

From: Mark Walters <mark.walters@cpat.org.uk>
Sent: 06 October 2021 11:35
To: planning
Cc: Sharon Holman; Kathryn Moore
Subject: [DKIM:INVALID] P/2021/0892 and P/2021/0893 Demolition and repair/renovation at Holt Hill, Green Street, Holt - Level 3 Historic Building Survey
Attachments: Level 3 Historic Building Survey.doc; Contractors Information.doc; ARCHAEOLOGY AND PLANNING IN WALES 8 MARCH 2021.pdf

Dear Sharon

We noted the current application for the additional demolition works at the above location following collapse and controlled demolition of the upper floors and the subsequent renovation and repair works that will take place. The revised Heritage Impact Assessment submitted by Headland Archaeology advises in 10.1.7 that mitigation using a suitable level of historic building recording may be recommended and we agree that this should be the case.

In this case we would advise that a Level 3 survey is completed in accordance with the Planning Policy Wales (Feb 2021) and TAN 24 (May 2017) guidance to retain a record of the building in its current form. An appropriate condition is supplied below. The Level 3 survey would include a written descriptive survey of all new features revealed by the existing and proposed demolition and alteration works, a measured survey of the building in plan and elevation paying particular attention to newly revealed historic fabric or historic fabric that will be lost due to additional demolition and alteration, a detailed photographic survey paying particular attention to newly revealed historic fabric or historic fabric that will be lost due to additional demolition and alteration. It is not considered that a desktop study is required as the two prior heritage impact assessment reports have provided a detailed history of the building and a descriptive survey prior to the collapse and controlled demolition. The two prior heritage impact assessment reports should be referred to for the current Level 3 survey. Where new information alters the phased plan layouts in the prior HIA reports a new phased plan should be produced.

We recognise that there may not be safe access to all parts of the building and the Level 3 survey may therefore be tailored to those parts of the building that are safe to access or view from a distance.

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 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 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 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 and to the National Monuments Record, RCAHMMW.

Reason:

To allow an adequate analytical record of the building before demolition and 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 3 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 mark.walters@cpat.org.uk 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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Please note that I do not work Fridays