Ellie Jones

From: Neil Bayliss <Neil.Bayliss@heneb.org.uk>
Sent: 27 November 2024 13:43
To: Sharon Holman; planning
Subject: FAO: Sharon Holman RE: P/2024/1583 at Ty Newydd, School Lane, Overton, Wrexham
Attachments: Heneb Clwyd-Powys September 2024 - Level 2 HBR.pdf; Heneb Clwyd-Powys September 2024 - Registered Contractors.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Good afternoon, Sharon,

Regarding the application referenced above.

From information held within the Regional Historic Environment Record (HER) the Stables are within the Overton Conservation Area and therefore the Built Heritage Conservation Officer should be the primary consultant. The conversion of the buildings at Ty Newydd will considerably alter the internal features of the stables, which are shown on the 2nd edition Ordnance Survey Map of the town.

In this case we would advise that a **Level 2 historic building survey** is completed in accordance with the Planning Policy Wales (Feb 2024) and TAN 24 (May 2017) guidance, and an appropriate condition is supplied below.

The **Level 2 survey** would include a detailed photographic survey, written descriptive survey, phased plans of the buildings' development and a measured survey using annotated architects plans where these are available, or a new survey where architects plans are not of sufficient detail.

Level 2 Building Recording

Suggested planning condition to facilitate a programme of historic building recording, the equivalent of an Historic England Level 2 building survey, in order to allow an adequate analytical record of the building to be made prior to alteration.

No development shall take place until a programme of building recording and analysis, equivalent to an Historic England Level 2 building survey, has been secured and implemented, in accordance with a brief issued by the local planning authority and a written scheme of investigation which has been submitted by an archaeological contractor and approved in writing by the local planning authority.

The programme of building analysis and recording will be completed by an archaeological contractor and must meet the standards laid down by the Chartered Institute for Archaeologists in their Standard and Guidance for the archaeological investigation and recording of standing buildings or structures. A copy of the resulting report should be submitted to the Local Planning Authority and the Planning Archaeologist, Heneb: Clwyd Powys Archaeology (The Offices, Coed y Dinas, Welshpool, SY21 8RP).

After approval by the Local Planning Authority project data must be submitted and approved for inclusion in the Heneb: Clwyd Powys Archaeology Historic Environment Record. The full digital archive must also be submitted and approved for inclusion within the National Monuments Record, RCAHMW or the Archaeology Data Service, ADS

Reason: To allow an adequate analytical record of the building to be made, before it is altered, to ensure that the buildings' origins, use, and development are understood and the main features, character and state of preservation are recorded.

I have attached a brief for the Level 2 survey and guidance on sources of archaeological contractors who may wish to tender for this work. The chosen archaeological contractor will need to submit a WSI (written scheme of investigation) document to neil.bayliss@cpat.org.uk for approval before they can commence works on site.

The attached documents should be forwarded to the applicant/agent so that they are fully aware of the requirements.

Please contact me if you wish to discuss this advice or require more information.

Kind regards,

Neil Bayliss