

Cerys Jones

From: Mark Walters <mark.walters@cpat.org.uk>
Sent: 28 July 2020 11:12
To: planning
Subject: [DKIM:INVALID] P/2020/0266 Conversion and extension of former HSBC Bank, Well Street, Cefn Mawr - Level 2 Building survey
Attachments: Contractors Information.cleaned.doc; Level 2 Survey.docx

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Dear Sir or Madam

Thank you for the consultation on this application.

The proposed conversion and rear extension of the former HSBC Bank will affect a 19th century brick building of local architectural and historical interest which is located within the Cefn Mawr Conservation Area.

While the proposed development is generally sympathetic with regard to the frontage details the internal conversion and rear extension works will largely strip out any original features associated with its use as a bank and its earlier dwelling form. Internal walls, fireplaces, stairs and rear wall fabric will be altered or removed.

We would therefore recommend that suitable building recording is completed prior to the conversion works commencing to obtain a permanent record of the building in its present form. In this case we would advise that a Level 2 survey is completed in accordance with the Planning Policy Wales (Dec 2018) 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 and annotated architects plans.

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

Kind regards

Mark Walters

Mark Walters
Development Control Archaeologist / Swydddog Rheoli Datblygiad

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

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Ymddiriedolaeth Archaeolegol Clwyd-Powys, Y Swyddfeydd, Coed y Dinas, Welshpool, SY21 8RP, 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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Registered Organisation No 6.

Please note that I do not work Fridays