

Susan Davies

From: planning
Sent: 28 March 2018 16:24
To: planning_admin
Subject: FW: P/2018/0230 Demolition of Old Hall Farmhouse, Erbistock - Level 3 Archaeological Building Survey
Attachments: Contractors Information.doc; Level 3 Survey.doc

From: Mark Walters [<mailto:mark.walters@cpat.org.uk>]

Sent: 28 March 2018 14:08

To: planning

Subject: P/2018/0230 Demolition of Old Hall Farmhouse, Erbistock - Level 3 Archaeological Building Survey

Dear Sir or Madam

Thank you for the consultation on this application.

The Old Hall Farmhouse is a late eighteenth century three-storey farmhouse with minor outbuildings and is of local architectural interest. The building is in a derelict and roofless state and is currently unrecorded on the Historic Environment Record. The farmhouse lies partly over, and within, the Old Hall medieval moated site which has recently been protected by scheduling.

Cadw should therefore be consulted on the method of demolition and the machinery to be used so that they can confirm that no ground disturbance on, or immediately adjacent to, the scheduled monument will occur. No ground excavation below the floor level of the existing house, or any of the outbuildings and surrounding ground, should occur during the demolition process as this may impact intact medieval archaeology associated with the moated site. In this case the Cadw contact will be Mr Will Davies via will.davies@gov.wales

As the farmhouse will be completely demolished to just above ground level there will be a complete loss of this heritage resource within the local landscape and we would therefore recommend that a Level 3 (Historic England equivalent) building survey is completed to retain a full record of this structure prior to demolition. This advice is given in accordance with Planning Policy Wales (Chapter 6, 2017) and TAN 24 The Historic Environment.

Suggested planning condition to facilitate a programme of historic building recording, equivalent to an Historic England Level 3 building survey, in order to allow an adequate analytical record of the buildings to be made prior to conversion.

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 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 demolished, 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 advisory guidance on contractors who may be able to undertake this work and a brief for the content of a Level 3 survey. These should be forwarded to the applicant so that they are fully informed about what is required.

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