

Cerys Jones

From: Mark Walters <mark.walters@cpat.org.uk>
Sent: 02 September 2019 11:58
To: planning
Subject: [DKIM:INVALID] P/2019/0647 Conversion of barns at Lower Farm, Lower Farm Road, Bowling Bank - Level 2 Buildings Survey
Attachments: Level 2 Survey.docx; Contractors Information.doc

Dear Sir/ Madam

Thank you for the consultation on this application.

The barns proposed for conversion appear on the Historic Environment Record as post medieval agricultural buildings of local architectural significance dating to the late 18th and 19th century. The conversion process will alter or remove the fabric, layout, fixtures and fittings of these former barns and we would require a record of the structures before they are permanently converted for another use.

I would therefore recommend that if planning permission is given a Level 2 building survey is completed of the older brick barn structures in this complex in accordance with TAN 24 (May 2017) and Planning Policy Wales (Edition 10, Dec 2018) to provide a permanent record of the original buildings. The Level 2 survey in this case would include a detailed photographic survey, descriptive text and annotated architects survey plans.

In this case the condition 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 programme of building analysis and recording will be completed by an archaeological contractor and 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 (41 Broad Street, Welshpool, Powys, SY21 7RR 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 former Aston Hall garden buildings to be made, before they are demolished, 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 an information sheet providing sources for archaeological contractors who may be able to complete this work. I have also attached a brief for the Level 3 study. Please forward these to the applicant so that they are fully informed about what is required.

Kind regards

Mark Walters

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Clwyd-Powys Archaeological Trust, 41 Broad Street, Welshpool, SY21 7RR 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

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