

Louise Phillips

From: Neil Bayliss <neil.bayliss@cpat.org.uk>
Sent: 27 July 2022 14:27
To: planning
Subject: [DKIM:INVALID] FAO: SEH RE: P/2022/0640 - Outbuildings at Ty Newydd, School Lane, Overton
Attachments: March 22 CPAT Contractors Information.pdf; ARCHAEOLOGY AND PLANNING IN WALES 8 MARCH 2021.pdf; March 22 CPAT Guidance_Level 2 building survey.pdf

Good afternoon,

Regarding the application referenced above.

The Coach House and Stables are within the 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 both buildings, both of which are shown on the 2nd edition Ordnance Survey Map of Overton. I would therefore ask that the applicant must commission a Level 2 Building Recording before development continues, to preserve a record of these buildings as they currently stand.

We would recommend that the **Level 2 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. The recording work must be completed by a professional archaeological contractor in accordance with CIFA standards and guidance.**

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, to allow an adequate analytical record of the buildings 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 and digital archive should 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, RCAHMS, Aberystwyth

Reason:

To allow an adequate analytical record of the building to be made, before it is converted, 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 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 me for approval before they can commence works on site. Please ensure that this email and all attached documents are forwarded to the applicant/agent so that they are fully informed of the requirements.

Please contact me 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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