

From: [Neil Bayliss](#)
To: [Rhian Chitty](#); [planning](#)
Subject: FAO: Rhian Chitty RE: P/2023/0574 at Hillside, Erbistock, Wrexham
Date: 03 October 2023 10:52:19
Attachments: [September 23 CPAT Guidance Level 3 building survey.pdf](#)
[September 23 CPAT Contractors Information.pdf](#)
[September 23 house holders guide 23 updated.pdf](#)

Good morning, Rhian,

Regarding the barn conversion application referenced above.

Information held within the Regional Historic Environment Record indicates that the conversion will considerably alter the outbuilding north of the dwelling at Hillside. The photographs provided in the bat report show fixtures and features in place within the building and possibly a fireplace suggesting evidence of it's possible former use as a dwelling. Therefore, we would advise that a **Level 3 Historic Building Survey** is completed by an **approved archaeological contractor** in accordance with the Planning Policy Wales (Feb 2021) and TAN 24 (May 2017) guidance to retain a record of the building in its current historic form and a suitable condition is provided below.

The **Level 3 survey** would include a desk-based assessment to provide a building history, a detailed written descriptive survey of the present structures, measured survey of the buildings in plan and elevation, a detailed photographic survey, and phased plans of the building's development over time.

Level 3 Building Recording

*Suggested planning condition to facilitate a programme of a **Level 3 Historic Building Survey**, the equivalent of an Historic England Level 3 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 3 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).

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 before conversion and to ensure that the buildings origins, use, and development are understood and the key features, character and state of preservation are recorded.*

I have attached a brief for the **Level 3 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

Mr Neil Bayliss BA, PCIfA
Swyddog Rheoli Datblygiad / Development Control Archaeologist
Ymddiriedolaeth Archeolegol Clwyd-Powys / Clwyd-Powys Archaeological Trust

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