

Cerys Jones

From: Mark Walters <mark.walters@cpat.org.uk>
Sent: 30 March 2021 14:35
To: planning
Subject: [DKIM:INVALID] P/2021/0234 Glebe House, Horsemans Green Road, Horsemans Green
- Outline for demolition of farmhouse and new dwellings - Level 3 Historic Building
Survey
Attachments: Level 3 Historic Building Survey.doc; Contractors Information.doc

Dear Sir or Madam

Thank you for the consultation on this demolition and new dwellings application.

The proposed development will impact an existing historic farmhouse building which is not recorded on the Historic Environment Record. The building appears on the c. 1840 tithe map and the first edition OS mapping and is therefore at least 180 years old. It is now ruinous without a roof and upper floors but retains a large amount of historic fabric externally and on the ground floor.

We currently have no adequate record of this building, which retains important features relating to its original layout and use as well as intact historic fixtures and fittings. The proposed development will completely erase this historic asset. In this case we would advise that a Level 3 survey is completed in accordance with the Planning Policy Wales (Feb 2021) and TAN 24 (May 2017) guidance to retain a record of the building in its current historic form. An appropriate condition is supplied below. The Level 3 survey would include a desk-based assessment of the building's history, a detailed written descriptive survey of the present structure, an annotated architect's plan (or an entirely new survey where the architect's plans are not detailed enough), a detailed photographic survey and phased plans of the building's development over time.

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 3 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 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 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 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 and to the National Monuments Record, RCAHMW.

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 3 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 contact me if you wish to discuss this advice or require more information.

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 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