

From: Neil Bayliss <neil.bayliss@cpat.org.uk>
Sent: 06 December 2022 10:04
To: Sharon Holman; planning
Subject: [DKIM:INVALID] FAO: Sharon Holman RE: P/2022/0960 & P/2022/0959 at The Dymock Arms, Overton Road, Penley
Attachments: March 22 CPAT Contractors Information.pdf; March 22 CPAT Guidance_Level 2 building survey.pdf; March 22 CPAT Watching Brief General Requirements.pdf; ARCHAEOLOGY AND PLANNING IN WALES 8 MARCH 2021.pdf

Good morning,

Regarding the planning application referenced above.

The building to be converted is the Grade II Listed Building (1693) The Dymock Arms, a former public house with a believed earlier use as dwellings. Parts of the building have been modernised and the works to demolish the extensions to the rear (Northwest) of the main historic structure will inevitably remove more of the original fabric, and it would be useful to obtain a record of the structure in its present form prior to full conversion. This is to ensure that the building's origins, use, and development are understood, and the main features, character and current state of preservation are recorded.

We would therefore recommend that an appropriate level of building recording is completed to record the building in its 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 the building's 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 removal of the current flooring may reveal foundations of earlier buildings suggested by the documents provided and other sub-surface archaeology which may be related to the building's former use and its inhabitants. These works 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.

A suitable condition to facilitate the contracted watching brief is provided below along with a guidance note for the applicant on how to commission archaeological works.

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.

*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 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. A copy of the resulting report should be submitted to the Local Planning Authority and the Development Control Archaeologist, Clwyd-Powys Archaeological Trust (The Offices, Coed y Dinas, Welshpool, Powys, SY21 8RP Email: neil.bayliss@cpat.org.uk Tel: 01938 553670).

After approval by the Local Planning Authority, a copy of the resulting report should also be sent to the Historic Environment Record Officer, Clwyd-Powys Archaeological Trust for inclusion in the regional Historic Environment Record and a copy of the report and whole project archive should also be sent to the National Monuments Record, RCAHMW

Reason: To allow an adequate analytical record of the building to be made, before conversion, to ensure that the buildings origins, use and development are understood and the main 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 the lifting of the current flooring 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 (41 Broad Street, Welshpool, Powys, SY21 7RR Email: neil.bayliss@cpat.org.uk Tel: 01938 553670). After approval by the Local Planning Authority, a copy of the report and resulting archive should also be sent to the Historic Environment Record Officer, Clwyd-Powys Archaeological Trust for inclusion in the regional Historic Environment Record.

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 survey and an archaeological watching brief**, as well as a copy of 'A householders guide to archaeology and planning in Wales' 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

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Swyddfa Gofrestredig fel yr uchod. Rhif Cwmni 1212455, Rhif Elusen 508301, Sefydliad Cofrestredig ClfA.

Clwyd-Powys Archaeological Trust, The Offices, Coed y Dinas, Welshpool, SY21 8RP.

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