

Cerys Jones

From: Mark Walters <mark.walters@cpat.org.uk>
Sent: 10 November 2021 15:41
To: planning
Subject: [DKIM:INVALID] P/2021/0996 Conversion of chapel to dwelling at Soar Chapel, Llanarmon Road, Glyn Ceiriog - Level 2 Historic Building Survey
Attachments: ARCHAEOLOGY AND PLANNING IN WALES 8 MARCH 2021.pdf; Contractors Information.doc; Level 2 Historic Building Survey.docx

Dear Sir or Madam

Thank you for the consultation on this application.

Information held within the Historic Environment Record indicates that the proposals will affect the former Soar Methodist Chapel which was built in 1875 in the Simple Gothic style (RCAHMW NPRN 7798). The building currently retains its original layout, fabric, fixtures and fittings. The conversion with a mezzanine and the general modernisation process will inevitably alter the original function and layout of the building together with some elements of the surviving fabric, fixtures and fittings.

We would therefore recommend that a Level 2 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 2 survey would include a detailed photographic survey, written descriptive survey, phased plans of building development and a measured survey using annotated architects plans. 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 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 Historic England 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 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 2 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 make sure that all attached documents are forwarded to the applicant 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.
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Please note that I do not work Fridays