

From: Mark Walters <mark.walters@cpat.org.uk>
Sent: 11 August 2021 15:55
To: planning
Subject: [DKIM:INVALID] P/2021/0731 Conversion of 1st and 2nd floor rooms at 7 Penyllan Street, Overton - Level 3 Historic Building Survey
Attachments: Level 3 Historic Building Survey.doc; Contractors Information.doc; ARCHAEOLOGY AND PLANNING IN WALES 8 MARCH 2021.pdf

Dear Mared

Thank you for the consultation on this application.

The building proposed for conversion is Grade II listed (Cadw Ref. 1744 - Gwydyr House) and lies within the historic core of Overton. The building is not currently recorded in any detail within the Historic Environment Record and the Cadw listing record is particularly poor with regard to internal details. The proposals seek to convert the currently empty first and second floors to domestic premises and the Built Heritage Conservation Officer will need to be consulted on the proposals.

We agree with SPAB that the Heritage Impact Assessment document is particularly poor with regard to a detailed schedule of proposed changes for each room and the consequent impacts and mitigation that may be required. This should be completed and tabulated in a revised HIA report for clarity with clear photographs of every original feature that will either be retained or altered.

In addition the upper floors are currently empty and stripped back to their historic wall, roof and floor fabric which reveals the full phasing of various historical changes in function and layout over time. These features will either be altered, covered over or removed by the proposed conversion works and it is important that an adequate record is retained now before further changes are undertaken. In this case we would advise that a Level 3 survey is completed 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 form on the first and second floors. 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 structure, measured survey as required or annotation of the architect's elevation and floor plans if they are detailed enough, a detailed photographic survey and phased plans of the building's development over time.

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 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:

mark.walters@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, RCAHMMW.

Reason:

To allow an adequate analytical record of the building before internal alterations take place and 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 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 me for approval before they can commence works on site.

Please contact me if you wish to discuss this advice or require more information.

Kind regards

Mark Walters

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

Clwyd-Powys Archaeological Trust, The Offices, Coed y Dinas, Welshpool, SY21 8RP.
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Please note that I do not work Fridays