

Louise Phillips

From: Neil Bayliss <neil.bayliss@cpat.org.uk>
Sent: 25 August 2022 11:07
To: planning
Subject: [DKIM:INVALID] FAO: Sarah Hill SH3 RE: P/2022/0710 at Springfield Farm, Marford Hill, Marford, Wrexham
Attachments: March 22 CPAT Guidance_Level 2 building survey.pdf; March 22 CPAT Contractors Information.pdf; ARCHAEOLOGY AND PLANNING IN WALES 8 MARCH 2021.pdf
Follow Up Flag: Follow up
Flag Status: Completed

Good morning Sarah,

Regarding the above planning application proposing to convert the barn attached to Springfield Cottage to offices. The building is thought to be a later addition to Springfield Cottage although this is not certain, with the continuous roofline suggesting the remodelling of an earlier building. A pise cottage constructed in 1814 by Julius Flowers is suggested to be the source for some of the material used in the building. It would be useful to obtain a record of the structure in its present form prior to conversion commencing to ensure that the buildings origins, use and development are understood, and the main features, character and state of preservation are recorded.

We would therefore recommend that an appropriate level of building recording is completed to record the stable in its current form prior to renovation. 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 building 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 condition in this case would be: *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.*

I have attached a brief for the Level 2 survey, 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

Ymddiriedolaeth Archaeolegol Clwyd-Powys / Clwyd-Powys Archaeological Trust

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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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