

## Cerys Jones

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**From:** Mark Walters <mark.walters@cpat.org.uk>  
**Sent:** 17 November 2020 15:16  
**To:** planning  
**Subject:** [DKIM:INVALID] P/2020/0672 4-6 Regent Street, Wrexham - Level 2 Historic Building Survey  
**Attachments:** Level 2 Survey.docx; Contractors Information.doc

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Security Notice: The attachments in this email were secured by a Wrexham Council Security Gateway.  
The original attachments were not modified.

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Dear Sir or Madam

Thank you for the consultation on this application.

The building proposed for conversion is of late Victorian construction with detailing to the facade and a modern shop front added onto the ground floor. It lies within the Conservation Area and the historic core of Wrexham and is of local architectural and historical interest. The interior is currently stripped back to the original brick revealing detail about previous construction and layout changes and features which have been altered eg. blocked fireplaces and doors. The roof structure is also currently on view due the removal of any ceiling on the upper floor. This building has never been recorded in any detail and the features which are currently visible will be covered by modern wall coverings during conversion.

We would therefore recommend that an appropriate level of building recording is completed to record the current structure in its original form and before important detail is masked by new wall surfaces. In this case we would advise that a Level 2 survey is completed in accordance with the Planning Policy Wales (Dec 2018) 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 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 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: [mark.walters@cpat.org.uk](mailto:mark.walters@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 buildings to be made, before they are converted, 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 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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Mark Walters  
Development Control Archaeologist / Swyddog Rheoli Datblygiad

**Please note that our office is closed due to the coronavirus situation and I am working from home**

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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.  
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**