

Specification

For Archaeological Desk Based Assessment:

ATLANTIC WHARF, BUTETOWN MASTERPLAN AND CARDIFF ARENA AND HOTEL

Prepared for:

Robertson Property Ltd and Cardiff Council

Project No: 2907

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Figure 1. Location of development area showing study areas and designated assets

1. Introduction

- 1.1. This Specification details the proposal for an archaeological Desk-Based Assessment associated with the proposed development of part of the Atlantic Wharf, Butetown Masterplan area, and Cardiff Arena and associated hotel on land at Cardiff Bay.
- 1.2. The Site is located within the Inner Harbour area of Cardiff Bay, Cardiff, as shown on the Location Plan (Figure 1). The relevant planning authority is Cardiff Council (CC).
- 1.3. The application Site comprises two main elements: part of the Atlantic Wharf, Butetown Masterplan and the arena and hotel development encompassed within this.
- 1.4. It is the Applicants intention to submit one overarching hybrid planning application for the Proposed Development with the Atlantic Wharf, Butetown Masterplan element submitted in outline and the arena and hotel element submitted in full.

2. Development Details & Site Description

- 2.1. The outline element of the hybrid application would seek to bring forward the area of the Atlantic Wharf, Butetown Masterplan that is primarily under the control of Cardiff Council, and would deliver the key early elements of the Masterplan such as the leisure offerings and associated car parking.
- 2.2. The Masterplan area to be submitted in outline will encompass the arena and hotel as well as a large portion of the Inner Harbour between Schooner Way at its northern extent and the A4232 at its southern boundary. The application site is centered on NGR ST 19263 74993.
- 2.3. The outline application site which encompasses an area of approximately 14.2 hectares (ha) sits between Bute East Dock and the Future Inn to the east, Lloyd George Avenue to the west, the A4232 and the Wales Millennium Centre to the south and Schooner Way and Silurian Park to the north. The Site is currently occupied by County Hall and its car park, the Red Dragon Centre and its car park, part of Silurian Park, Schooner Way and Hemingway Road.
- 2.4. The proposed location for the arena and hotel sits between Cardiff County Hall to the east, Hemingway Road to the south and residences within Halliard Court and Lloyd George Avenue to the north and west. This area of the Site is currently utilised as surface car parking for County Hall and also includes the southern extent of Schooner Way and part of Silurian Park in the north west corner of the proposed Site.
- 2.5. This Specification has been prepared by Charley James-Martin, Project Manager, Archaeology Wales Ltd (henceforth – AW). It provides information on the methodology that will be employed by AW during a Desk Based Assessment and Site Visit.
- 2.6. The purpose of the proposed Desk-Based Assessment is to provide Glamorgan-

Gwent Archaeological Trust - Archaeological Planning Management (henceforth – GGAT-APM with the information they are likely to request, as the archaeological advisors to the Local Planning Authority, in respect of the proposed development, the requirements for which are set out in Planning Policy Wales (Ed.11, February 2021), Section 6, and Technical Advice Note 24. The work is to highlight and assess the impact upon standing and buried remains of potential archaeological interest to ensure that they are adequately preserved or fully investigated and recorded if they are disturbed or revealed as a result of subsequent activities associated with the development.

- 2.7. All work will conform to the *Standard and Guidance for Archaeological Desk Based Assessment* (CIfA, 2020) and be undertaken by suitably qualified staff to the highest professional standards.

3. Objectives

- 3.1. The primary objective of the desk-based assessment will be to assess the potential impact of the development proposals on the historic environment by means of a detailed desk-based study and site visit. This will help inform future decision making, design solutions and potential mitigation strategies. The aim will be to make full and effective use of existing information in establishing the archaeological significance of the site, to elucidate the presence or absence of archaeological material, its character, distribution, extent, condition and relative significance.
- 3.2. The work will include a comprehensive assessment of regional context within which the archaeological evidence rests and will aim to highlight any relevant research issues within national and regional research frameworks.
- 3.3. This desk-based assessment will result in a report that will provide information of sufficient detail to allow informed planning decisions to be made which can safeguard the archaeological resource. The information could then be used to determine further archaeological investigation or appropriate mitigation strategies for any archaeological remains within the area to be implemented prior to or during the proposed development. Preservation in situ will be advocated where at all possible, but where engineering or other factors result in loss of archaeological deposits, preservation by record will be recommended.

4. Method Statement for a Desk-Based Assessment

- 4.1. The assessment will consider the following:
- a) The nature, extent and degree of survival of archaeological sites, structures, deposits and landscapes within the study area. It will involve the following areas of research:
 - 1. Collation and assessment of all relevant information held in the regional HER at the Glamorgan-Gwent Archaeological Trust, within a 300m buffer zone around the proposed development area.
 - 2. Collation and assessment of the impact on all Designated archaeological sites (Scheduled Ancient Monuments, Listed Buildings, Historic Parks &

Gardens, landscapes, Conservation Areas) within 1km buffer zone around the proposed development area.

3. Assessment of all available excavation report and archives including unpublished and unprocessed material affecting the site and its setting.
4. Assessment of all extant aerial photographic (AP) evidence. This will include visits to Central Register of Air Photography for Wales, in Cardiff.
5. Assessment of archive records held at the County Archives, and as appropriate, site files held by RCAHMMW
6. Records held by the developer e.g. bore logs, geological/geomorphological information, aerial photographs, maps, plans.
7. Map regression analysis using all relevant cartographic sources e.g. All editions of the Ordnance Survey County Series, Tithe and early estate maps (as available).
8. Place name evidence.
9. Internet sourced satellite imagery and Lidar imagery as available.
10. Assessment of the records held at the Portable Antiquities Scheme.
11. Historic documents (e.g. Charters, registers, estate papers).

b) The significance of any remains in their context both regionally and nationally and in light of the findings of the desk-based study.

c) The history of the site, based on the areas of research outlined above.

d) The potential impact of any proposed development on the setting of known sites of archaeological importance (this will constitute a brief assessment, rather than a formal assessment such as that detailed in the Design Manual of Roads and Bridges).

e) The potential for further archaeological remains to be present, which have not been identified in pre-existing archaeological records.

f) The potential for further work, with recommendations if requested and where appropriate for a suitable investigative and/or mitigation methodology.

Site Visit

- 4.2. The site visit will be a visual walked search of the accessible development area. The ground surface will be visually inspected for all earthworks, structures and finds. The location of any environmental archaeological deposits, or areas which may have a potential for such deposits, will also be taken into account along with the visible archaeology.
- 4.3. All located sites or finds will be accurately fixed by means of GPS. Each individual find or site location will have an accurate NGR reference attached. Where a close cluster of related features is identified a single NGR for the centre of the cluster will be used, and each constituent feature separately described in the text.

- 4.4. The character, function, condition, vulnerability, potential dating and relationship to other features of each identified site or find will be described fully. The importance of the site or find will be assessed in terms of local, regional or national significance.
- 4.5. Written, drawn and photographic records of an appropriate level of detail will be maintained throughout the course of the project. Digital photographs, including scales, will be taken using cameras with resolutions of 10 mega pixels or above.
- 4.6. The site visit will also assess the visual impact of the proposed development on the setting of known sites of archaeological importance. Photographs will be taken from the proposed development to help illustrate and assess this visual impact and Designated sites within the study area will also be visited with photographs taken towards the proposed development to help illustrate and assess this visual impact on these sites.

Report and the Deposition of the Site Archive

- 4.7. A report will be produced which synthesises the results of the desk-based assessment and site visit and thereby assesses the total archaeological resource within the development area.
- 4.8. The results will be presented in a report and will be detailed and laid out in such a way that data and supporting text are readily cross-referenced. The report will adhere to the Welsh Archaeological Trust's joint Guidance for the Submission of Data to the Welsh Historic Environment Records (2018). The historical development of the site will be presented in phased maps and plans comprising clearly, the outline of the site.
- 4.9. Within the report an attempt will be made to indicate areas of greater or lesser archaeological significance and the sites will be ranked in level of overall archaeological importance (locally, regionally and nationally).
- 4.10. All relevant aerial photographs, re-plots and historic maps will be included and be fully referenced.
- 4.11. The report will specifically include the following:
 - a copy of the design brief (if applicable)
 - a location plan
 - all identified sites plotted on an appropriately scaled plan of the proposal site
 - a gazetteer of all located sites
- 4.12. Copies of the report will be sent to the client and to GGAT for inclusion in the HER. Digital copies will be provided in pdf format.

The Site Archive

- 4.13. A project archive will be prepared in accordance with the National Monuments Record (Wales) agreed structure and be deposited with the National Monuments Records, held and maintained by the RCAHMW, Aberystwyth, on completion of the report. It will also conform to the guidelines set out in 'The National Standard and Guidance to Best Practice for Collecting and Depositing Archaeological Archives in Wales 2017' (National Panel for Archaeological Archives in Wales 2017). The digital archive will be deposited with the NMR.
- 4.14. Although there may be a period during which client confidentiality will need to be maintained, the report and the archive will be deposited not later than six months after completion of the work.

5. Resources & Timetable

Standards

- 5.1. The desk-based assessment will be undertaken by AW staff using current best practice. All work will be undertaken to the standards and guidelines of the ClfA.

Staff

- 5.2. The project will be undertaken by suitably qualified AW staff. Overall management of the project will be undertaken by Charley James-Martin – project manager, AW (MCIfA).

Timetable of archaeological works

- 5.3. The work will be undertaken at the convenience of the client and is likely to commence imminently.

Insurance

- 5.4. AW is fully insured for this type of work, and holds Insurance with Aviva Insurance Ltd and Hiscox Insurance Company Limited through Towergate Insurance. Full details of these and other relevant policies can be supplied on request.

Arbitration

- 5.5. Disputes or differences arising in relation to this work shall be referred for a decision in accordance with the Rules of the Chartered Institute of Arbitrators' Arbitration Scheme for the Institute for Archaeologists applying at the date of the agreement.

Health and safety

- 5.6. All members of staff will adhere to the requirements of the Health & Safety at Work Act, 1974, and the Health and Safety Policy Statement of AW.

6. References

Chartered Institute for Archaeologists, 2020. *Standards and guidance for the creation, compilation, transfer and deposition of archaeological archives.*

Chartered Institute for Archaeologists, 2020. *Standards and guidance for the collection, documentation, conservation and research of archaeological materials.*

Chartered Institute for Archaeologists, 2020. *Standards and guidance for historic environment desk-based assessment.*

National Panel for Archaeological Archives in Wales, 2017. *The National Standard and Guidance to Best Practice for Collecting and Depositing Archaeological Archives in Wales*

Welsh Archaeological Trusts, 2018. *Guidance for the Submission of Data to the Welsh Historic Environment Records (HERs).*

British Geological Survey: Geology of Britain viewer:
www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html (accessed 26/03/20)

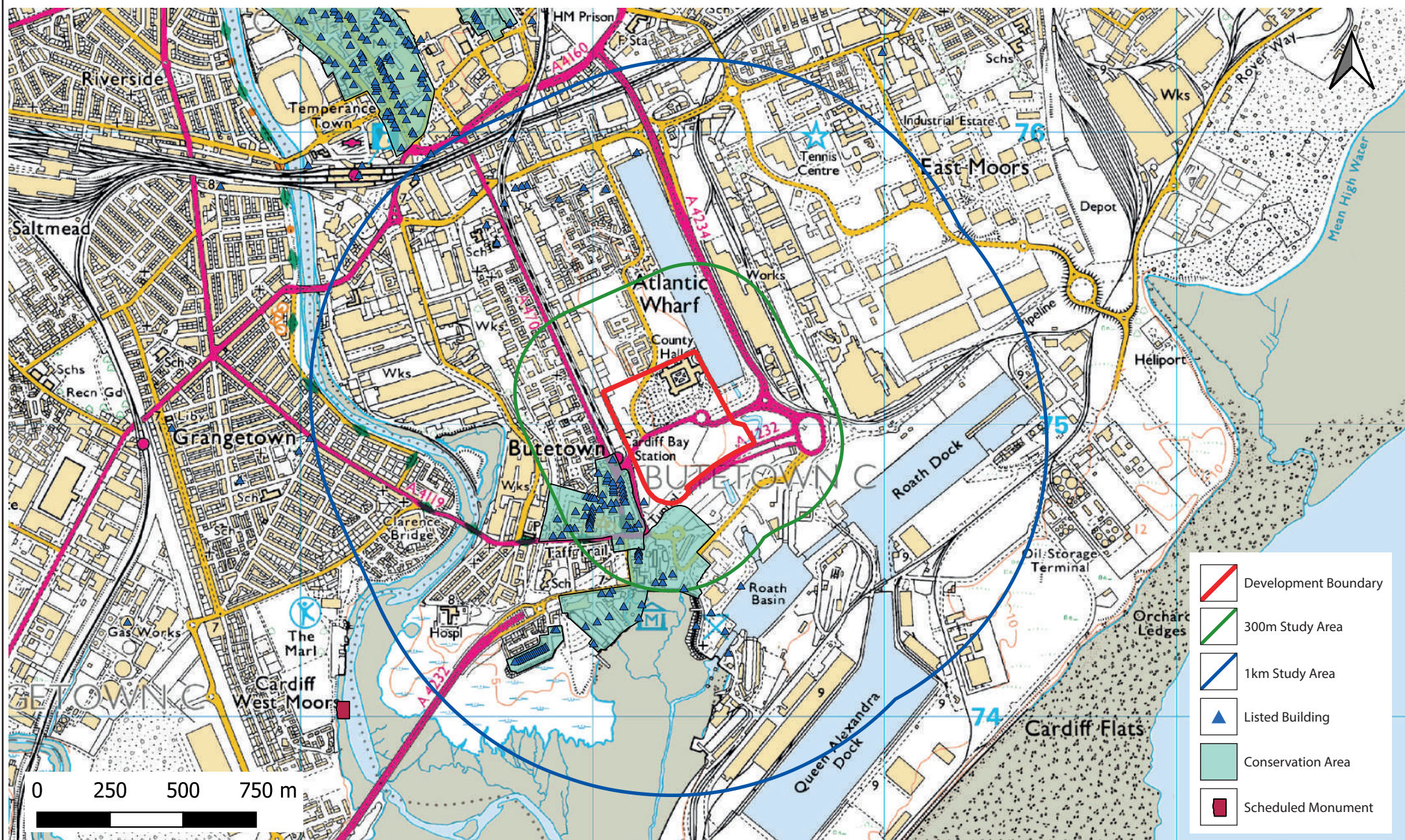


Figure 1. Location of development area showing study areas and designated assets