

CPAT Report No. 1696




4 High Street, Overton

BUILDING SURVEY



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CLWYD-POWYS ARCHAEOLOGICAL TRUST

Client name: Leslie Cairns
 CPAT Project No: 2420
 Project Name: 4 High Street, Overton
 Grid Reference: SJ 37294192
 County/LPA: Wrexham Borough Council
 Planning Application: OVE P/2019/0532
 CPAT Report No: 1696
 HER Enquiry No: N/A
 Event PRN: 140316
 Report status: Final
 Confidential until: N/A

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15/10/2019	16/10/2019	16/10/2019

Bibliographic reference: Watson, S., 2019. *4 High Street, Overton, Wrexham: Building Survey*.
 Unpublished report. CPAT No. 1696.



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 with the Chartered Institute for Archaeologists

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Summary

The Field Services Section of the Clwyd-Powys Archaeological Trust was invited Mr Leslie Cairns to undertake a programme of building survey in connection with proposed alterations to convert the former Post Office at 4 High Street, Overton, Wrexham into apartments. The building lies within the Overton Conservation Area.

A level three building survey was undertaken in October 2019 as a condition of planning permission.

The survey revealed that although the existing building had undergone extensive alterations, it was possible to determine that it was likely to have originally been two terraced red brick houses of two storeys with a low pitched roof. Both buildings were later extended to the rear in brick and eventually the two properties were amalgamated into one. The roof was raised and a mock timber frame with an Edwardian style shop frontage was inserted. The building operated as a Post Office until 2018.

A series of single storey structures were also added to the rear of the property sometime during the 20th century.

Crynodeb

Gwahoddwyd Adran Gwasanaethau Maes Ymddiriedolaeth Archaeolegol Clwyd-Powys gan Mr Leslie Cairns i ymgymryd â rhaglen arolwg adeilad mewn cysylltiad ag addasiadau arfaethedig i drosi cyn Swyddfa'r Post yn 4 Stryd Fawr, Owrtyn, Wrecsam yn rhandai. Mae'r adeilad yn Ardal Gadwraeth Owrtyn.

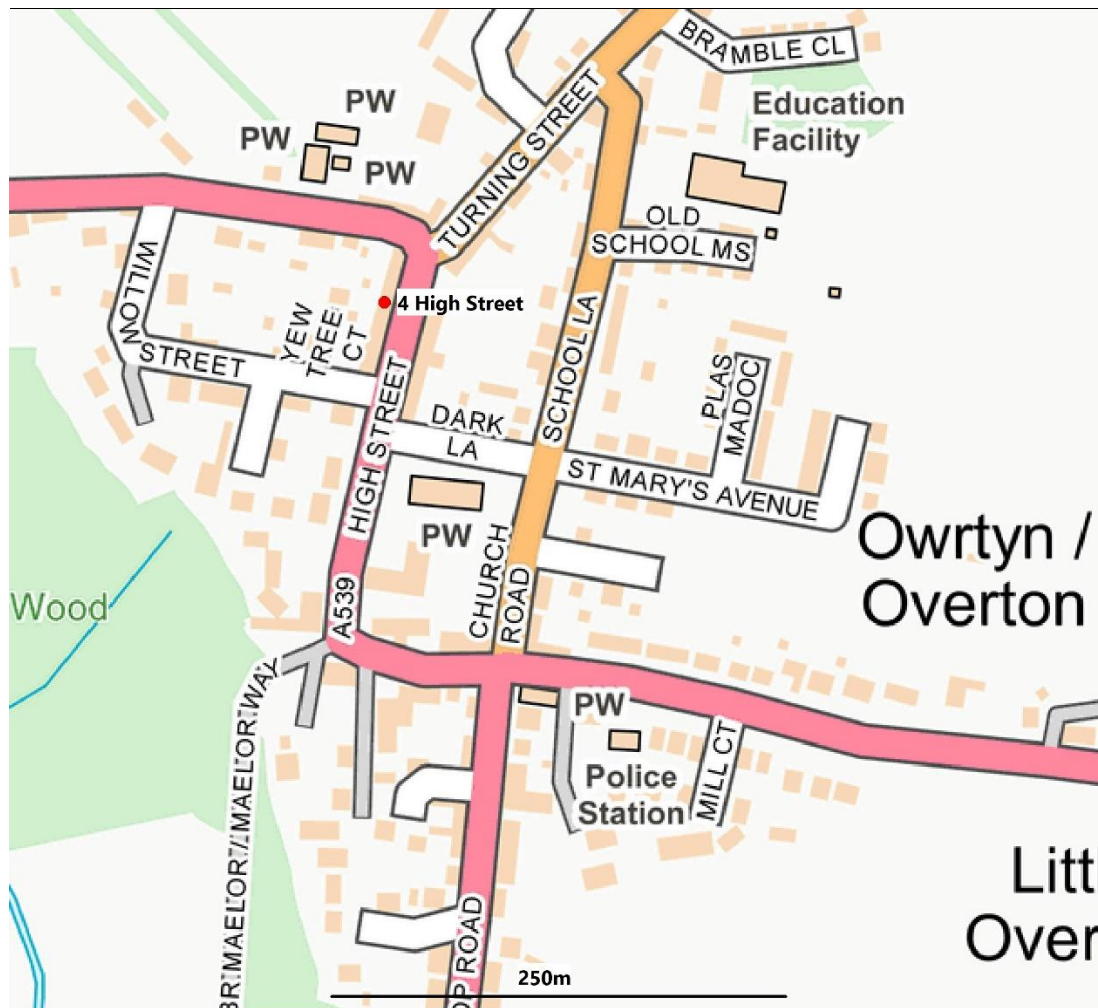
Ymgwymerwyd ag arolwg adeilad lefel tri ym mis Hydref 2019 fel un o amodau caniatâd cynllunio.

Er y bu addasiadau helaeth eisoes i'r adeilad presennol, datgelodd yr arolwg ei bod yn bosibl dod i'r casgliad mai dau dŷ teras deulawr o frics coch, gyda tho isel ar oleddf, oedd yr adeilad yn wreiddiol yn ôl pob tebyg. Roedd y ddau adeilad wedi'u hestyn yn y cefn mewn brics yn ddiweddarach ac, yn y diwedd, roedd y ddau eiddo wedi'u huno. Roedd y to wedi'i godi ac roedd ffrâm bren ffug gyda ffryntiad arddull siop Edwardaidd wedi'i mewnosod. Defnyddiwyd yr adeilad fel Swyddfa'r Post tan 2018.

Roedd cyfres o strwythurau unllawr hefyd wedi'u hychwanegu yng nghefn yr eiddo rywbryd yn ystod yr 20^{fed} ganrif.

1 Introduction

- 1.1. The Field Services Section of the Clwyd-Powys Archaeological Trust was invited Mr Leslie Cairns to undertake a programme of building survey in connection with proposed alterations to convert the former post office at 4 High Street, Overton, Wrexham into apartments. The building lies within the Overton Conservation Area.
- 1.2. The site is located along the western side of High Street in the centre of Overton at NGR SJ37294192 (Fig. 1).



Contains Ordnance Survey data © Crown copyright and database right 2018

Fig. 1 Location of 4 High Street, Overton, Wrexham

- 1.3. Planning consent (OVE P/2019/0532) was granted in August 2019 with the inclusion of the following condition:

13. 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 Charter 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 Archaeologists, Clwyd Powys Archaeological Trust. After approval by the Local Planning Authority, a copy of the report and resulting archive should also be sent to the Historic Environmental Record Officer, Clwyd Powys Archaeological Trust for inclusion in the regional Historic Environment Record.

A further condition, no. 14, required a watching brief although the work to which this relates will not now be undertaken by the current owner and will therefore form a separate piece of work after the building has been sold.

2 Historical Background

- 2.1. This section provides a brief summary of the archaeology and history of the study area and its immediate surrounds, to enable the findings of the assessment to be placed in a wider context.
- 2.2. The town of Overton lies approximately 11km south of Wrexham and 3km from the English border.
- 2.3. The manor of Overton was listed in Domesday Book (1086) and the name Overton(e) is recorded in 1201 and means 'the farm on the bank'.
- 2.4. There was a castle here soon after 1139, constructed by the Welsh prince of Powys, but whether it acted as a focus for settlement in the 12th century is unknown.
- 2.5. A market was established at Overton in 1279, and the town came into existence during the late 13th century. It was created a free borough by royal charter in 1292 when 56 taxpayers dwelled here, a reasonable proportion of them probably of Welsh extraction. Incentives to encourage further burgesses followed but Madog ap Llywelyn's revolt in 1294 led to the destruction of part of the town. Although a grant of murage was made in 1300, there is no evidence that the town ever received defences.
- 2.6. Burgage plots were set out along High Street, Wrexham Road and the northern part of Salop Road, and further plots were recorded in 'le Parsones rowe' in 1361 which was presumably close to the church.
- 2.7. The town was sacked in 1403/4 by Owain Glyndwr and probably never recovered. A century or so later Leland noted there were "not twenty houses". Indeed the language of a 1282 charter seems to suggest that there had always been a problem in attracting people and that there had always been vacant burgage plots.
- 2.8. During the medieval era Overton became the secular centre of Maelor Saesneg, but it became a parochial centre only under the Division of Parishes Act in 1657.
- 2.9. As well as the church, which is largely 14th/15th century there are a number of fine buildings in Overton many of which have a Grade II listing. These range from the early 17th-century timber-framed cottages, the Georgian Rectory to elegant 18th and 19th-century brick workers housing. In general the finer and older survivals are along the High Street with very little of any age on the eastern side of town.

- 2.10. Overton is laid out in a grid pattern on a north-south axis with the broad High Street to the north of the church, which was almost certainly the site of the medieval market.



Fig. 2 Extract from the 1838 Tithe map of Overton showing the original plot outlined in red

4 High Street, Overton

- 2.11. The 1838 tithe map (figure 2) for the Parish of Overton recorded a similar arrangement to that which can be seen today, with a long terrace of buildings located along the western side of High Street. The building in question occupied a long plot of around 40m in length which is likely to be remnants of the old burgage plots which once ran along High Street. The building was shown with a long range projecting from the rear. The tithe apportionment records the plot (89) as 'two dwelling and gardens'. It was owned by Chapel Trustees of Mary ? Coomer? and was occupied by 'herself and Susannah Hunt'.
- 2.12. The first edition Ordnance Survey 25" map of 1872 (figure 3) showed the buildings in slightly more detail, defining the two gardens for each and also showing a smaller building projecting from the rear, to the north of the longer range defined on the tithe map. An assortment of smaller buildings (probably privies and stores) were shown at the bottom of the gardens.
- 2.13. By 1899, the 2nd edition Ordnance Survey 25" map showed the two garden plots had been amalgamated into one, which may suggest the buildings had been converted into a single dwelling or shop by this time.
- 2.14. Located within the commercial core of Overton, the building most recently housed the Overton Post Office, until its closure in September 2018.



Fig. 3 Extract from the 1872 Ordnance Survey map of Overton showing the Development plot outlined in red

3 Building Survey

- 3.1. The building survey was conducted on 8 October 2019 in accordance with the Chartered Institute for Archaeologists' (CIfA) (2014) *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures*.
- 3.2. At the time of the survey, the front of the building was and was obscured by scaffolding.
- 3.3. The building was situated on the western side of Overton High Street within a terrace of assorted buildings. Those to the immediate north are listed and date to 1741, although they are thought to incorporate an earlier structure, with some late 19th-century remodelling. The buildings to the south of the development were reconsolidated in 1904 according to a plaque on the front.

External

- 3.4. At the time of the survey the building comprised two storeys and was of brick construction with a red tiled roof which was in-keeping with the buildings to the north. The façade was in mock timber framing and rendered, with an Edwardian styled timber shop front to the ground floor comprising pilasters, carved consoles and transom lights. To the first floor there were three multi-light casement windows with decorative framing below. A gablet sat above the middle window, finished with a decorative terracotta claw finial. To the left side of the shop front a double gateway allowed access to the rear of the building via a passageway. The first floor of the building projected out above this passageway.

- 3.5. A long red brick range projected from the rear of the building along with an assortment of single-storey breeze block structures.
- 3.6. The existing building, as suggested by the tithe apportionment, appeared to have originally been divided into two houses of similar proportions, though that to the south had a larger first floor footprint where it extended across the ground floor passageway.
- 3.7. Inspection of the exterior and interior of the building suggested that the original buildings had a low-pitched roof, of similar height to the terrace located to the immediate south.



Fig. 4 View of the rear elevations showing the step in the walling and infill window (left). CPAT images 4701-0007 and 4701-0015

- 3.8. A step in the rear elevation is thought to define the extent of the two original houses although much of the rear elevation was obscured by the later rear brick range (figure 4).
- 3.9. Of the original rear elevation, a wooden framed casement window could be seen to the first floor above the passageway (figure 4 left). The window partially infilled an earlier opening, with a red brick infill above and the remnants of a wooden lintel. A sandstone sill could also be seen directly below the existing window as well as the shadow of a former lean-to roof (presumably to cover the passageway).
- 3.10. Above the window, the entire rear wall of the southern side of the building had been heightened.
- 3.11. To the northern side of the rear elevation there were two small casement windows to the first floor with on edge heads and sloping red ceramic tiled sills (figure 4 right).

Internal

- 3.12. The extent of external and internal alterations has meant that evidence for the original internal layout, particularly to the ground floor of the building, is difficult to decipher.
- 3.13. The shop floor of the old Post Office was open plan and devoid of any distinctive features. All of the internal walls had been plastered and painted and the floor had been recently re-concreted. A simple wooden stair case along the northern elevation provided access to the first floor, while two doorways in the western elevation provided access into the adjoining

buildings to the rear. A single doorway in the southern elevation provided access into the brick paved passage way along the southern side of the building.

- 3.14. The first floor was divided into five rooms, all with wooden floor boards. The partitions were primarily modern lath and plaster, although one original brick dividing wall survived, which was aligned east-west and contained two open fire places. This wall is likely to mark the original first floor division between the two houses.



*Fig. 5 First floor, northern room located at the front of the building and containing a brick fireplace.
CPAT image 4701-0029*

- 3.15. Sometime before 1838, an additional brick range was added to the rear of the southernmost house. This was a single-storey range with loft above in red brick. The roof was of red clay tiles and the new building was accessed via a wide opening in the rear wall of the house.
- 3.16. The ground floor was divided internally into two rooms connected by an internal doorway at the southern side of a central brick chimney breast. Otherwise, the two rooms were accessible via two doorways within the southern elevation, from the brick paved passageway.
- 3.17. Architects plans show that a doorway through the first floor of the southern house provided access into the eastern side of the extension's loft via a set of two steps which led up into a small kitchen and toilet. This part of the building was not accessed at the time of survey owing to a new breeze block partition having been erected.
- 3.18. The remaining loft space of the additional brick range was accessed via a suspended doorway within the southern elevation, with a strengthening arch below. This was accessed via a ladder (see figure 6). Internally, the floor was boarded and all elevations had been plastered and painted. The remains of the brick chimney breast could be seen at its eastern end (figure 6 right). Externally the chimney stack had seen several additions to its height.



Fig. 6 Western extension showing ladder access (left) into the loft space (right). CPAT images 4701-0009 and 4701-0034

- 3.19. This brick range was then further extended to the west at a later time, the western gable having been constructed from (possibly re-used) handmade red bricks measuring (see figure 7). The gable of this building contained a large wooden framed window to the ground floor with an on edge brick head above and a smaller wooden framed window to the loft with a segmental arch above. The window sills were of angled terracotta tiles.



Fig. 7 Western gable of brick extension. CPAT image 4701-0011

- 3.20. At a later date, the upper part of the gable was rebuilt or repaired in machine-made red brick.
- 3.21. The early Ordnance Survey maps show that a smaller range also projected from the rear of the northern house and remnants of brick walling could be seen internally, although the majority of this structure had been rebuilt in breeze blocks.
- 3.22. At some time, probably in the 20th century, the original shallow pitched roof (certainly to the southern side of the building) was raised by around one meter to align with the roof height of the terraced cottages to the north. At this time, the western elevation of the southern house was also extended upwards in a red brick, as well as the southern gable end (see figure 8).



Fig. 8 Internal view of southern gable, showing the original roof line. CPAT image 4701-0042

- 3.23. This raising of the roof probably took place at the same time as the reconfiguration of the front of the building in mock timber framing and during which time it seems likely the building was converted to accommodate the Post Office.
- 3.24. Finally, a series of 20th-century single-storey breeze block structures with a mixture of quarry tiled and concrete floors were erected to the rear of the building alongside the earlier brick extension. These were accessed through the rear elevation of the Post Office. Three additional structures were erected in total, all of which were inter-connected and an additional doorway was inserted within the northern elevation of the brick extension, allowing access between it and the breeze block structures.

Phasing

- 3.25. The phasing of the building has been interpreted as follows:

Phase 1: pre 1838 - two terraced houses

Phase 2: pre 1872 - brick extensions to rear of both properties

Phase 3: pre 1872 - brick extension of southern house is further extended

Phase 4: pre 1889 - building is amalgamated into one

Phase 5: late 19th-early 20th century – roof raised and shop front inserted

Phase 6: late 20th century – three single storey lean-to buildings added to rear

4 Conclusions

- 4.1. Originally two houses, with a low pitched roof, the building has been significantly altered both internally and externally both in plan and elevation, however despite this, it was still possible to trace some of the original features and layout within the existing structure, such as the first floor fire places.
- 4.2. The façade had been significantly altered during the conversion of the building as a shop/Post Office and the rear of the building had been almost entirely obscured by the later extensions. In addition to this, the original roof height had been raised by around 1m.
- 4.3. During its lifetime as a Post Office and up until relatively recently, the building has been central to the commercial centre of Overton and it remains to be one of the more visually outstanding buildings along this stretch of the High Street.

5 Sources

Unpublished sources

Silvester, R. J., Martin, C. H. R. and Watson, S., 2013, *Clwyd Powys Archaeological Trust Historic Settlement Survey – Wrexham County Borough*. CPAT Report No 1186

Cartographic sources

1838 Tithe map and apportionment for Overton Parish

1872 Ordnance Survey 1:2500 1st edition Flintshire 22.13

1899 Ordnance Survey 1:2500 2nd edition Flintshire 22.13

6 Archive deposition Statement

- 6.1. The project archive has been prepared according to the CPAT Archive Policy and in line with the CIfA *Standard and guidance for the creation, compilation, transfer and deposition of archaeological archives guidance* (2014). The archive is entirely digital and will be deposited jointly with the Historic Environment Record, Clwyd-Powys Archaeological Trust and the National Monuments Record (RCAHMW).

- 6.2. Archive summary

CPAT Event PRN: 140316

49 digital photographs, CPAT film no 4701

CPAT Report 1696

Drawings:

2420_general_photo_locations.ai/jpg

2420_ground_floor_photo_locations.ai/jpg

2420_first_floor_photo_locations.ai/jpg

2420_phase_plan.ai/jpg

2420_front_elevation.ai/jpg

2420_south_elevation.ai/jpg

2420_north_elevation.ai/jpg

2420_rear_elevation.ai/jpg

2420_location_map.jpg

2420_1839_Tithe.jpg

2420_1st_edition_OS.jpg

7 Appendix 1: CPAT WSI 2118

1 Introduction

- 1.1. The Field Services Section of the Clwyd-Powys Archaeological Trust has been invited Mr Leslie Cairns to undertake in programme of building survey in connection with proposed alterations to the former post office at 4 High Street, Overton, Wrexham.
- 1.2. Planning consent was granted in August 2019 with the inclusion of the following condition:
 13. 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 Charter 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 Archaeologists, Clwyd Powys Archaeological Trust. 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.
- 1.3. A further condition, no. 14, related to a watching brief although the work to which this relates will not now be undertaken by the current owner and will therefore form a separate piece of work after the building has been sold.

2 Objectives

- 2.1. The objectives of the survey are:
 - to describe and record all of the key internal and external components of the surviving outbuilding complex so that a permanent record survives prior to alterations commencing. This will be completed by means of a desktop study and Historic England Level 3 building survey;
 - to prepare a report outlining the results of the survey;
 - to prepare a final publication of the results in an appropriate regional or national journal, depending on the nature and significance of any archaeology.

3 Methodology

- 3.1. The archaeological works will be conducted according to the Chartered Institute for Archaeologists' (CIfA) *Standard and Guidance for the archaeological investigation and recording of standing buildings or structures* (2014), *Standard and Guidance for Historic Environment Desk-based Assessment* (2014).

Desk-based Assessment

- 3.2. Stage 1 of the assessment will a rapid examination of readily available cartographic, pictorial, and photographic sources at the following repositories:
- the regional Historic Environment Record
 - the National Library of Wales, Aberystwyth
 - the National Monuments Record, Aberystwyth
 - Powys County Archives
- 3.3. All cartographic sources consulted will be included within the desktop section of the report, together with transcriptions of relevant documents and copies of plans, maps and photographs containing relevant information, subject to any copyright restrictions.

Building Survey

- 3.4. The survey will take the form of a Level 3 building survey as defined by Historic England *Understanding Historic Buildings: a guide to good recording practice* (2016). This level of survey is intended to create an analytical record of the building, and will include:
- Description and photographic record of the exterior and the interior
 - Detailed account of type, construction, form, function
 - Phasing
 - Past and present use and relationship with setting
 - Copies of historic maps, plans, photographs and documents
 - Conclusions regarding the building's development and use
- 3.5. The drawn record will be created using either conventional measured survey or total station surveying as appropriate. The end result will include:
- Measured plans of each floor, elevation and cross-sections
 - Drawings of any architectural features/decoration
 - Phase plans showing the development of the structure
 - The photographic survey will be conducted using digital photography with a minimum resolution of 12 mega pixels to include:
 - General views of elevations
 - General views of external appearance
 - Overall appearance of principal rooms
 - Internal and external structural detail
 - Fixtures, fittings, machinery, related contents

3.6.

4 Report

- 4.1. Following the on-site work an illustrated report will be prepared containing conventional sections to include:
- Non-technical summary
 - Location and NGR
 - Statutory designations
 - Date of record, recorder and archive deposition
 - Introduction
 - Site location
 - Methodology
 - Summary of the form, function, date and development of the building

-
- Desk-based study, including copies of historic maps and photographs where permitted
 - Summary description of the building
 - Past and present usage
 - Evidence for former existence of demolished structures, removed fittings etc
 - Conclusions
 - References
- 4.2. The report summary will be provided in English and Welsh, in accordance with the *Guidance for the Submission of Data to the Welsh Historic Environment Records (HERs) V1* (July 2018).

5 Site archive

- 5.1. The overall archive will conform to guidelines described in Management of Research Projects in the Historic Environment (MoRPHE), Historic England 2015, the CIfA (2014) *Standard and Guidance for the Creation, Compilation, Transfer and Deposition of Archaeological Archives* and *The National Standard and Guidance to Best Practice for Collecting and Depositing Archaeological Archives in Wales* (NPAAW, 2017) and *Guidance for the Submission of Data to the Welsh Historic Environment Records (HERs) V1* (July 2018).
- 5.2. The paper and digital archive will be deposited with the National Monuments Record (NMR), RCAHMW, including a copy of the final report. This archive will include all written, drawn, survey and photographic records relating directly to the investigations undertaken. NMR Digital archives will follow the standard required by the RCAHMW (RCAHMW 2015). A copy of the digital archive only will also be lodged with the Historic Environment Record, Clwyd-Powys Archaeological Trust.

6 Resources and programming

- 6.1. The assessment will be undertaken by a team of skilled archaeologists under the overall supervision of Nigel Jones, a senior member of CPAT's staff who is also a member of the Chartered Institute for Archaeologists (CIfA). CPAT is also a CIfA Registered Organisation and as such agrees to abide by their *Code of Conduct* (2014) and the *Code of Approved Practice for the Regulation of Contractual Arrangements in Field Archaeology* (2014).
- 6.2. All report preparation will be completed by or with the assistance of the same field archaeologist(s) who conducted the fieldwork.
- 6.3. At present CPAT would be in a position to undertake the survey during October 2019, subject to the receipt of sufficient advanced notice from the client.
- 6.4. Requirements relating to Health and Safety regulations will be adhered to by CPAT and its staff.
- 6.5. CPAT is covered by appropriate Public and Employer's Liability insurance, as well as
N W Jones

2 October 2019

Appendix 2: Photographic Catalogue

4 High Street, Overton: Building Survey, 8th October 2019

Photo Number	View from	Description	Date
4701-0001	NE	External - general view of 4 High Street, Overton	08/10/2019
4701-0002	E	External - general view of 4 High Street, Overton	08/10/2019
4701-0003	SE	External - general view of 4 High Street, Overton	08/10/2019
4701-0004	E	External - double doorway through to passage	08/10/2019
4701-0005	NE	External - general view of 4 High Street, Overton	08/10/2019
4701-0006	NW	External - view of passageway	08/10/2019
4701-0007	NW	External - rear view of first floor above passageway	08/10/2019
4701-0008	S	External - window to rear extension	08/10/2019
4701-0009	SE	External - view through passageway	08/10/2019
4701-0010	NE	External - showing rear extension phases	08/10/2019
4701-0011	SW	External - rear extension gable	08/10/2019
4701-0012	NE	External - rear extension gable	08/10/2019
4701-0013	NE	External - rear extension gable and side	08/10/2019
4701-0014	NE	External - rear elevation	08/10/2019
4701-0015	NE	External - rear elevation	08/10/2019
4701-0016	NE	External - rear elevation	08/10/2019
4701-0017	NE	External - rear extension (northern elevation) window detail	08/10/2019
4701-0018	E	Internal - view from Post Office floor into breeze block structure to rear	08/10/2019
4701-0019	N	Internal - view into additional structures to rear of Post Office	08/10/2019
4701-0020	E	Internal - view into additional structures to rear of Post Office	08/10/2019
4701-0021	W	Internal - view inside western room of rear brick extension	08/10/2019
4701-0022	E	Internal - view inside western room of rear brick extension (window)	08/10/2019
4701-0023	W	Internal - view inside western room of rear brick extension	08/10/2019
4701-0024	W	Internal - first floor	08/10/2019
4701-0025	E	Internal - first floor	08/10/2019
4701-0026	N	Internal - first floor, fireplace	08/10/2019
4701-0027	W	Internal - first floor, window to front	08/10/2019
4701-0028	N	Internal - first floor	08/10/2019
4701-0029	SW	Internal - first floor	08/10/2019
4701-0030	S	Internal - first floor, fireplace	08/10/2019

4701-0031	N	Internal - first floor	08/10/2019
4701-0032	N	Internal - first floor	08/10/2019
4701-0033	E	Internal - view from Post Office floor into rear brick extension	08/10/2019
4701-0034	W	Internal - view of loft in rear brick extension	08/10/2019
4701-0035	E	Internal - view of loft in rear brick extension	08/10/2019
4701-0036	NE	External - rear elevation/brick extension	08/10/2019
4701-0037	NE	External - rear elevation/brick extension	08/10/2019
4701-0038	NE	External - rear elevation	08/10/2019
4701-0039	NE	External - general view of 4 High Street, Overton	08/10/2019
4701-0040	NE	Internal - view of Post Office	08/10/2019
4701-0041	N	Internal - view of roof extension (southern gable)	08/10/2019
4701-0042	N	Internal - view of roof extension (southern gable)	08/10/2019
4701-0043	S	Internal - view of roof extension (dividing wall)	08/10/2019
4701-0044	S	Internal - view of roof extension (dividing wall)	08/10/2019
4701-0045	NE	Internal - view of wall extension (western elevation)	08/10/2019
4701-0046	NW	Internal - view of Post Office	08/10/2019
4701-0047	W	Internal - view of Post Office	08/10/2019
4701-0048	SW	Internal - view of Post Office	08/10/2019
4701-0049	SE	Internal - view of Post Office	08/10/2019



4701-0001.JPG



4701-0002.JPG



4701-0003.JPG



4701-0004.JPG



4701-0005.JPG



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4701-0015.JPG



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4701-0019.JPG



4701-0020.JPG



4701-0021.JPG



4701-0022.JPG



4701-0023.JPG



4701-0024.JPG



4701-0025.JPG



4701-0026.JPG



4701-0027.JPG



4701-0028.JPG



4701-0029.JPG



4701-0030.JPG



4701-0031.JPG



4701-0032.JPG



4701-0033.JPG



4701-0034.JPG



4701-0035.JPG



4701-0036.JPG



4701-0037.JPG



4701-0038.JPG



4701-0039.JPG



4701-0040.JPG



4701-0041.JPG



4701-0042.JPG



4701-0043.JPG



4701-0044.JPG



4701-0045.JPG



4701-0046.JPG



4701-0047.JPG



4701-0048.JPG



4701-0049.JPG



Fig. 9 General external photo locations

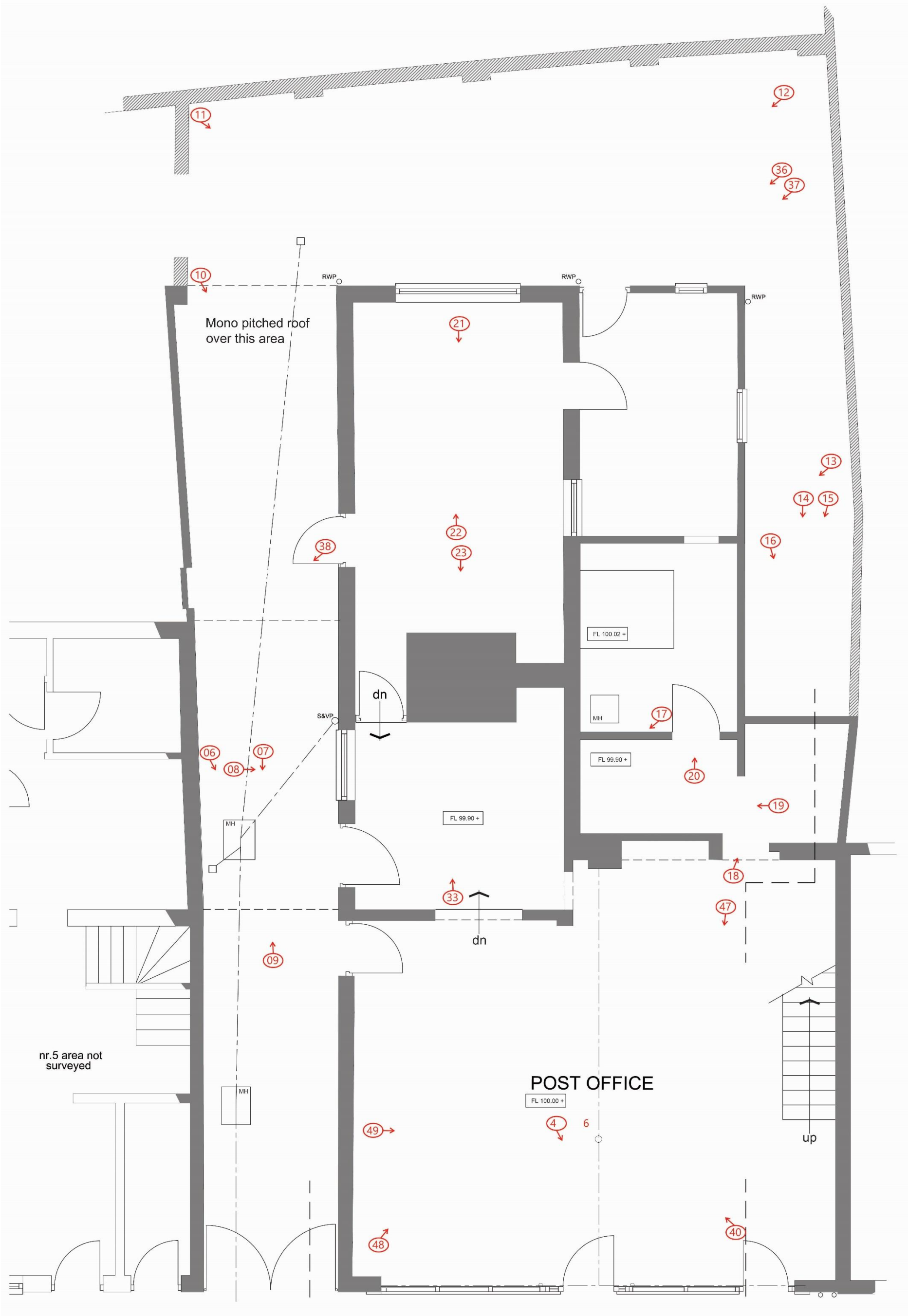


Fig. 10 Ground floor photo locations

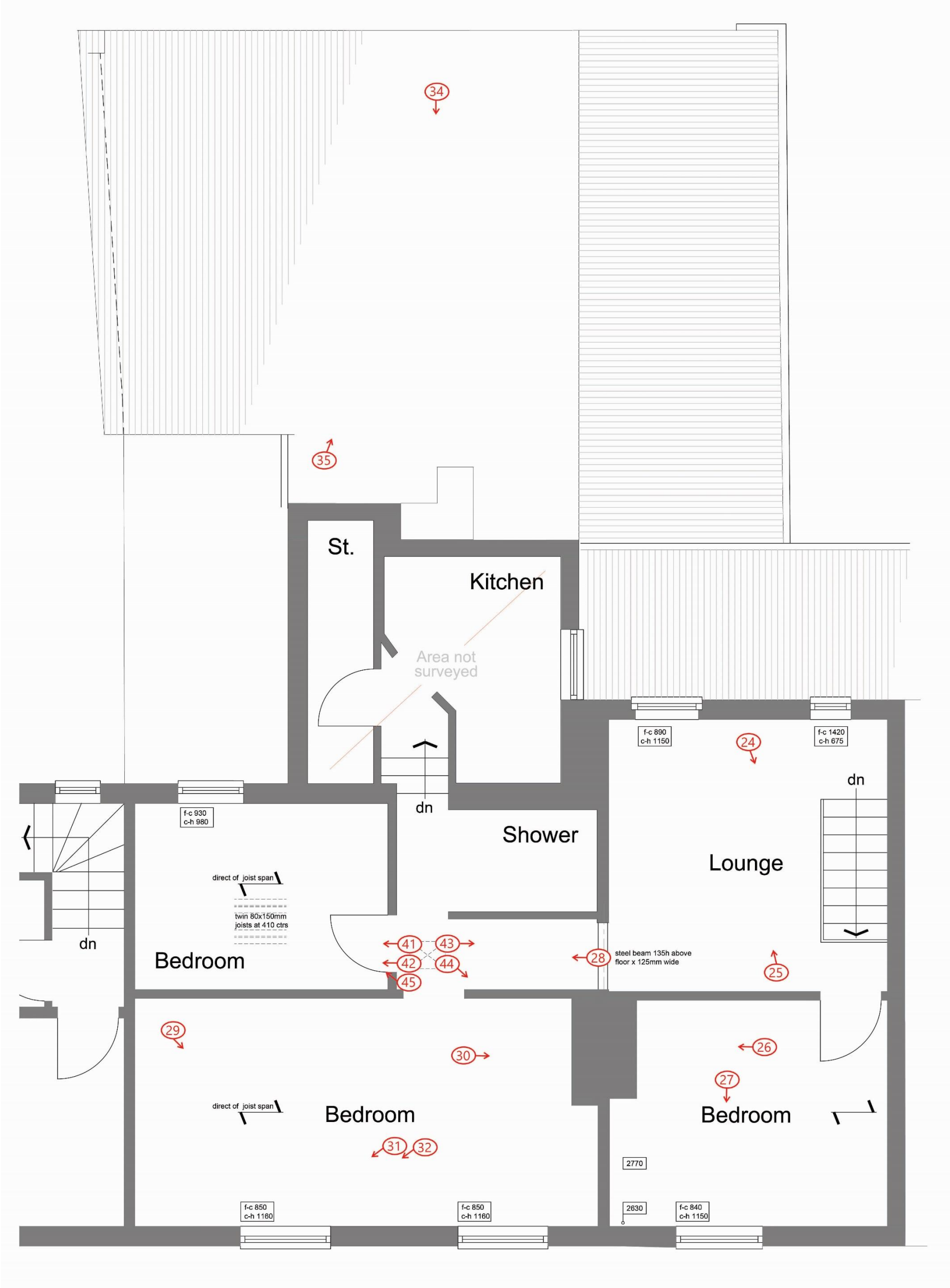


Fig. 11 First floor photo locations

Appendix 3: Plans and elevations

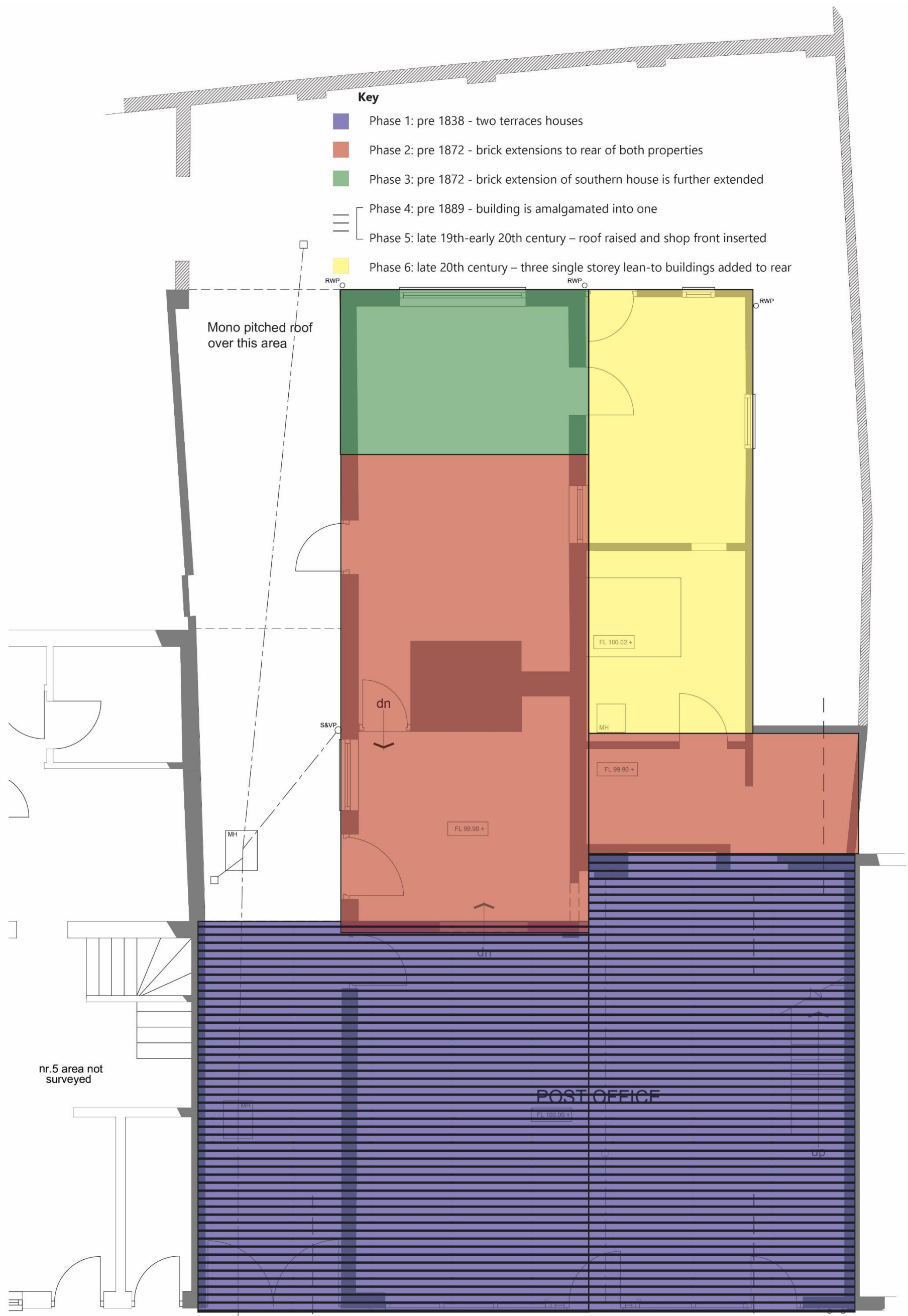


Fig. 12 Phase plan



Fig. 13 Front elevation (east)



Fig. 14 South elevation

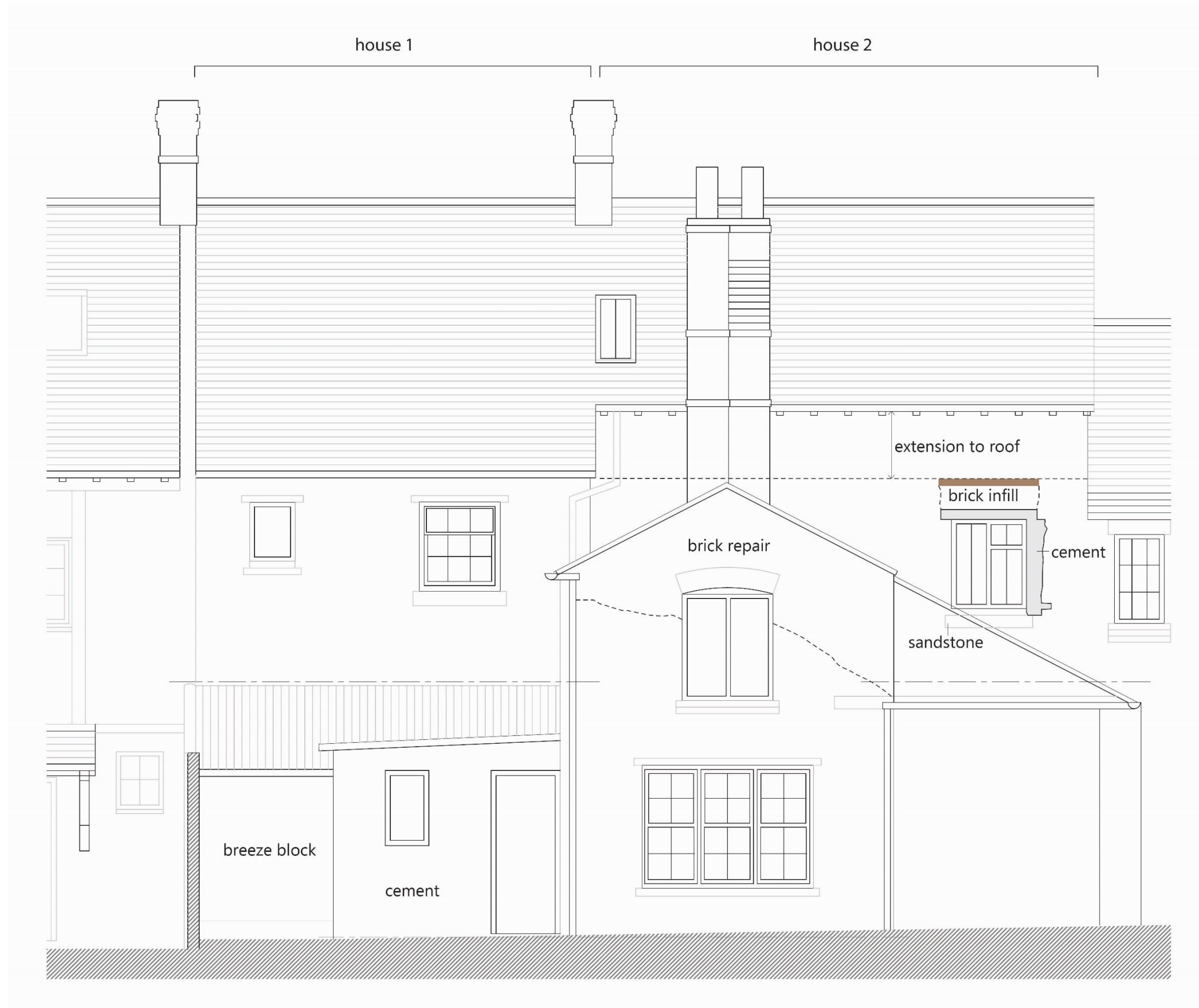


Fig. 15 Rear elevation (west)

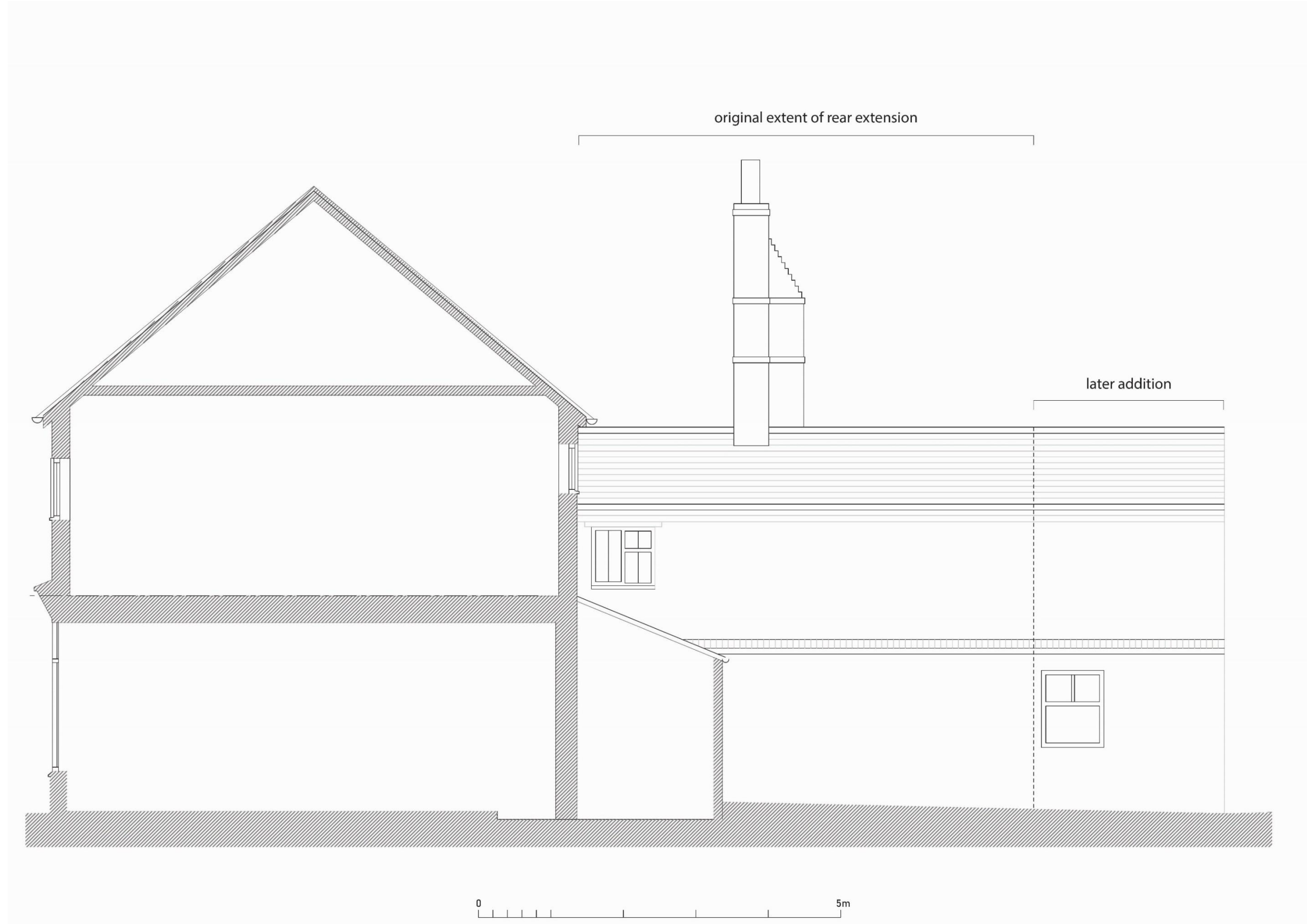


Fig. 16 North elevation