

P/2020/0451 Demolition of Althrey Woodhouse, Bangor on Dee - Level 3 Building Survey
Dear Simon

Thank you for the consultation on this application.

Information held within the regional Historic Environment Record indicates that although the development appears to have no sub-surface archaeological implications the proposals will affect a large late 19th century traditional farmhouse (PRN 145671). The structure retains elements of an original external and internal layout with some original internal detailing that will be completely destroyed to allow a modern Georgian style dwelling to be erected on the same footprint.

While there has already been a photographic survey of the building this was recommended on the understanding that a large part of the original building would survive in the previously granted consent. As this is not the case with the new application a more detailed record of the existing building will be required to supplement the photo survey.

We would therefore recommend that suitable building recording is completed prior to the demolition commencing to obtain a permanent record of the building in its present form. In this case we would advise that a Level 3 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 3 survey would include a desk based assessment of the buildings history, a detailed written descriptive survey of the present structure, annotated architects plans (or an entirely new survey where the architects plans are not detailed enough) and phased plans showing how the building layout has changed with 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.

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.

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

METHODOLOGY

1.0 The archaeological works will be conducted according to the Chartered Institute for Archaeologists' (CIfA) *Standard and Guidance for the archaeological investigation and recording of standing buildings or structures* (2014), *Standard and Guidance for Historic Environment Desk-based Assessment* (2014).

The Level 3 survey will be completed by an archaeological contractor. The archaeological contractor should preferably be a Registered Archaeological Organization with the Chartered Institute of Archaeologists.

Building Survey

1.2 The survey will take the form of a Level 3 building survey as defined by Historic England 2016 *Understanding Historic Buildings: a guide to good recording practice*. This level of survey is intended to create an analytical record of the building, and will include:

- Description and photographic record of the exterior and the interior
- Detailed account of type, construction, form, function
- Phasing
- Past and present use and relationship with setting
- Identification of original timbers
- Conclusions regarding the building's development and use

1.3 The drawn record will be created using either conventional measured survey or total station surveying as appropriate. The end result will include:

- Accurate, measured ground plan, elevations and cross-sections as appropriate
- Phase plans showing the development of the structure

Photography

- Views of all elevations
- Views of external appearance of building group/setting
- Views of all internal rooms
- Internal and external structural detail

- Fixtures, fittings, machinery, related contents

Report

1.4 Following the on-site work an illustrated report will be prepared containing conventional sections to include:

Non-technical summary

- Location and NGR
- Statutory designations
- Date of record, recorder and archive deposition
- Introduction
- Site location
- Topography and Geology
- Methodology
- Summary of the form, function, date and development of the building
- Desk-based study, including copies of historic maps and photographs where permitted
- Description of the building
- Past and present usage
- Evidence for former existence of demolished structures, removed fittings etc
- Conclusions & Recommendations
- References
- Plans and Elevation Drawings

1.5 The resulting digital report will be submitted to the applicant, Local Planning Authority and the Development Control Archaeologist at Clwyd-Powys Archaeological Trust (Mark Walters mark.walters@cpat.org.uk) On approval the final report should be submitted in high

resolution PDF format to the Historic Environment Record Officer (Gary Duckers gary.duckers@cpat.org.uk), Clwyd-Powys Archaeological Trust, The Offices, Coed y Dinas, Welshpool, SY21 8RP for inclusion within the Historic Environment Record.

1.6 The Archaeological Contractor should obtain copies of the HER Deposition Guidance and HER Depositor Licence from the HER Officer (Gary Duckers gary.duckers@cpat.org.uk) before any reports or archives are submitted to the Clwyd-Powys Archaeological Trust Historic Environment Record.

1.7 The overall archive will conform to guidelines described in Management of Research Projects in the Historic Environment (MoRPHE), Historic England 2006, the CIfA's Standard and Guidance for the creation, compilation, transfer and deposition of archaeological archives (CIfA, 2014c) and The National Standard and Guidance to Best Practice for Collecting and Depositing Archaeological Archives in Wales 2017 (NPAAW, 2017).

1.8 The paper and digital archive will be deposited with the National Monuments Record, RCAHMW including a copy of the final report. This archive will include all written, drawn, survey and photographic records relating directly to the investigations undertaken. NMR Digital archives will follow the standard required by the RCAHMW (RCAHMW, 2015). A copy of the digital archive only will also be lodged with the Historic Environment Record, Clwyd-Powys Archaeological Trust.

1.9 Any artefacts recovered during the recording process should be deposited with the nearest regional or county Museum and the museum should be contacted in advance for their archiving and deposition guidelines. The artefacts should be deposited along with a copy of the site report including a detailed list of all artefacts recovered. Where no regional deposition location exists the archaeological contractor should retain the artefactual archive until such time as the archive can be transferred to an approved deposition location. In the latter case the archive must be available for public and specialist access.