

Cerys Jones

From: planning
Sent: 12 July 2018 15:02
To: planning_admin
Subject: FW: P/2018/0528 and P/2018/0527/LBC Allington Farm, Cox Lane, Rossett - Archaeological Watching Brief and Photographic Survey
Attachments: HE Understanding Historic Buildings 2016.cleaned.pdf; Contractors Information.cleaned.doc; Watching Brief - General Requirements.docx

From: Mark Walters [mailto:mark.walters@cpat.org.uk]
Sent: 12 July 2018 14:38
To: planning
Subject: P/2018/0528 and P/2018/0527/LBC Allington Farm, Cox Lane, Rossett - Archaeological Watching Brief and Photographic Survey

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Dear Sir or Madam

Thank you for the consultation on these applications relating to the extensions and alterations to this Grade II listed building.

In this case the appropriate changes to the layout and fabric of the Listed Building and any new materials which can be used will be guided wholly by the specialist advice of the Built Heritage Conservation Officer.

With regard to archaeological impacts we note the content of the Heritage Impact Assessment and agree that the removal of the floor on the ground level will need archaeological monitoring to determine whether earlier floor levels are present along with any associated artefacts. In this case we would recommend that a watching brief condition is applied and a suitable condition is supplied below in accordance with advice given in TAN 24 .

The HIA supplied with the application is in effect a Level 2 study of the building and will be retained within the Historic Environment Record. The photographs within this report are not high resolution or comprehensive though and we would require a detailed photographic survey of the whole building complex before the alterations take place so that we have a good baseline record of the current condition and layout of the buildings. I have therefore also included a photographic survey condition below which will allow this survey to take place.

In both cases an archaeological contractor will need to be contracted to complete the work in accordance with an approved written scheme of investigation supplied by the archaeological contractor and approved in advance by me. Guidance on the photographic survey and the watching brief content is attached along with information on sources of archaeological contractors who may wish to tender for the work.

Conditions:

1. 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 floor excavations within the main house building 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. The Local Planning Authority will be informed in writing, at least two weeks prior to the commencement of the development, of the name of the said archaeological contractor. A copy of the resulting report should be submitted to the Local Planning Authority and the Development Control Archaeologist, Clwyd-Powys Archaeological Trust (41 Broad Street, Welshpool, Powys, SY21 7RR Email: markwalters@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.

Reason: To secure preservation by record of any archaeological remains which may be revealed during ground floor excavations for the consented development.

2 Photographic Survey

Suggested planning condition to facilitate a photographic survey of the Allington farm buildings, in accordance with a Historic England Photographic Survey specification (Understanding Historic Buildings 2016, 5.5, p.27) prior to development

Development shall not begin until an appropriate Photographic Survey (Historic England Photographic Survey specification Understanding Historic Buildings 2016, 5.5, p.27) of the existing buildings has been carried out in accordance with details to be submitted to, and approved by, the Local Planning Authority. The resulting digital photographs should be forwarded on appropriate digital media to the Local Planning Authority and the Development Control Archaeologist (Clwyd-Powys Archaeological Trust, 41 Broad Street, Welshpool, Powys, SY21 7RR. Email: mark.walters@cpat.org.uk Tel: 01938 553670). After approval by the Local Planning Authority, a digital copy of the photographs 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 a basic photographic record of the original building prior to alteration/conversion

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

Kind regards

Mark Walters

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Ymddiriedolaeth Archaeolegol Clwyd-Powys, 41 Stryd Lydan, Y Trallwng, SY21 7RR Swyddfa Gofrestredig fel yr uchod. Rhif Cwmni 1212455, Rhif Elusen 508301, Sefydliad Cofrestredig IfA, Rhif 6.

Clwyd-Powys Archaeological Trust, 41 Broad Street, Welshpool, SY21 7RR Registered Office as above. Company No

1212455, Charity No 508301. Chartered Institute for Archaeologists Registered Organisation No 6.

Please note that I do not work Fridays

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