

From: Mark Walters <mark.walters@cpat.org.uk>
Sent: 14 August 2018 12:51
To: planning
Subject: P/2018/0635 and P/2018/0634 Prior Notification and Demolition of former Maelor Youth Club, Llangollen Road, Acrefair - Archaeological Recording Prior to Demolition

Dear Sir or Madam

Thank you for the consultation on this application.

The proposed demolition and residential development will directly impact a building of at least local historical and architectural interest which is recorded on the Historic Environment Record as PRN 129665 Acrefair Drill Hall. This structure was formerly a military Drill Hall for territorial units and includes a training hall at the rear with attached storage, kitchens, offices and a house at the rear which potentially housed the drill sergeant and his family. The full function of the rooms on the frontage with the ornamental façade are not understood, but probably related to the military and possibly other community functions. In origin the building dates to somewhere between 1915 and 1938.

These buildings were an important part of the community and performed numerous functions beyond the basic military training. The façade of the building is particularly ornate using detailing produced in local brick and tile factories. We note that there has been extensive fire damage throughout the buildings with the loss of all, or part of, the surviving roof material and much of the interior detail.

We would advise that the demolition application is considered for prior approval via the planning process so that an appropriate condition for recording the buildings can be attached to any consent. Demolition should not take place until a detailed record of these buildings has been completed.

A suitable condition to use in this case 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 buildings to be made prior to demolition:

No development shall take place until a programme of building recording and analysis, equivalent to an English Heritage 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 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: 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.

Reason:

To allow an adequate analytical record of the building to be made, before it is demolished, to ensure that the buildings origins, use and development are understood and the main features, character and state of preservation are recorded.

Kind regards

Mark Walters

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