

From: Mark Walters <mark.walters@cpat.org.uk>
Sent: 07 August 2019 13:58
To: planning
Subject: [DKIM:INVALID] P/2019/0532 4 and 4A High Street, Overton - Level 3 Building Survey and Watching Brief
Attachments: Level 3 Survey.doc; Watching Brief - General Requirements.docx; Contractors Information.doc

Dear Sir or Madam

Thank you for the consultation on this demolition, alteration and extension application.

Impact

The plot lies within the medieval historic core of Overton (historic core report at <http://www.cpat.org.uk/ycom/wrexham/wrexham.htm> click on red dot or link for PDF) and occupies an elongated former burgage plot within the medieval town layout. The Edwardian former post office and shop building occupy the frontage and will overlie former medieval properties. To the rear the plot includes a former workshop and dwelling of late 19th century date and these are located in the rear of the burgage plot where there would have been outbuildings, extensions, rubbish pits, light industry, property boundaries and garden areas in the medieval and later periods.

The buildings themselves are not currently recorded on the Historic Environment Record, but clearly have at least local architectural and historical value and contribute to the vernacular character of the Conservation Area, particularly in the case of the frontage. The Built Heritage Conservation Officer should therefore be consulted on the proposed changes to these buildings.

The outbuildings which will be demolished appear to be a former workshop and combined living space and are worthy of a detailed record before they are demolished. The interior of the main building will be significantly altered in terms of layout, fabric and fittings and is equally worthy of recording prior to any change taking place.

The early ground works for the new extension to the rear may encounter buried medieval and later archaeology during new foundation excavations, particularly in the extended area beyond the current structures.

Mitigation

We would therefore recommend a scheme of archaeological recording including a Level 3 archaeological survey of the existing buildings, including the outbuildings, in their current form. In addition an archaeological watching brief should be maintained on the new extension foundations to the rear. These recommendations are made in line with current guidance set out in TAN 24 (May 2017) and Planning Policy Wales (Dec 2018). Suitable conditions to promote this mitigation area included below:

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 by an archaeological contractor and approved in writing by the local planning authority. The programme of building analysis and recording will be completed by an archaeological contractor and 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 (41 Broad Street, Welshpool, Powys, SY21 7RR 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.

Reason:

To allow an adequate analytical record of the buildings to be made, before they are altered or demolished, 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. 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: 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.

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 standard brief for both recommendations along with information on archaeological contractors who may wish to tender for the work. Please forward this information to the applicant so that they are fully aware of the requirements.

Kind regards

Mark Walters

Mark Walters

Development Control Archaeologist / Swyddog Rheoli Datblygiad

Ffôn / Tel: 01938 553670 Mobile: 07736 163148

E-bost / E-mail: mark.walters@cpat.org.uk

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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