

AnnS Jones

From: Mark Walters <mark.walters@cpat.org.uk>
Sent: 10 March 2020 11:25
To: planning
Cc: Anna Irwin
Subject: [DKIM:INVALID] P/2020/0127 Centre 67, 67 Rhosddu Road, Rhosddu - Prior Notification of Demolition of Building - 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 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 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 if 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.

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.

Kind regards

Mark Walters

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