

Cerys Jones

From: Mark Walters <mark.walters@cpat.org.uk>
Sent: 22 April 2021 10:20
To: planning
Subject: [DKIM:INVALID] P/2021/0277 Prior Notification For Demolition of Centre 67, 67 Rhosddu Road, Rhosddu - Objection to Demolition

Dear Sir or Madam

Thank you for the consultation on this demolition notification application.

Although the building is not currently recorded on the Historic Environment Record it appears to be a building of at least local architectural and historical value which would be worthy of retention with appropriate renovation and conversion rather than demolition. The structure is stone built with brick and tile detailing and is late Victorian or Edwardian in age. This may be the former Vicarage building noted on the early OS mapping and would therefore be contemporary with the Grade II listed church to the north, which is built in similar materials. The façade appears to have ornamental detail on the oblique Google Earth streetview coverage and overall the building contributes to the historic building stock of Rhosddu, particularly in association with the listed church.

The demolition notice provides no adequate evidence that the building has been promoted for other uses. Simply destroying this building in advance of potential vandalism is not an adequate justification for its loss and it would be better served by being converted to offices or other rented accommodation when a suitable developer can be attracted to the project.

We would therefore object to the proposed demolition and recommend that an alternative use for the building is sought via a formal planning application submission.

If demolition is pursued a Level 4 archaeological survey of the building must be commissioned prior to any demolition taking place so that a permanent record can be retained. The Royal Commission on the Ancient & Historical Monuments of Wales (RCAHMW) survey section:
Ffordd Penglais, Aberystwyth SY23 3BU, 01970 621200 chc.cymru@cbhc.gov.uk nmr.wales@rcahmw.gov.uk should be invited to record this building, or alternatively a CIFA registered archaeological organisation.

Kind regards

Mark Walters

Mark Walters
Development Control Archaeologist / Swyddog Rheoli Datblygiad

Please note that our office is closed due to the coronavirus situation and I am working from home

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

Clwyd-Powys Archaeological Trust, The Offices, Coed y Dinas, Welshpool, SY21 8RP.
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Please note that I do not work Fridays