

From: Mark Walters <mark.walters@cpat.org.uk>
Sent: 10 January 2022 13:03
To: planning
Subject: [DKIM:INVALID] P/2021/1169 Wynona, Station Road, Rossett - Demolition of metal clad bungalow and replacement garage and store - Level 3 Historic Building Survey
Attachments: ARCHAEOLOGY AND PLANNING IN WALES 8 MARCH 2021.pdf; Contractors Information.doc; Level 3 Historic Building Survey.doc

Dear Sir or Madam

Thank you for the consultation on this application.

The proposals impact an unlisted building which is not recorded on the Historic Environment Record. The corrugated metal sheet bungalow appears to date to the inter-war period and is of local architectural and historical interest as an example of a rapidly vanishing type of pre-fabricated house used in the 1930s - late 1940's. These buildings provide a useful window on the social conditions of the time and the nature of temporary poorer housing. We currently have very poor information relating to this building and a survey of the present form, layout and condition of the building therefore needs to be preserved prior to its demolition.

We would recommend that a Level 3 survey is completed in accordance with the Planning Policy Wales (Feb 2021) and TAN 24 (May 2017) guidance and an appropriate condition is supplied below. The Level 3 survey would include a detailed photographic survey, written descriptive survey and a measured survey using annotated architects' plans if they are available, or a wholly new survey if required. The recording work must be completed by a professional archaeological contractor in accordance with CIFA standards and guidance.

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 resulting report and digital archive should be sent to the Historic Environment Record Officer, Clwyd-Powys Archaeological Trust for inclusion in the regional Historic Environment Record

and a copy of the report and whole project archive should also be sent to the National Monuments Record, RCAHMW, Aberystwyth

Reason:

To allow an adequate analytical record of the building to be made, before it is converted, 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 me for approval before they can commence works on site. **Please ensure that this email and all attached documents are forwarded to the applicant/agent so that they are fully informed of the requirements.**

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

Kind regards

Mark Walters

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Swyddfa Gofrestredig fel yr uchod. Rhif Cwmni 1212455, Rhif Elusen 508301, Sefydliad Cofrestredig ClfA.

Clwyd-Powys Archaeological Trust, The Offices, Coed y Dinas, Welshpool, SY21 8RP.
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