

From: Mark Walters <mark.walters@cpat.org.uk>
Sent: 13 May 2019 11:37
To: planning
Subject: P/2019/0348 and P/2019/0347/CAC - Conversion of Oak Tree Tavern and demolition of outbuildings, Ruabon Road, Wrexham - Level 2 Archaeological Building Survey
Attachments: Contractors Information.doc; Level 2 Survey.docx

Dear Sir or Madam

Thank you for the consultation on these applications.

The former public house and its outbuildings are not recorded on the Historic Environment Record. The Oak Tree Tavern building is probably mid-19th century in date and contributes to the character of the Conservation Area and the street frontage. We understand that external changes to the public house will be minimal, but internal changes will permanently alter the original layout and function. The brick outbuildings will be completely demolished and are of later 19th and early 20th century date. All of these buildings currently retain detail of their construction, layout and use over time and are of at least local architectural and archaeological interest.

Before the buildings are converted/demolished there is an opportunity to record their original layout and surviving features. I would therefore recommend that if planning permission is given a Level 2 building record is completed 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 would include a detailed photographic survey, descriptive text and measured survey. Where there are detailed architects plans of the buildings these can be annotated, but if no surveys exist then the buildings should be the subject of a new measured survey.

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 building to be made, before it is altered or extended, 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 2 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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