

From: Neil Bayliss <neil.bayliss@cpat.org.uk>
Sent: 16 November 2023 14:07
To: Amy Brittain; planning
Subject: FAO: Amy Brittain RE: P/2023/0738 at Gamford House, Gamford Lane, Rossett
Attachments: Oct 23 - CPAT - Archaeological Watching Brief.pdf; Oct 23 - CPAT - Contractors Information.pdf; Oct 23 - CPAT - House holders guide.pdf; Oct 23 - CPAT - Level 2 Historic Building Survey.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Good afternoon, Amy,

Regarding the application referenced above.

The older farm buildings to the north and northwest of the farmhouse and the farmhouse itself are visible on the 1st edition Ordnance Survey mapping of the late 19th century and are of local and vernacular interest. We would recommend that an appropriate level of building recording is completed to record the buildings in their current form. In this case we would advise that a **Level 2 historic building survey** is completed in accordance with the Planning Policy Wales (Feb 2021) 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 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.

The ground has been heavily remodelled; however, a **watching brief** should be completed on plots 3, 4, 5 and 6 due to the potential that the cropmarks in the field to the west (PRN 102661) continue into the area of development (Most recent plans repeat plot 3 and have no plot 4). Sub-surface archaeology related to these pre-historic deep enclosure ditches may have survived the modern farm development and may also include internal features which will require full excavation and recording.

The ground reduction, trenching and landscaping of the plots should be completed under the condition of an **archaeological watching brief**. This advice is in accordance with the guidance set out in TAN 24 (May 2017) and Planning Policy Wales (Feb 2021).

The archaeologist should be part of a **recognised professional archaeological organisation** working to the Standard and Guidance of the **Chartered Institute for Archaeologists (CIFA)** relating to an Archaeological Watching Brief. The archaeologist should be working in accordance with an approved written scheme of investigation (**WSI**) and should preferably be part of a Registered Archaeological Organisation with the CIFA.

The conditions in this case would be:

1. **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, 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 and approved in writing by the local planning authority. **The survey will be completed by a professional archaeological contractor.***

*The programme of building analysis and recording 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.*

On approval by the Local Planning Authority, project data must be submitted and approved for inclusion in the Clwyd-Powys Archaeological Trust's Historic Environment Record [CPAT HER]. For any questions regarding this submission process, please contact the HER Team at her@cpat.org.uk. 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 alteration, to ensure that the buildings origins, use, and development are understood and the key features, character and state of preservation are recorded.*

2. Archaeological Watching Brief

Suggested planning condition to facilitate an archaeological watching brief.

*The developer shall ensure that a suitably **qualified archaeological contractor** is present during all the ground reduction for the plots mentioned above so that an archaeological watching brief can be conducted. The archaeological watching brief must meet the standards laid down by the **Chartered Institute for Archaeologists** Standard and Guidance for archaeological watching briefs.*

A copy of the resulting report should be submitted to the Local Planning Authority and the Development Control Archaeologist, Clwyd-Powys Archaeological Trust (neil.bayliss@cpat.org.uk)

On approval by the Local Planning Authority, project data must be submitted and approved for inclusion in the Clwyd-Powys Archaeological Trust's Historic Environment Record [CPAT HER]. For any questions regarding this submission process, please contact the HER Team at her@cpat.org.uk. 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 secure preservation by record of any archaeological remains which may be revealed during ground excavations for the consented development.*

I have attached documents for the **Level 2 Building Recording, Archaeological Watching Brief** 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 me for approval before they can commence works on site. Please contact me again if you wish to discuss this advice or require more information.

Kind regards,

Neil Bayliss

Mr Neil Bayliss BA, PCIfA

Swyddog Rheoli Datblygiad / Development Control Archaeologist

Ymddiriedolaeth Archaeolegol Clwyd-Powys / Clwyd-Powys Archaeological Trust

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