

Susan Davies

From: Kevin Hughes
Sent: 10 April 2017 09:50
To: planning_admin
Subject: FW: P/2017/0258 Wolvesacre Hall, Wolvesacre Lane, Iscoyd, Whitchurch - Demolition of outbuildings and new dwelling

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From: Mark Walters [mailto:Mark@cpat.org.uk]
Sent: 04 April 2017 10:43
To: Kevin Hughes
Cc: Will.Davies@wales.gsi.gov.uk; Lorna Goring
Subject: P/2017/0258 Wolvesacre Hall, Wolvesacre Lane, Iscoyd, Whitchurch - Demolition of outbuildings and new dwelling

Dear Kevin

Thank you for the consultation on this application.

As you will be aware the application lies immediately adjacent to, and partly includes, the scheduled monument known as Wolvesacre Hall Moated Site (SAM FL178). A moat and house are known to have been here since the 15th century and a house stood on the moat platform until the mid-19th century. Any works immediately adjacent to, or within, the scheduled monument will require scheduled monument consent and the applicant must contact Cadw before doing any form of ground works so that the proposals can be discussed and suitable mitigation recommended. We note that in terms of the scheduled area there are some potential impact areas in the following locations:

- To the south of the new house where earth will be dumped against the moat platform to raise the ground level to that of the moat platform and then turf laid over the top. Use of machinery here is likely to damage the moat platform and it would be preferable if the moat platform was left exactly as it is with no additional soil added to the north side.
- In the area where Barn B is to be demolished. This building is partly cut into the former moat platform and ditch circuit. Works to demolish with machines are highly likely to have an impact on the monument and will reveal sub-surface archaeology related to the moat so an intensive watching brief will be required here with a facility for excavation. It would be preferable overall if Barn B could be retained and converted as a stores or workshop rather than demolished.
- Works to landscape the area SE of Barn B. These will be immediately adjacent to the scheduled monument and the use of machinery or other landscaping works here could have an impact on the scheduled monument.
- To the south west of the existing farmhouse there is an outbuilding. At the site meeting last year the owners expressed a desire to replace this. We understand that there has been some recent damage to the scheduled monument in this area (reported by Lorna Goring) and that the outbuilding may have been demolished. Any new building proposed here would have to be built further to the north west as the existing building partly lies within the scheduled monument boundary.
- There is some landscaping to the south west of the existing farm house including what looks like tree planting and a new hedge line. Any ground works here would be within the scheduled monument boundary and must be agreed with Cadw in advance.

Overall, we think there are unacceptable potential impacts to the scheduled monument based on the current layout design and the applicants must revise this design in consultation with Cadw. In addition the application may be delayed now due to recent damage to the scheduled monument by the owners on the north and west sides of the moat where there has been machined scrub and turf clearance without scheduled monument consent. Cadw are currently investigating this damage.

Regarding the barns we are pleased to see that the L-shaped range will be retained and Barn A converted. These are agricultural buildings of local architectural value. The 1873-99 Barn B should preferably be retained and converted rather than being demolished and the layout adjusted accordingly. If Barn B is to be demolished it will require a Level 3 building survey. All other 19th century barns which are to be converted will require a Level 2 survey.

A suitable condition to allow the recording of the 19th century barns is attached below:

Building Recording

Suggested planning condition to facilitate a programme of historic building recording, the equivalent of an English Heritage Level 2 and 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 English Heritage Level 2 and 3 building survey, has been secured and implemented, in accordance with 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 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: markwalters@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, to ensure that the buildings origins, use and development are understood and the main features, character and state of preservation are recorded.

With regard to sub-surface archaeology the general landscaping around the outside of the scheduled monument and works to demolish and landscape the areas on all sides of the farmhouse may impact archaeology associated either with the moated site or the earlier farm buildings depicted on the 1840 tithe map (replaced by the 1873 layout). We would therefore recommend an intensive watching brief in these areas with a facility for excavation where significant archaeology is encountered. A suitable condition to allow this work is supplied below:

Watching Brief

Suggested planning condition to facilitate an archaeological watching brief

The developer shall ensure that a suitably qualified archaeological contractor is present during the undertaking of any ground works in the development area so that an archaeological watching brief can be conducted. The archaeological watching brief must meet the standards laid down by the Chartered Institute for Archaeologists Standard and Guidance for archaeological watching briefs. The Local Planning Authority will be informed in writing, at least two weeks prior to the commencement of the development, of the name of the said archaeological contractor. 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: markwalters@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 secure preservation by record of any archaeological remains which may be revealed during ground excavations for the consented development.

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

Kind regards

Mark Walters

Mark Walters
Development Control Archaeologist / Swyddog Rheoli Datblygiad

Ffôn / Tel: 01938 553670

E-bost / E-mail: markwalters@cpat.org.uk

Ymddiriedolaeth Archaeolegol Clwyd-Powys, 41 Stryd Lydan, Y Trallwng, SY21 7RR Swyddfa Gofrestredig fel yr uchod. Rhif Cwmni 1212455, Rhif Elusen 508301, Sefydliad Cofrestredig IfA, Rhif 6.

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