

Louise Phillips

From: Neil Bayliss <neil.bayliss@cpat.org.uk>
Sent: 22 August 2022 08:57
To: planning
Subject: [DKIM:INVALID] FAO: SH3 RE: P/2022/0678 at Graig Cottage, Station Road, Bangor Isycoed
Attachments: March 22 CPAT Guidance_Level 3 building survey.pdf; March 22 CPAT Watching Brief General Requirements.pdf; March 22 CPAT Contractors Information.pdf; ARCHAEOLOGY AND PLANNING IN WALES 8 MARCH 2021.pdf

Good morning,

Regarding the application referenced above.

The building involved, 'Graig Cottage', is a Grade II Listed Building (No. 41086) and is shown on the Tithe Map of 1840 as a building aligned roughly East-West, with wings extending North at either end. By the 1st edition Ordnance Survey mapping, these 'wings' were no longer visible. The proposed extension may reveal evidence of the former footprint of the building shown on the Tithe and therefore, any groundworks, internally or externally, should be completed under a Watching Brief condition.

The information in the Heritage Statement provides evidence of what may be the original building shown on the Tithe with timber framing, hand cut beams and wattle and daub wall fabric currently visible. These features should be recorded prior to the new 'breathable' lime-based plaster being applied or any other concealing works. The Heritage Statement also states, 'where impacts to historic assets are unavoidable it is reasonable for local planning authorities to require developers to record and advance understanding of the significance of any historic asset to be affected in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible', and therefore a Level 3 Building Recording should be completed to record the features revealed, along with phased plans of the buildings development.

The Built Heritage Conservation Officer should be consulted regarding the works which will have a setting impact due to the enlarged footprint which includes a mainly glazed extension off the western and northern elevations of the current building and will be quite visible in the current landscape.

In this case we would advise that a Level 3 historic building survey is completed by an archaeological contractor in accordance with the Planning Policy Wales (Feb 2021) and TAN 24 (May 2017) guidance to retain a record of the buildings in their current historic form. An appropriate condition is supplied 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.

Due to the creation of the extension and the lifting and replacement of internal floor fabrics, we would recommend an Archaeological Watching Brief on the works as these works may contain evidence of the earlier structure shown on the 1840 Tithe, or artifacts relating to the former structure, it's use or inhabitants.

The conditions in this case would be:

1. Level 3 Survey

Suggested planning condition to facilitate a programme of historic building recording, the equivalent of an Historic England Level 3 building survey, in order 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 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).

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 and to the National Monuments Record, RCAHMW.

Reason:

To allow an adequate analytical record of the buildings before conversion, renovation, and extension and to ensure that the buildings origins, use, and development are understood and the main features, character and state of preservation are recorded.

2. 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 undertaking of any ground works in the development area 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 and will be completed in accordance with a written scheme of investigation, which has been approved in advance by the Local Planning Authority.

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) 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 a brief for the Level 3 survey and 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 neil.bayliss@cpat.org.uk for approval before they can commence works on site. All of 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 Bayliss

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

<http://www.cpat.org.uk>

Ffôn / Tel: +44 (0)1938 553670

Ffôn / Tel: +44 (0)7891 525001

E-bost / E-mail: neil.bayliss@cpat.org.uk

Ymddiriedolaeth Archaeolegol Clwyd-Powys, Y Swyddfeydd, Coed y Dinas, Y Trallwng, SY21 8RP.
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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