



Archaeoleg Morgannwg-Gwent

Heneb

Glamorgan-Gwent Archaeology

Our ref: VOG1573/HB

Head of Planning & Transportation
The Vale of Glamorgan Council
Dock Office
Barry Docks
BARRY
CF63 4RT

10th May 2024

FAO: Laura Fower

Dear Sir/Madam,

Re: Outline planning application for proposed redevelopment of the CAVC Weycock Cross campus for up to 16 dwellings (use class C3), including demolition, public open space, sustainable urban drainage system, landscaping and associated infrastructure and engineering works. All matters reserved except for means of strategic access. Barry College Of Further Education, Waycock Road, Barry
Pl.App.No.: 2024/00211/OUT

Thank you for consulting us about this application; consequently we have reviewed the detailed information contained on your website and can confirm that **the proposal will require historic environment mitigation.**

Information in the regional Historic Environment Record (HER), shows that the Isolation Hospital (PRN 06777s) is located within the application area. The record for this site states that it was identified on the 3rd Edition Ordnance Survey Map (1919). There are no other sites recorded within the application area. The First and Second Edition OS maps (dated 1879 and 1900), shows the area as a mixture of woodland and open land, prior to the construction of the Isolation Hospital.

We note the submission of an Archaeological Desk-Based Assessment (report dated 15 December 2023). The Desk-Based Assessment report details that the site is comprised of four separate buildings, associated with the Isolation Hospital, which was developed in 1905. It is also noted that further development occurred at the site between 1965 and 1975, when the site was converted into a college campus. This phase of development included the construction of an additional five buildings, a number of new utilities and associated landscaping, including hardstanding surfaces. The current information in the HER and the Desk-Based Assessment, shows that the area has been extensively disturbed by previous development of the site. Therefore, it is considered unlikely that significant archaeological remains or deposits from earlier periods will be encountered during any ground disturbing works.

It is noted from the applications' submitted documents that the proposal also includes the refurbishment of the main house associated with the Isolation Hospital, which was used for

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Cadeirydd / Chair: Dr Carol Bell

PSG / CEO: Richard Nicholls

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treatment. However, it also includes the demolition of the remaining three buildings which make up the complex of the Isolation Hospital. These are comprised of the male and female wards building, the service building (which contained the kitchen, dining rooms etc.) and the mortuary building (Design and Access Statement Part 1, dated December 2023).

The external photographs and brief descriptions of the Isolation Hospital structures are noted in the Landscape and Visual Assessment document (dated 15 December 2023). However, it is considered that there is a lack of detailed information and record regarding these structures, especially concerning the condition and current internal layout of the structures and any potential features. Furthermore, it is our opinion that the site is of local historic importance and consequently, it is considered prudent that a historic building record is undertaken in order to preserve the details of the Isolation Hospital by record prior to any refurbishment and/or demolition taking place.

Therefore, we recommend that a full record of the structures both by the means of a descriptive, drawn and photographic record with a directional plan should be made, prior to any works being undertaken. We envisage that this takes the form of a **Level 3 Survey** for the structures associated with the Isolation Hospital and a **Photographic record** for the structures associated with the later use as a college (to record the change of use of the site and any impact on the Isolation Hospital) as set out in *Understanding Historic Buildings: A Guide to Good Recording Practice* (Historic England 2016) and to an agreed Written Scheme of Investigation (WSI).

To ensure that work is carried out in a suitable manner, we therefore suggest that a condition worded in a manner similar to model condition 73 given in Welsh Government Circular 016/2014 is attached to any consent that is granted in response to the current application. This condition is worded:-

No works to which this consent relates shall commence until an appropriate programme of historic building recording and analysis has been secured and implemented in accordance with a written scheme of investigation which has been submitted to and approved in writing by the local planning authority

The justification for the imposition of the condition would therefore be: -

Reason: *As the building is of architectural and cultural significance the specified records are required to mitigate impact.*

We also recommend that a note should be attached to the planning consent explaining that:

The archaeological work must be undertaken to the appropriate Standard and Guidance set by Chartered Institute for Archaeologists (CIfA), [CIfA regulations, standards and guidance](#) / [Chartered Institute for Archaeologists](#) and it is recommended that it is carried out either by a CIfA Registered Organisation or a MCIfA level accredited Member [Looking for an archaeologist? / Chartered Institute for Archaeologists](#).

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If you have any questions or require further advice on this matter please do not hesitate to contact us.

Yours faithfully,

H. Bowden

Hannah Bowden BA (Hons) MSc MCifA
Stewardship Officer

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