

From: Mark Walters <Mark@cpat.org.uk>
Sent: 05 January 2016 14:15
To: planning_admin
Subject: P/2015/0932 and 0933) Penyllan House, Overton - Archaeological Watching Brief and Photographic Survey

Dear Sir or Madam

Thank you for the consultation on this application.

Information retained within the Regional Historic Environment Record indicates that the development is located within the medieval historic core of Overton (see <http://www.cpat.org.uk/ycom/wrexham/wrexham.htm> and click on Overton red spot to download PDF). At the location for the new parking, access and bat house building to the rear of the main house there was originally another building fronting onto the lane to the east, which is present on the 2nd edition OS mapping (1899). Although demolished we anticipate that the foundations will be encountered when the Bat House foundations are inserted and during ground reduction works to insert the new access, parking and landscaping features.

Accordingly we would recommend that an archaeologist is contracted to be present throughout the duration of top soiling, foundation trench cutting, and service trench excavation works in order that an adequate record of any archaeological features revealed by these works can be made. This advice is in accordance with the guidance set out in WO Circular 60/96 Planning and the Historic Environment: Archaeology.

The archaeologist should be part of a recognised professional archaeological organisation working to the Standard and Guidance of the Chartered Institute for Archaeologists relating to an Archaeological Watching Brief. The archaeologist should be working in accordance with an approved written scheme of investigation (WSI).

A suitable condition to facilitate the contracted watching brief is provided below along with a guidance note for the applicant on how to commission archaeological works.

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. 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 excavations for the consented development.

In addition we note the intended conversion of the Coach House and Shop which are attached to Penyllan House and would wish to retain a basic record of their present form and layout as we have no current record of these structures within the Historic Environment Record. I would therefore also recommend the following photo survey condition:

Suggested planning condition to facilitate a photographic survey of the building, in accordance with an English Heritage Level 1 specification, prior to development

Development shall not begin until an appropriate photographic survey, equivalent to an English Heritage Level 1 study, of the existing building 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 a CD 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 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

Should you wish to discuss the above recommendation do not hesitate to contact me.

Kind regards

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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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