



**Former Cowbridge
Comprehensive School,
Aberthin Road,
Cowbridge**

**Written Scheme of
Investigation - Level 3
Building Survey**

Prepared by:
**The Environmental Dimension
Partnership Ltd**

On behalf of:
Hafod Housing Association

June 2024

Report Reference
edp5120_r003b

Document Control

DOCUMENT INFORMATION

Client	Hafod Housing Association
Report Title	Written Scheme of Investigation - Level 3 Building Survey
Document Reference	edp5120_r003b

VERSION INFORMATION

	Author	Formatted	Peer Review	Proofed by/Date
003_DRAFT	RSk	FMi	ACr	-
003a_DRAFT	RSk	MWI	-	-
003b	RSk	-	-	GGi 140624

DISCLAIMER TEXT

No part of this report may be copied or reproduced by any means without prior written permission from The Environmental Dimension Partnership Ltd. If you have received this report in error, please destroy all copies in your possession or control and notify The Environmental Dimension Partnership Ltd.

This report (including any enclosures and attachments) has been prepared for the exclusive use and benefit of the commissioning party and solely for the purpose for which it is provided. No other party may use, make use of or rely on the contents of the report.

We do not accept any liability if this report is used for an alternative purpose from which it is intended, nor to any third party in respect of this report.

Opinions and information provided in the report are those of The Environmental Dimension Partnership Ltd using due skill, care and diligence in the preparation of the same and no explicit warranty is provided to their accuracy. It should be noted, and it is expressly stated that no independent verification of any of the documents or information supplied to The Environmental Dimension Partnership Ltd has been made.

Contents

Section 1	Introduction	4
Section 2	Scope, Objectives, and Methodology.....	7
Section 3	Project Management, Timetable and Monitoring	12
Section 4	Archiving and Further Works	13
Section 5	Health, Safety, Environment and Quality.....	14
Section 6	Bibliography.....	15

APPENDICES

Appendix EDP 1	Email Correspondence with Glamorgan Gwent Archaeology (April 2024)
Appendix EDP 2	Building Safety Statement
Appendix EDP 3	Plan Showing Buildings in Site

Section 1 Introduction

- 1.1 This Written Scheme of Investigation (WSI) has been prepared by The Environmental Dimension Partnership Ltd (EDP) at the request of Hafod Housing Association, hereafter referred to as 'the Client'.
- 1.2 This WSI details the methodology for a programme of building recording to be undertaken by EDP in respect of the non-designated Former Cowbridge Comprehensive School located on Aberthin Road, Cowbridge (hereafter referred to as 'the site').
- 1.3 This WSI is produced to cover the requirements of planning condition 20 of the approved Full Planning Application - 2018/01408/FUL for the redevelopment of the Former Cowbridge Comprehensive School. In this regard the school building will be demolished.

- 1.4 Condition 20 states:

"Historic building recording

No demolition or removal of any internal features of the building shall commence until an appropriate programme of historic building recording and analysis has been secured (which shall take the form of a level III survey as set out in "Understanding Historic Buildings: A Guide to Good Recording Practice", Historic England, 2016) and implemented in accordance with a written scheme of investigation which shall first have been submitted to and approved in writing by the Local Planning Authority.

Reason: As the building is of significance, the specified records are necessary in order that records are kept of any features of archaeological interest and to ensure compliance with Policies SP1 (Delivering the Strategy) and SP10 (Built and Natural Environment) of the Local Development Plan."

- 1.5 In accordance with *Understanding Historic Buildings: A Guide to Good Recording Practice*, Historic England, 2016, the purpose of a Level 3 Archaeological Building Record is to provide an analytical record. As per paragraph 5.3 of the Historic England guidelines, the record will:
- Comprise an introductory description followed by a systematic account of the building's origins, development and use;
 - Include an account of the evidence on which the analysis has been based, allowing the validity of the record to be re-examined in detail; and
 - Include all drawn and photographic records that may be required to illustrate the building's appearance and structure and to support an historical analysis.
- 1.6 Consultation carried out in April 2024 with Glamorgan Gwent Archaeology (GGA: part of Heneb: The Trust for Welsh Archaeology) established a specific scope for the work required to address the condition (**Appendix EDP 1**). This was primarily on account of the

deterioration of the building having resulted in unsafe internal conditions, and that therefore the Construction, Design and Management (CDM) consultant Alun Griffiths has advised that the building is unsafe to enter (see statement at **Appendix EDP 2**).

- 1.7 In this regard it was advised to GGA that no internal photographic record of the building or internal measured survey can be completed. However, it was also highlighted that, in the build-up to the submission and determination of the planning application, numerous studies of the school building have been completed, including photographic records. Consequently, it was proposed that the building survey would, as a key task, compile and consolidate this record and thus be able to archive the existing collection of internal photographs of the school buildings.
- 1.8 Further detail on the proposed scope and methodology is set out in **Section 2**.
- 1.9 The methodology set out in this WSI has been agreed with GGA's archaeological planning officer, in their capacity as an archaeological advisor to the Local Planning Authority (LPA).
- 1.10 All work will be undertaken to the standards and guidance set by the Chartered Institute for Archaeologists (CIfA) (2020). EDP is a Registered Organisation with the CIfA.

BUILDING DESCRIPTION AND HISTORY

- 1.11 The school building is located adjacent to Aberthin Road to the immediate south of the A48, on the eastern edge of the town of Cowbridge, Vale of Glamorgan. The town centre is situated approximately 600m to the west.
- 1.12 The school is located at National Grid Reference (NGR) ST 00039 74590. A plan showing the location of the school building is at **Appendix EDP 3**.
- 1.13 The school building is contained within a plot enclosed by a boundary wall consisting of metal railings and/or rubble stone walls, set between stone piers on its south-west and south-east sides, garden hedges on its north-west side and a modern metal fence on its north-east side.
- 1.14 The school was established in 1896 as the Cowbridge Intermediate School for Girls under the provisions of the Welsh *Intermediate Education Act* of 1889, the first girl's intermediate school in Wales. It included a hostel for 12 boarders.
- 1.15 It was extended in 1908 with a laboratory, gymnasium and classrooms added. The 1896 parts of the building are of a very similar style and material palette to those of 1908, both displaying a typical late-Victorian school style reminiscent of the Queen Anne style that was popular in England, and which blended Gothic with Italianate elements.
- 1.16 The school is finished in local, dressed, sandstone blocks laid in random courses, a typical building material for the locality, with Bath Stone decorative features such as lintels, sill bands, coping, gable apex stones and kneelers, quoins and corning.

- 1.17 Features of architectural interest include its multiple gables on the south-east and north-east sides which display stone copings and other decorative stonework, and its varied fenestration, comprising round, rectangular, slit and large arch headed windows.
- 1.18 The school has historical interest in its association with the development of education in Cowbridge, in particular of girls' education, as well as its association with the local landowner and philanthropist John Bevan, who was involved in its establishment, and its architect Robert Williams.
- 1.19 After 1912 the school became a secondary or high school, retaining its boarders until 1939 and from the 1970s it went on to become an outlying facility for the large modern comprehensive school to the north.

Section 2

Scope, Objectives, and Methodology

- 2.1 The building survey will be completed in accordance with the *Standard and Guidance for Archaeological Building Investigation and Recording* issued by the Chartered Institute for Archaeologists (CIfA, 2020) and according to Historic England's *Understanding Historic Buildings: A Guide to Good Recording Practice* (2016). These guidelines provide a national standard for the completion of building records.
- 2.2 This WSI sets out a program of works for a Level 3 Building Survey, which as noted above is an analytical record.
- 2.3 A corpus of written reports exist that have examined the building, serving to define in some detail the building's heritage significance, recording its architecture and setting out its history and development. These comprise:
- EDP, 2019, *Former Cowbridge School, Aberthin Road, Cowbridge, Archaeological and Heritage Assessment*;
 - Davies, T. 2019, *Former Cowbridge School, Heritage Visual Impact Assessment*; and
 - Scourfield, R. 2019, *Former Cowbridge Comprehensive School, Aberthin Road, Cowbridge - An Historical and Architectural Appraisal*.
- 2.4 Additionally, the school has been assessed by numerous heritage professionals, the senior planner (Conservation and Design) at the Vale of Glamorgan District Council (2019), twice by Cadw, who issued a statement on the building in February 2019, and by the Victorian Society, who issued a statement in March 2019.
- 2.5 These works and assessments already comprise an analytical record of the building and thus it is proposed that the scope of the building record required to address condition 20 in part comprises a collation of the existing written material that describes the school, combined and merged into a coherent narrative within a report.
- 2.6 The written material will be combined with high-resolution digital photography and measured drawings to create a detailed record of all of the key external components of the building. The record will also include all available photographs of the building's interior, collating the existing body of photographic images from all of the different entities that have examined it during the prolonged period of the planning application's determination.
- 2.7 In this way, the best possible permanent record will be made of the building prior to its demolition that also supports the historical analysis.

BUILDING SURVEY METHODOLOGY

- 2.8 The survey will be based on the definition of a Level 3 Building Survey as per Historic England's *Understanding Historic Buildings: A Guide to Good Recording Practice* (2016).
- 2.9 With reference to the guidance in respect of the content of a Level 3 survey, the following relevant criteria are set out in the tables below. These are defined with commentary as to how the proposed scope will address each requirement.

Table EDP 2.1: Drawings

Relevant Level 3 Criteria	Response
Measured plans (to scale or fully dimensioned) as existing. These may extend to all floors, or they may be restricted to one or a selection.	Building plans exist (Pentan Architects) which can be set out with scale for both floors of the building.
Plans should show the form and location of any structural features of historic significance, such as blocked doorways, windows and fireplaces, masonry joints, ceiling beams and other changes in floor and ceiling levels, and any evidence for fixtures of significance.	With internal access restricted, this can be addressed on a plan as best as possible with reference to previous analysis of the interior and previously taken photographs.
Measured cross-sections or long-sections to illustrate the vertical relationships within a building (for example floor and ceiling heights, the form of roof trusses).	Sections that include ceiling heights will not be possible to produce as internal access is restricted.
Measured elevations, where these are necessary to an understanding of the building's design, development or function	Measured elevation drawings will be produced by Pentan Architects that record the external elevations.
A plan or plans identifying the location and direction of accompanying photographs	The external photographs will be marked on a plan showing their location.

Table EDP 2.2: Photographs

Relevant Level 3 Criteria	Response
A general view or views of the building in its wider setting or landscape.	Photographs of this nature will be taken as part of a new external photographic survey.
The building's external appearance. Typically, a series of oblique views will show all external elevations of the building, and give an overall impression of its size and shape. Where individual elevations include complex historical information, it may also be appropriate to take views at right-angles to the plane of the elevation.	Photographs of this nature will be taken as part of a new external photographic survey.
Further views may be desirable to reflect the original design intentions of the builder or architect, where these are known from documentary sources or can be inferred from the building or its setting.	Photographs of this nature will be taken as part of a new external photographic survey.

Relevant Level 3 Criteria	Response
The overall appearance of the principal rooms and circulation areas.	It is not possible to access the building to take such images, however, the existing corpus of internal photographs will be collated to address this criterion to the best possible degree in the circumstances.
Any external or internal detail, structural or decorative, which is relevant to the building's design, development and use, with scale where appropriate	External photographs of this nature will be taken as part of a new external photographic survey.

Table EDP 2.3: Written Record

Relevant Level 3 Criteria	Response
The precise location of the building as an address and in the form of a National Grid Reference.	This information would be included within a covering statement that accompanies the submission.
The date when the record was made, the name(s) of the recorder(s) and the location of any archive material.	It is anticipated that a statement to this effect can be included within a covering statement that accompanies the submission.
A longer summary statement. This account should summarise the building's form, function, date and sequence of development. The names of architects, builders, patrons and owners should be given if known. Its purpose is to describe the building when no fuller record is necessary.	This detail would be provided via the pre-existing assessment reports, most notably in the Scourfield report of 2019 which provides a detailed summary of the building and its history.
An introduction briefly setting out the circumstances in which the record was made, its objectives, methods, scope and limitations, and any constraints. Where appropriate the brief for the work or the project design should be stated or appended.	It is anticipated that a statement to this effect can be included within a covering statement that accompanies the submission.
Acknowledgements to all those who have made a significant contribution to the making of the record, or who have given permission for copyright items to be reproduced.	It is anticipated that a statement to this effect can be included within a covering statement that accompanies the submission.
A discussion of the published sources relating to the building and its setting, an account of its history as given in published sources, an analysis of historic map evidence (map regression) and a critical evaluation of previous records of the building, where they exist.	This detail would be provided via the pre-existing assessment reports, most notably in the EDP report (2019) which includes a historic map regression and reproduction of archive resources.

Relevant Level 3 Criteria	Response
Full bibliographic and other references, or a list of the sources consulted (in long reports it is preferable to include both). Websites which may prove to be ephemeral should be avoided as references wherever possible; where their use is unavoidable the full web address and the date on which the site was consulted should be noted	This detail would be provided via the pre-existing assessment reports which all include bibliographies.

- 2.10 With respect to the new photographic record, all photographs will be taken in a high-resolution digital format. For both general and specific photographs, a photographic scale will be included. The photographic record shall be accompanied by a photographic register detailing as a minimum, feature number, location and direction of shot.
- 2.11 Wherever possible, existing plans and elevations will be used to supplement the report and further measured plans and elevations may also be provided to illustrate features not more readily obtained by photography. Plans will be used to highlight photographic locations within the final report.

SUMMARY OF THE SUBMISSION

- 2.12 Based on the above, the submission to address the request for a Level 3 Building Survey will comprise the following combined within a single document:
- A covering statement that will include:
 - i. A non-technical summary of the building’s history and architecture in both Welsh and English;
 - ii. Location and National Grid Reference;
 - iii. An introduction briefly setting out the circumstances in which the record was made including the date of record, recorder, contents and locations of archive deposition; and
 - iv. Acknowledgements to all those who have made a significant contribution to the making of the record and a bibliography.
 - Tables detailing the drawn and photographic archives;
 - Excerpts from the three reports listed above at paragraph 2.3, and any additional relevant commentary on the building;
 - A plan showing the locations of photographs taken for the survey;

- Plans and elevation drawings (where done) with ground level, ordnance datum and vertical and horizontal scales and showing features of interest within and on the exterior of the building;
- Newly taken photographs of the exterior including scales where possible; and
- Collated internal photographs of the building.

Section 3

Project Management, Timetable and Monitoring

- 3.1 All fieldwork, reporting and archiving for the project will be undertaken and managed by EDP, acting in their role as agent to the Client.

TIMETABLE OF WORKS

Photographic and Measured Survey

- 3.2 The photographic and measured survey will be undertaken prior to the demolition of the building.

Report Delivery

- 3.3 The collated reports, covering statement, photographs, plans and archive data will be submitted to the Client within three months of the completion of the site survey.
- 3.4 Subsequently, the collated reports, covering statement, photographs, plans and archive data will be submitted to the Vale of Glamorgan Council (the LPA).
- 3.5 Once deemed acceptable by the LPA, the collated reports, covering statement, photographs, plans and archive data will be archived in accordance with the methodology set out in **Section 4** below.

Staff

- 3.6 The project will be managed, and the fieldwork undertaken, for the client by Rob Skinner MCIfA (EDP Associate). Any alteration to staffing before or during the work will be brought to the attention of the Client.

Monitoring

- 3.7 The GGA planning officer will be contacted prior to the commencement and subsequently once the work is completed, in order to agree that the photographic survey has been completed satisfactorily and that building work can commence.
- 3.8 Any changes to the WSI that EDP may wish to make after approval will be communicated to GGA planning officer for approval on behalf of the LPA, before they are taken forward and implemented.
- 3.9 The GGA planning officer will be given access to the site so that they may monitor the progress of the building recording. They will then be kept regularly informed about developments.

Section 4

Archiving and Further Works

ARCHIVE PREPARATION

- 4.1 The site archive will be prepared in accordance with the guidelines set out in *The National Standard and Guidance to Best Practice for Collecting and Depositing Archaeological Archives in Wales 2017* (National Panel for Archaeological Archives in Wales 2017), the Welsh Archaeological Trust's *Guidance for the Submission of Data to the Welsh Historic Environment Records (2022)* and the ClfA Guidelines *Standard and Guidance for the Creation, Compilation, Transfer and Deposition of Archaeological Archives, (2020)*.
- 4.2 In accordance with the 2022 Guidance, the archive will be deposited with the GGA Historic Environment Record. If they wish to receive it, the archive will also be deposited with the National Monuments Record of Wales (NMRW) as curated by the Royal Commission on the Ancient and Historical Monuments of Wales (RCAHMW).
- 4.3 The archive will include all written, drawn, survey and photographic records relating directly to the investigations undertaken and well as copies of the collated previously written reports and photographs. NMRW Digital archives will follow the standard required by the RCAHMW (RCAHMW, 2015).

SUMMARY REPORTS FOR PUBLICATION

- 4.4 If required by the GGA planning officer, a short article on the building can be submitted for publication in a relevant journal.

Section 5

Health, Safety, Environment and Quality

RISK ASSESSMENT

- 5.1 Prior to the commencement of work, EDP will carry out and produce a formal health and Safety Risk Assessment in accordance with *The Management of Health and Safety Regulations 1992*. A copy will be made available to the Client (or their agent as necessary) for their information. All members of EDP staff will adhere to the content of this document.
- 5.2 The EDP Risk Assessment will take full account of the building's present unsafe condition with regard to the statement at **Appendix EDP 2**.

INSURANCE

- 5.3 EDP is fully insured for this type of work and holds insurance with Zurich Insurance plc. Full details of these and other relevant policies can be supplied on request.

QUALITY CONTROL

Professional Standards

- 5.4 EDP works to the standards and guidance provided by the ClfA. EDP fully recognise and endorse the ClfA's code of conduct, code of approved practice for the regulation of contractual arrangements in field archaeology and the standard and guidance for archaeological building investigation and recording currently in force. All employees of EDP, whether corporate members of ClfA or not, are expected to adhere to these codes and standards during their employment.

Project Tracking

- 5.5 The designated EDP manager will monitor all projects in order to ensure that agreed targets are met without reduction in quality of service.

ARBITRATION

- 5.6 Disputes or differences arising in relation to this work shall be referred for a decision in accordance with the rules of the Chartered Institute of Arbitrators' Arbitration Scheme for The Chartered Institute for Archaeologists applying at the date of the agreement.

Section 6

Bibliography

Chartered Institute for Archaeologists, 2020. Standards and guidance for the creation, compilation, transfer and deposition of archaeological archives.

Chartered Institute for Archaeologists, 2020. *Standard and Guidance for The Archaeological Investigation and Recording of Standing Buildings or Structures.*

Davies, T. 2019, *Former Cowbridge School, Heritage Visual Impact Assessment*

EDP, 2019, *Former Cowbridge School, Aberthin Road, Cowbridge, Archaeological and Heritage Assessment*

English Heritage, 2006. *Management of Research Projects in the Historic Environment (MORPHE).*

Historic England, 2016. *Understanding Historic Buildings: A Guide to Good Recording Practice.*

National Panel for Archaeological Archives in Wales. 2017. *The National Standard and Guidance to Best Practice for Collecting and Depositing Archaeological Archives in Wales.*

Scourfield, R. 2019, *Former Cowbridge Comprehensive School, Aberthin Road, Cowbridge - An Historical and Architectural Appraisal*

Welsh Archaeological Trusts, 2022. *Guidance for the Submission of Data to the Welsh Historic Environment Records (HERs).*

Appendix EDP 1
Email Correspondence with Glamorgan Gwent Archaeology
(April 2024)

From: [Rob Dunning](#)
To: [Rob Skinner](#)
Cc: [Butler, Stephen](#)
Subject: RE: edp5120 - Aberthin Road, Cowbridge - 2018/01408/FUL
Date: 26 April 2024 11:24:41
Attachments: [image006.png](#)
[image007.png](#)

Dear Rob,

Many thanks for the email. Given the H&S concerns, I would agree that the approach you have outlined would be appropriate and look forward to the WSI.

Regards,

Rob

Rob Dunning BSc MCIfA
Archaeological Planning Officer



Archaeoleg Morgannwg-Gwent
Heneb
Glamorgan-Gwent Archaeology

Heneb Ymddiriedolaeth Archaeolegol Cymru Rhanbarth Morgannwg Gwent
Heneb The Trust for Welsh Archaeology, Glamorgan Gwent Region

gynt Ymddiriedolaeth Archaeolegol Morgannwg Gwent Cyf, Formerly Glamorgan Gwent Archaeological Trust Ltd.

SA12 Business Centre, Seaway Parade Industrial Estate, Baglan, Port Talbot, SA12 7BR

Ymholiadau Cyffredinol | Tel: 01792 655208
Ebost | Email: planning@ggat.org.uk
Gwefan | Website: www.ggat.org.uk/cms

Cwmni cyfyngedig (No.1198990) ynghyd ag elusen gofrestredig (No.504616) yw'r Ymddiriedolaeth.
Swyddfa Cofrestredig: Ty Cornel, 6 Stryd Caerfyrddin, Llandeilo, Sir Gaerfyrddin, SA19 6AE
Dylai'r datganiadau neu'r sylwadau uchod gael eu trin fel rhai personol ac nid o reidrwydd fel datganiadau neu sylwadau gan Ymddiriedolaeth Archaeolegol Cymru.
Mae'r e-bost hwn ac unrhyw ffeiliau a drosglwyddir gydag ef yn gyfrinachol ac at ddefnydd yr unigolyn neu'r corff y cyfeiriwyd hwy atynt yn unig. Os ydych wedi derbyn yr e-bost hwn drwy gamgymeriad, dylech hysbysu'r gweinyddydd yn y cyfeiriad canlynol: enquiries@ggat.org.uk

The Trust is both a Limited Company (No. 1198990) and a Registered Charity (No. 504616)
Registered Office: Corner House, 6 Carmarthen Street, Llandeilo, Carmarthenshire, SA19 6AE
Any of the statements or comments made above should be regarded as personal and not necessarily those of the Trust for Welsh Archaeology. This e-mail and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this e-mail in error, please notify the administrator on the following address: enquiries@ggat.org.uk

From: Rob Skinner [REDACTED]
Sent: 25 April 2024 15:58
To: GGAT Planning [REDACTED]
Subject: edp5120 - Aberthin Road, Cowbridge - 2018/01408/FUL

Hello,

I am looking to consult with you regarding a historic building recording condition that is being applied to the permission to redevelop the Former Cowbridge Comprehensive

School, Aberthin Road, Cowbridge (2018/01408/FUL).

Condition 20 reads:

Historic building recording

No demolition or removal of any internal features of the building shall commence until an appropriate programme of historic building recording and analysis has been secured (which shall take the form of a level III survey as set out in "Understanding Historic Buildings: A Guide to Good Recording Practice", Historic England, 2016) and implemented in accordance with a written scheme of investigation which shall first have been submitted to and approved in writing by the Local Planning Authority.

Reason: As the building is of significance, the specified records are necessary in order that records are kept of any features of archaeological interest and to ensure compliance with Policies SP1 (Delivering the Strategy) and SP10 (Built and Natural Environment) of the Local Development Plan.

Since acquiring the site in 2018 the building has deteriorated significantly and the CDM consultant Alun Griffiths has advised that the building is unsafe to enter (details in the attached letter). Given the building's condition, discussions have been held with the case officer who suggested contacting yourselves in order to discuss how best to deal with the condition discharge in light of the building's condition.

In this regard, a level 3 survey in full accordance with the HE guidelines would not be possible with respect of the building's interior. However, as you may be aware, in the run up to determination various authorities examined the school and evidently there is a corpus of photographs out there that will provide some record of the building's interior. The following bodies either definitely or may hold photographs of the school's interior:

- EDP – we have a selection of 7 photographs of the interior.
- Cadw – Cadw assessed the building for listing and so may hold an archive of images.
- Peter Thomas – Conservation Officer at VoGC also looked at the building and so may also have some images.
- Dr Tudor Davies – Dr Davies carried out an independent study of the school and so we may be able to make contact and acquire any images.
- Rob Scourfield – Mr Scourfield also carried out a study on behalf of a local resident group. His report includes a number of good quality images from the interior of the building and so should have an archive of images that we may be able to access. Notably his reports are lodged with the RCAHMW so they might have been recipient of any photographic archive.
- Online sources – a collection of illegally taken interior photographs are available at [Cowbridge School - Aug 18 | Derelict Places - Urban Exploring Forum](#), others may be available elsewhere.

As such, in order to address the condition, we could potentially carry out a detailed measured survey of the exterior and create a photographic record in accordance with the HE guidelines and, combine this with a consolidation of the available photographs which document the school's interior. In this way we would create the best possible record of the building given the safety constraints that its present condition presents.

Please could you let me know if you would agree with this approach and we will organise a WSI.

Kind regards,

Rob

Rob Skinner (he/him) BA (Hons), MA, MCIFA

Associate



The Environmental Dimension Partnership Ltd



www.edp-uk.co.uk



The contents of this e-mail and any files transmitted with it are confidential. If you have received this e-mail in error please delete it and e-mail a notification to the sender. The Environmental Dimension Partnership Ltd. Registered as a Limited Company in England and Wales. Company No. 09102431. Registered Office: Quarry Barn, Elkstone Studios, Elkstone, Gloucestershire GL53 9PQ.

Appendix EDP 2 Building Safety Statement

15th April 2024

FAO: Neil Taylor, Head of Development, Hafod

From: Alun Griffiths, Client CDM Adviser for proposed Cowbridge School site development

Subject: Risks associated with access to the school building

Dear Neil,

Following our recent visit to site, and the extent of health and safety risks witnessed in and around the building, I feel professionally obliged to advise that **access to the former Cowbridge School is totally prohibited** internally.

Significant dilapidation was witnessed. This includes;

- Significant risks associated with slips, trips and falls with fallen, accumulated debris and rotten floorboards.
- Open penetration in the floors where there are no floorboards.
- Balustrades missing from first floor landing area / risk of falls.

There are also as significant amounts of guano (bird droppings) witnessed throughout the site complete with associated health risks to humans.

The type and extent of asbestos containing materials is also unknown and we would advise that the building is unsafe to undertake the necessary intrusive survey to facilitate the demolition phase.

Please see below pictures taken from inside the building during the visit.

Yours sincerely,





Alun Griffiths, Total CDM Solutions



Appendix EDP 3 Plan Showing Buildings in Site



-  Site Boundary
-  Existing Buildings on site

Notes:
Base plan provided by the Client.

PROJECT:
PROPOSED RESIDENTIAL DEVELOPMENT
FORMER COWBRIDGE COMPREHENSIVE,
COWBRIDGE

Scale: 1:500 (approx. at A3)

FIGURE 1:
SITE FEATURES

EARTH SCIENCE PARTNERSHIP
33 Cardiff Road, Taffs Well,
Cardiff CF15 7RB Tel: 029 2081 3385
enquiries@earthsciencepartnership.com



CARDIFF
02921 671900

CHELtenham
01242 903110

CIRENCESTER
01285 740427

info@edp-uk.co.uk
www.edp-uk.co.uk

The Environmental Dimension Partnership Ltd. Registered as a Limited Company in England and Wales. Company No. 09102431. Registered Office: Quarry Barn, Elkstone Studios, Elkstone, Gloucestershire GL53 9PQ



**URBAN
DESIGN
GROUP** REGISTERED PRACTICE



**Landscape
Institute**
Registered practice