

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

<http://www.cpat.org.uk>

AnnS Jones

From: Mark Walters <Mark@cpat.org.uk>
Sent: 30 November 2015 13:45
To: planning_admin
Cc: Anna Irwin
Subject: P/2015/0868 LBC for Window Insertion and Demolition of Outbuildings at Cornish Hall, Wrexham Road, Holt - Level 3 Building Survey

Dear Sir or Madam

Thank you for the consultation on this application.

Information supplied in the application indicates that an original timber mullioned and transom window has been found in situ in the porch structure. Naturally as part of the original historic fabric of the house we would much prefer to see this feature retained as it contributes to the visual understanding of the changing form and layout of the house over time. The Built Heritage Conservation Officer must be consulted on this proposal for their specialist input on the appropriate treatment of the original window and any other adjacent timber framed elements revealed inside the building.

If the window does have to be removed, and this action is agreed with the Built Heritage Conservation Officer, then we would recommend that the window and any other adjacent timber framing revealed under the render is archaeologically recorded in accordance with an English Heritage Level 3 (EH, Understanding Historic Buildings, 2006) specification and the condition supplied below. We would not agree to the applicants recording this window themselves because archaeological recording standards need to be maintained in this case and the archive and report will need to be deposited at appropriate locations (CPAT HER and RCAHMW National Monuments Record).

In this case the condition would be:

Suggested planning condition to facilitate a programme of historic building recording, the equivalent of an English Heritage Level 3 building survey, in order to allow an adequate analytical record of the building to be made prior to alteration

No development shall take place until a programme of building recording and analysis, equivalent to an English Heritage Level 3 (Understanding Historic Buildings, 2006) building survey, has been secured and implemented, in accordance with a written scheme of investigation which has been submitted and approved in writing by the local planning authority. 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 (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 allow an adequate analytical record of the building to be made, before it is altered, to ensure that the buildings origins, use and development are understood and the main features, character and state of preservation are recorded.

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

Regards

Dear Anna

**Re: P/2015/0868 Cornish Hall, Wrexham Road, Holt, Wrexham,
LL13 9SW**

Thank you for consulting the Council for British Archaeology (CBA) regarding the above application for the removal and replacement of an existing blocked up window and frame, on this Grade II Listed Building. I took this application to our Casework Panel on the 27th January 2015 where we considered the documentation and I now write to you with our comments.

Cornish Hall is a C17th country house which was substantially altered in the 20th century but retains much earlier material. The current owners are in the progress of a full programme of repair and conservation. During removal of 1930s cement render an early window frame has been discovered (alterations in brick visible from outside and original frame visible inside). The gable end is apparently unstable and requires structural works. The owner has now applied to record and replace the early window with a new casement frame to match the others on this façade as existing.

The photographs taken by the RCAHMS show that the storied porch, where this window has been discovered, has substantial timber framing retained, which is possibly contemporary with the window frame which was found. It also demonstrates that despite the insertion of a later (1930s) window in the first floor of the porch that the storied porch remains virtually unchanged in form and also retains much historic material. This makes it a valuable survival and a source of historic evidence. It may be that this window is valuable evidence of some of the earliest building phases. It would certainly appear to be a "feature of special architectural or historic interest" (Welsh Office Circular 61/96, para 68).

We note that before the discovery of the historic window frame the applicants did not require a new window in this location and that they appeared satisfied with replacing the 1930s window with a new frame to match the 1930s design as the sole means of lighting this small first storey room. We also note the existence and retention of other blocked up windows in the property of various ages. We also note the condition of the historic window frame as far as can be assessed from photos.

Considering the application documentation in full, we regard the proposal to record and remove the original window and replace with a new casement frame unsuitable. The application fails justify the harm to the early window beyond a preference for aesthetic symmetry and there is no justification of the structural works to the gable end or a demonstration of how much structural work would be required.

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