed Archaeological Trust in their capacity as archaeological advisors to the local planning authority. The development area lies to the north of the medieval walled town of Tenby (the walls are a Scheduled Monument – PE007). The development site lies in the area of the northern suburbs of the later medieval / post-medieval town. Following discussions with the archaeological advisor it has been confirmed that an archaeological watching brief will be required during development groundworks.

The Dyfed Historic Environment Record lists 41 known archaeological sites within 200m of the proposed development area (Table 1). Almost all of these are post-medieval buildings associated with the late 18th and 19th century expansion of Tenby. These are also almost all listed buildings.

A number of medieval sites are also present within the search area, indicating occupation to the north of the walled town during this period. These include St Mary's Chapel (PRN 3690) and St John's Chapel (PRN 3691), both medieval hospital sites (rather than providing medical care like a modern hospital, these would support the poor, the elderly and provide a hostel for travellers and pilgrims). St Mary's Chapel lies 200m to the west and St John's Chapel lies around 100m to the southwest. St John's Well (PRN 3692), a holy well, lies around 100m to the southeast. A medieval jug was found in a cesspit during excavations at the Telephone exchange site (PRN 12973) close to the site of St Johns Well. The site of the medieval Woolmarket Cross (PRN 3702) originally stood close to St John's Hospital, around 100m to the southwest and indicates an area of a medieval market north of the medieval walled town. The cross appears to have been moved at a later date to Parsons Park around 170m to the north of the development area, and its new site is designated as the scheduled monument of Tenby Market Cross (PE 420).

The site is thus considered to have the potential for archaeological remains of medieval date associated with settlement activity around St Johns Chapel and the original location of the Woolmarket Cross.

| PRN | Site Name | Summary Description | Period | Grid reference |
|-------|--|---|---------------|----------------|
| 3690 | St Mary's Chapel; Mawdlens The; Magdalen Domus | Medieval Hospital site | Medieval | SN 1283 0082 |
| 3691 | St John's Chapel | Site of post-Conquest free chapel/?hospital, established by William de Valence in the later 13th century just beyond Tenby town defences (Walker 1978, 305). Probable de novo post-Conquest site; no current evidence for an early medieval date. | Medieval | SN 1297 0080 |
| 3692 | St John's Well | The site of St. John's Well is recorded on historic Ordnance Survey maps, located just east of St. John's Chapel and set into the retaining wall on the south side of Windpipe Lane (later St. John's Hill). It is grade II listed | Medieval | SN 13113 00786 |
| 3702 | Woolmarket Cross; Old Rectory | The Woolmarket Cross, Tenby, originally stood nearly opposite St John's Hospital. Nothing of it now survives at its original site. The shaft of the cross was found in Parson's Park and re-erected in the grounds of the Old Rectory in the Norton. Grade II* listed | Medieval | SN 1297 0082 |
| 6472 | The Croft | Grade II listed Terrace | Post-medieval | SN 13234 00825 |
| 6718 | Norton House | Grade II listed occupied house in Tenby. | Post-medieval | SN 13159 00880 |
| 8823 | Sion House/Wooferton Grange | Mansion site. Buildings demolished. RPS July 2001 | Post-medieval | SN 13 01 |
| 12973 | Norton Telephone Exchange | Findspot for a medieval jug found in a cesspit on the site of the present day telephone exchange. MM 2004. | Medieval | SN 131 008 |
| 18749 | Shaft | Coal mining shaft? | Post-medieval | SN 13 01 |
| 20484 | The Guildhall; Croft House | Grade II listed Guildhall | Post-medieval | SN 13230 00777 |
| 20489 | Norton Lodge; No 32, The Norton | A lodge identified from Ordnance Survey Mapping. Grade II listed | Post-medieval | SN 1316 0085 |
| 20490 | No 31 The Norton | Grade II listed dwelling in Tenby. | Post-medieval | SN 1316 0084 |
| 20491 | Nos.29 30 The Norton; Hatherley | Grade II listed dwelling in Tenby. | Post-medieval | SN 13172 00837 |
| 20492 | No 28 the Norton, Martin Guest House | Grade II listed dwelling in Tenby | Post-medieval | SN 1317 0082 |
| 20502 | The Norton Guest House | Grade II listed guest house. Early C19th; 3 storeys; slate roof. | Post-medieval | SN 1315 0096 |
| 20503 | The Old Rectory | Grade II listed rectory | Post-medieval | SN 13157 00997 |
| 20514 | Greenhill House | Grade II listed dwelling in Tenby. | Post-medieval | SN 13018 00687 |
| 20516 | Viaduct | Grade II listed viaduct | Post-medieval | SN 12916 00813 |
| 20565 | White Hart Hotel | Early C19th and later. 3 storey 2 bays. Flanking stacks. Slate roof. An inn stood on this site in the first half of the C19th at least of the same name. Grade II listed | Post-medieval | SN 1319 0078 |

| | | | | |
|-------|--|--|---------------|----------------|
| 20566 | Glendower Houses | Listed dwelling in Tenby. Forecourt railings and gate also LB2. RPS July 2001 | Post-medieval | SN 1324 0075 |
| 20633 | St John's Hill Worcester Cottage; Worlester Cottage | Dwelling in Tenby. Grade II listed | Post-medieval | SN 1305 0083 |
| 20896 | The Croft | Trackway, Road. Grade II listed | Post-medieval | SN 132 008 |
| 59906 | Milestone By Approach To Former Cemetery Chapel | Grade II listed milestone | Post-medieval | SN 13116 01078 |
| 59908 | North Beach View | Grade II listed house | Post-medieval | SN 13222 00870 |
| 59909 | Nos 5,6,7,8,9,10 and 11 The Croft | Grade II listed house | Post-medieval | SN 13220 00877 |
| 59910 | Nos 5,6,7,8,9,10 and 11 The Croft | Grade II listed house | Post-medieval | SN 13219 00885 |
| 59911 | Nos 5,6,7,8,9,10 and 11 The Croft | Grade II listed house | Post-medieval | SN 13218 00892 |
| 59912 | Nos 5,6,7,8,9,10 and 11 The Croft | Grade II listed house | Post-medieval | SN 13218 00902 |
| 59913 | Listed Building In Tenby Community | Grade II listed house | Post-medieval | SN 13182 00800 |
| 59914 | Listed Building In Tenby Community | Grade II listed house | Post-medieval | SN 13182 00805 |
| 59915 | South Zion Lodge | Grade II listed house | Post-medieval | SN 13184 00872 |
| 59937 | Former Tenby Market Cross And Well-Chamber | Grade II* listed market cross. This record is a duplicate of PRN 3702. See that record for a description of this monument. | Post-medieval | SN 13104 01035 |
| 60112 | The Tenby and County Club | Grade II listed country club | Post-medieval | SN 13239 00806 |
| 60113 | Fourcroft Hotel | Grade II listed hotel | Post-medieval | SN 13228 00847 |
| 60114 | Nos 5,6,7,8,9,10 and 11 The Croft | Grade II listed hotels | Post-medieval | SN 13224 00863 |
| 60153 | The Albany Hotel | Grade II listed hotel | Post-medieval | SN 13185 00785 |
| 60154 | Listed Building In Tenby Community | Grade II listed house | Post-medieval | SN 13168 00848 |
| 60155 | Norton Lodge | Grade II listed house | Post-medieval | SN 13165 00856 |
| 60156 | Bell-Tree House | Grade II listed guest house | Post-medieval | SN 13148 00965 |
| 60157 | Garden Walls and Gate at the Old Rectory | Grade II listed garden walls, gatepiers and gates | Post-medieval | SN 13164 00983 |
| 60158 | Stable Block at The Old Rectory | Grade II listed stable block | Post-medieval | SN 13140 01001 |

Table 1: Archaeological and historical sites recorded on the Dyfed Historic Environment Record within 200m of the proposed development site

In recent years the development area had been turned in to a caravan park with associated landscaping and paths placed across the area which may have adversely impacted upon any archaeological remains which may have been present at the site. The development area is now empty in preparation for the construction of the new dwelling. The site is known to be on a terraced slope and a fair amount of landscaping is anticipated to enable the development. Thus any archaeological remains that might survive within the area could be exposed, damaged or destroyed by such groundworks.

This written scheme of investigation outlines the methodology through which DAT Archaeological Services would undertake an archaeological watching brief during ground works at the site, which have the potential to expose, damage or destroy archaeological remains. The archaeological watching brief would enable any such remains to be archaeologically recorded prior to the development commencing and provides a suitable mitigation strategy. This document has been prepared for the client and is specifically prepared for DAT Archaeological Services to undertake the required archaeological works. The WSI cannot be used by any third party.

The written scheme of investigation is in accordance with the *Standard and Guidance for Archaeological Watching Briefs* (Chartered Institute for Archaeologists (CIfA), 2014).

DAT Archaeological Services has considerable experience of this type of project and always operates to best professional practice. DAT Archaeological Services is the contractual arm of Dyfed Archaeological Trust that has its own Health and Safety Policy, and all works are covered by appropriate Employer's Liability and Public Liability Insurances. Copies of all are available on request.

Dyfed Archaeological Trust is a CIfA Registered Organisation and all permanent staff are CSCS registered.

1. WATCHING BRIEF

1.1 The definition of archaeological watching brief, taken from the Chartered Institute for Archaeologists Standards and Guidance: for Archaeological Watching Briefs (CIfA S&G: AWB 2014) is a formal programme of observation and investigation conducted during any operation carried out for non-archaeological reasons. This will be within a specified area or site on land, inter-tidal zone or underwater, where there is a possibility that archaeological deposits may be disturbed or destroyed. The programme will result in the preparation of a report and ordered archive.

1.2 The purpose of a watching brief, as laid down in the CIfA S&G AWB is:

to allow, within the resources available, the preservation by record of archaeological deposits, the presence and nature of which could not be established (or established with sufficient accuracy) in advance of development or other potentially disruptive works;

to provide an opportunity, if needed, for the watching archaeologist to signal to all interested parties, before the destruction of the material in question, that an archaeological find has been made for which the resources allocated to the watching brief itself are not sufficient to support treatment.

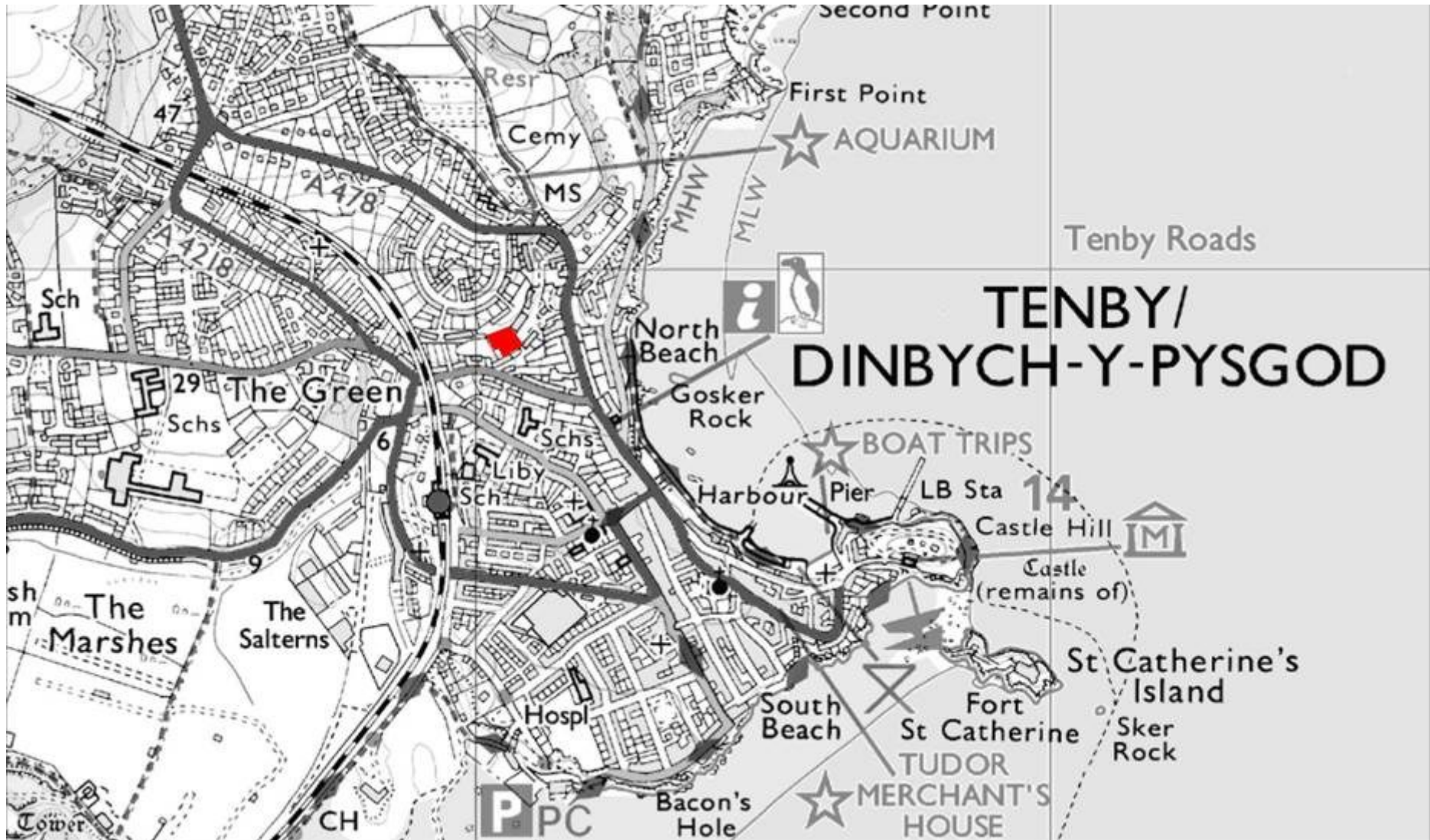


Figure 1: Location plan of site area (red) within Tenby, Pembrokeshire

Reproduced from the Ordnance Survey 1:25,000 scale Map with the permission of The Controller of Her Majesty's Stationery Office, © Crown Copyright Dyfed Archaeological Trust, Corner House, 6 Carmarthen Street, Llandeilo, Carmarthenshire SA19 6AE. Licence No 100020930

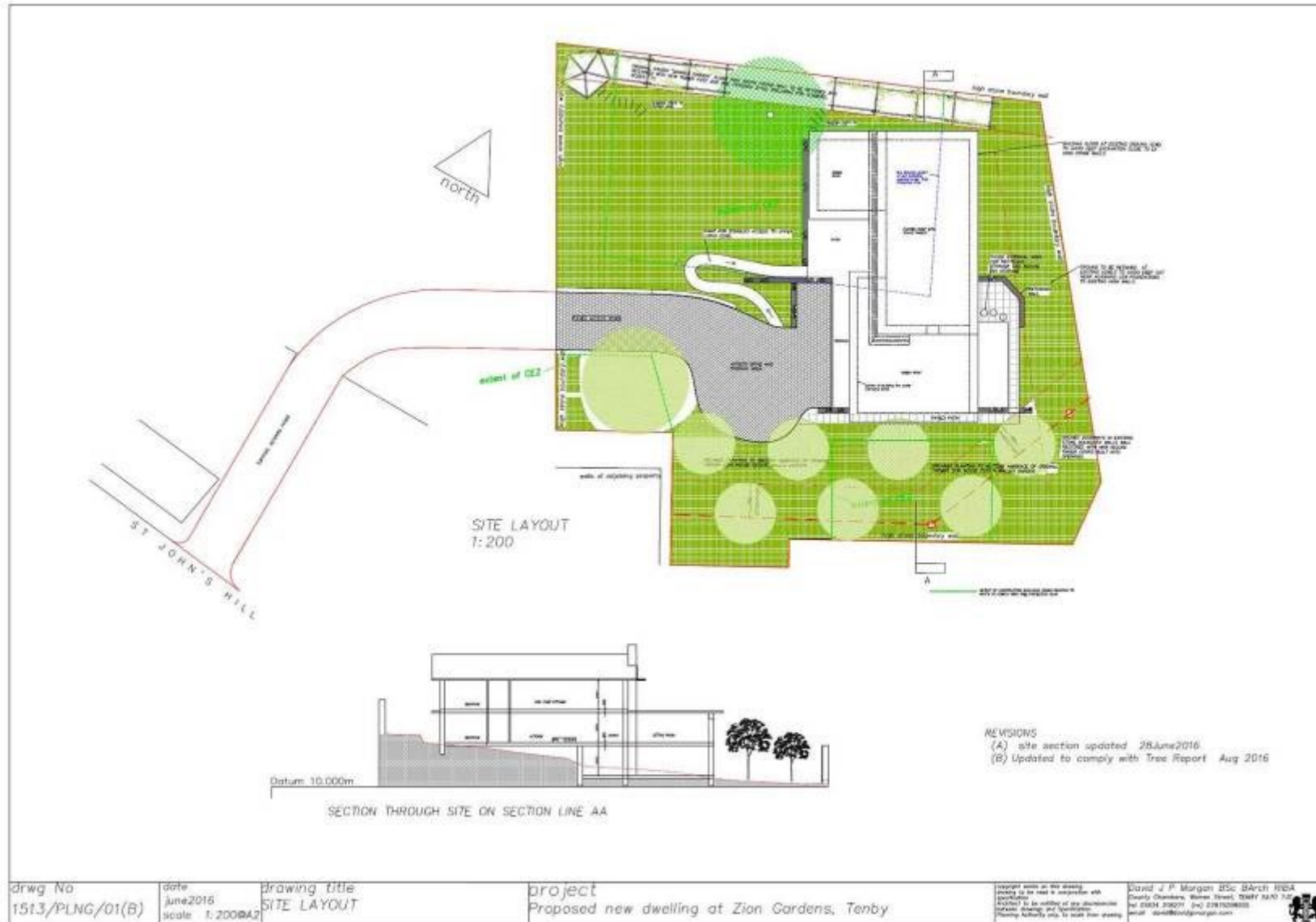


Figure 2: Development proposals for Land north of Booth House, Llys y Fran (Plan supplied by client)

- 1.3 This document provides a scheme of works for: ***Archaeological attendance during ground works associated the construction of the new dwelling on land at Zion Gardens, St Johns Hill, Tenby, Pembrokeshire which could potentially expose, damage or destroy archaeological remains. This will include all areas where a site strip is necessary. Appropriate investigation and recording of any such remains will be undertaken if revealed. A report and archive of the results of the works will be prepared.***

2. PROJECT OBJECTIVES

- 2.1 Provision of a written scheme of investigation to outline the methodology by which DAT Archaeological Services will undertake the archaeological watching brief.
- 2.2 To monitor ground works in order to identify the presence/absence of any archaeological deposits.
- 2.3 To establish the character, extent and date range for any archaeological deposits to be affected by the proposed ground works.
- 2.4 To appropriately investigate and record any archaeological deposits to be affected by the ground works.
- 2.5 To produce an archive and report of any results.

3. FIELDWORK

- 3.1 The watching brief would entail an archaeologist being present during all ground works where there is a potential for archaeological remains to be exposed, damaged or destroyed. This will be carried out during the initial site strip for the new dwelling, but could include further groundworks such as foundation excavation or service installation.
- 3.2 It is essential coordination between the site contractor's and archaeologist is established at the outset to avoid any potential disturbance to archaeology without an archaeologist being present, or unnecessary visits to the site when works are being carried out that do not require the presence of an archaeologist.
- 3.3 Adequate time must be made available to the visiting archaeologist to ensure that appropriate recording can be undertaken of any archaeological features or deposits exposed during ground works.
- 3.4 Recording of all archaeological features or deposits will conform to best current professional practice and be carried out in accordance with the Recording Manual³ used by DAT Archaeological Services. Significant archaeological features or deposits will be drawn at a suitable scale (no less than 1:20) and photographed in an appropriate format.
- 3.5 All archaeologically significant finds will be retained and, where possible, related to the contexts from which they derived. Finds will be temporarily stored by DAT Archaeological Services in stable conditions. All finds, except those deemed to be Treasure, will remain the property of the landowner.
- 3.6 Under the 1996 Treasure Act, "treasure" can be summarised as:

³ DAT Archaeological Services have adopted the Recording Manual developed by English Heritage Centre for Archaeology. A copy will be available on-site for inspection if required.

- Any object other than a coin containing at least 10% gold or silver and at least 300 years old;
 - Any prehistoric assemblage of base metal;
 - Coins found together which contain 10% gold or silver (but no single coins) and groups of at least 10 coins of other metals, provided they are at least 300 years old;
 - Any object found associated with treasure except unworked natural objects; and
 - Any object which would have been Treasure Trove before the 1996 Act but not covered above.
- 3.7 In the event that unforeseen archaeological discoveries are made during the development, or that archaeological remains of high significance are exposed, DAT Archaeological Services shall have the power to halt any ground works and shall inform the site agent/project manager and the curatorial officer, and prepare a written statement with plan detailing the archaeological evidence. Following assessment of the archaeological remains by the curatorial officer, DAT Archaeological Services shall, if required, implement on behalf of the Client a contingency scheme for salvage excavation of affected archaeological features. In these instances it would be necessary to employ extra resources to record such features to an appropriate standard.
- 3.8 In the event that human remains are encountered, the District Coroner's Office and the Police will be notified immediately. All human remains will, where possible, be left *in situ*. If preservation *in situ* is not possible all statutory permissions will be obtained in writing before removal begins.

4. POST-FIELDWORK REPORTING AND ARCHIVING

- 4.1 All data recovered during the evaluation will be collated into a site archive structured in accordance with the specifications in *Archaeological Archives: a guide to best practice in creation, compilation, transfer and curation* (Brown 2011), and the procedures recommended by the National Monuments Record, Aberystwyth. The *National Standards for Wales for Collecting and Depositing Archaeological Archives* produced by the Federation of Museums and Art Galleries of Wales will also be adhered to. Digital archives will be collated using the Royal Commission on the Ancient and Historical Monuments of Wales systems (2015) and deposited with the RCAHMW.
- 4.2 The results of the fieldwork will be assessed in local, regional and wider contexts. The report will include a desk-based research element to ensure that the site is placed within its wider archaeological context. A report that is fully representative of the results of the fieldwork will be prepared and digital and hard copies will be sent to the client for dissemination to all relevant parties. The photographic record will be included as part of this archive.
- 4.3 DAT Archaeological Services will arrange for the deposition of finds, and ascertain the costs of storage and deposition, with an approved body before the project commences and inform the curator of the arrangement which has been made (it is anticipated that the paper and digital archive will be deposited with the Royal Commission on the Ancient and Historical Monuments of Wales and any finds to Pembrokeshire Museum).

- 4.4 A summary of the project results, excluding any confidential information, may be prepared for wider dissemination (e.g. Archaeology in Wales and special interest and period-specific journals).
- 4.5 A digital copy and two bound copies of the reports will be produced for the client. Digital copies of the report will be supplied to Dyfed Archaeological Trust - Development Management and the regional Historic Environment Record.

5. STAFF

- 5.1 This project will be managed by James Meek, Head of DAT Archaeological Services.
- 5.2 Archaeological attendance during the watching brief will be undertaken by staff drawn from the team of archaeologists employed by DAT Archaeological Services.

6. MONITORING

- 6.1 The Dyfed Archaeological Trust – Development Management team should be told of the commencement of the works so that they can arrange a monitoring visit if needed. The fieldwork may need to be monitored by the Head of DAT Archaeological Services. All parties should be provided with free access to the site at any time during the watching brief works.

7. HEALTH AND SAFETY

- 7.1 All DAT Archaeological Services staff are CSCS⁴ registered.
- 7.2 DAT Archaeological Services will carry out a health and safety risk assessment to ensure that all potential risks are minimised.
- 7.3 All relevant health and safety regulations must be followed.
- 7.4 All site inductions, H&S procedures and site rules of the site contractor will be made known to DAT Archaeological Services staff prior to them commencing work on-site.
- 7.5 Safety helmets, safety boots and high visibility vests are to be used by all site personnel as necessary. The site contractors will make all archaeological staff aware of any other PPE⁵ that may be required and provide them. Archaeological staff must not enter any area where there is a considered to be a health and safety risk that has not or is not being appropriately mitigated against.
- 7.6 DAT Archaeological Services staff must ensure that their presence on site is communicated to all relevant site staff, especially machine operators.

⁴ Construction Skills Certification Scheme (Health and Safety Tested)

⁵ Personal Protection Equipment

ZION GARDENS, TENBY, PEMBROKESHIRE: ARCHAEOLOGICAL WATCHING BRIEF

RHIF YR ADRODDIAD / REPORT NO. 2018/07
RHIF Y PROSIECT / PROJECT RECORD NO. 111336

Chwefror 2018
February 2018

Paratowyd yr adroddiad hwn gan / This report has been prepared by

ALICE DAY

Swydd / Position: **Archaeologist DAT Archaeological Services**

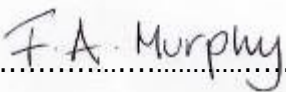
Llofnod / Signature  Date 08/02/2018

Mae'r adroddiad hwn wedi ei gael yn gywir a derbyn sêl bendith
This report has been checked and approved by

FRAN MURPHY

ar ran Ymddiriedolaeth Archaeolegol Dyfed Cyf.
on behalf of Dyfed Archaeological Trust Ltd.

Swydd / Position: **Project Manager DAT Archaeological Services**

Llofnod / Signature  Date 24/05/2018

*Yn unol â'n nôd i roddi gwasanaeth o ansawdd uchel, croesawn unrhyw sylwadau
sydd gennych ar gynnwys neu strwythur yr adroddiad hwn*

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

