

Cerys Jones

From: Mark Walters <mark.walters@cpat.org.uk>
Sent: 29 October 2018 14:02
To: planning
Subject: P/2018/0847 Conversion of former Methodist Chapel at Chapel Lane, Cefn y Bedd
- Level 2 Building Survey
Attachments: Level 2 Survey.docx; Contractors Information.cleaned.doc

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Dear Sir or Madam

Thank you for the consultation on this demolition approval application.

The Ffrwd Methodist Chapel building here is not recorded within the Historic Environment Record but is believed to date to 1843 with a 1877 rebuild. The chapel currently appears to retain pews and other original fixtures and fitting and is of local architectural and historical interest. The conversion of the structure to a dwelling will impact the original function, layout, fixtures and fittings and we would therefore recommend a condition for a Level 2 survey of the building prior to conversion commencing so that a detailed record can be preserved. The level 2 record would include a desktop study, photographic and descriptive survey with annotation of architects plans where these are available, or a new measured survey where there are no architects plans. This recommendation is made in accordance with TAN 24 (May 2017)

The appropriate condition would be:

Suggested planning condition to facilitate a programme of historic building recording, the equivalent of an English Heritage Level 2 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 English Heritage Level 2 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 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 buildings to be made, before they are altered, to ensure that the buildings origins, use and development are understood and the main features, character and state of preservation are recorded.

A brief for the Level 2 survey is attached along with a list of sources of archaeological contractors. Please pass these on to the applicant so that they are fully informed of the requirements.

Kind regards

Mark Walters

Mark Walters
Development Control Archaeologist / Swyddog Rheoli Datblygiad

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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