



Mr Gerry Ansell
Planning
Welwyn Hatfield Borough Council

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Contact Alison Tinniswood
Tel 01992 555276
My ref P06/18/0960
Your ref 6/2018/0960/LB
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Date: 10th May 2018

Dear Gerry,

Re: Repair, restoration, extension and conversion of the retained original 1920s silos, production hall, grain store and boiler house to provide 5,096 sq.m of flexible business floorspace (Use Class B1), 265 sq.m Combined Heat and Power (Sui Generis), 2,494 sq.m International Art Centre (Use Class D1), 1,226 sq.m Gymnasium (Use Class D2), 1,576 sq.m of restaurant/coffee shop/bar (Use Class A1/ A3/A4/A5) and Creche/Day Nursery of 644 sq.m. - Former Shredded Wheat Factory Welwyn Garden City AL8 6UN

ARCHAEOLOGICAL IMPLICATIONS

Thank you for consulting me on the above application.

Please note that the following advice is based on the policies contained in the National Planning Policy Framework.

This office has previously been consulted on similar schemes for the development of the site as a whole, notably planning applications N6/2015/0293/LP and N6/2015/0294/PP, on a request for a scoping opinion (6/2017/2491/EIA), and most recently on a further scheme for the development of the entire site (N6/2018/0171/MFA). In our response to the request for a scoping opinion, we advised that the effects of the proposed development on potential below-ground archaeological assets could be scoped out of the EIA, but that it was likely that we would recommend that an archaeological evaluation be carried out and secured by negative condition should planning permission be granted. We also advised that a professional standard historic building recording be carried out prior to any development commencing. In this context we note that demolition of the grain silos may have already begun under the previously granted permissions, and that this office has still not yet seen a completed historic building recording report.

In our most recent comments, concerning N6/2018/0171/MFA, we advised that the proposed development should be regarded as likely to have an impact on heritage assets with archaeological interest, and we recommended that provision should be made, via the placing of appropriately worded conditions on any planning consent, for the archaeological

building recording of the Shredded Wheat Factory and its silos and for the evaluation, via trial trenching, of the development area.

The current application is for Listed Building Consent for the repair, restoration, extension and conversion of the retained original 1920s silos, production hall, grain store and boiler house of the Grade II listed former Shredded Wheat Factory. The following comments and recommendations therefore relate to these buildings and to any other structures or features of interest at the site.

The factory [Historic Environment Record no. 10880] is an exceptional example of early 20th century modernist architecture and a prominent landmark of Welwyn Garden City. The Heritage Statement submitted with the application explores the history of the building in considerable detail (KM Heritage 2017). As previously noted, we would be in favour of retaining the factory and all of its silos if at all possible, but we note that permission for demolition of large parts of the building and all but the original 18 silos was approved under N6/2015/0293/LP and N6/2015/0294/PP.

With the above in mind, I believe that the position of the proposed development is such that it should be regarded as likely to have an impact on heritage assets with archaeological, architectural and historic interest. I therefore recommend that the following provisions be made, should you be minded to grant consent:

1. The archaeological building recording of the Shredded Wheat Factory and its silos, production hall, grain store and boiler house, and of any other structures or features of interest, prior to the commencement of any development, to a minimum of Historic England Level 3.
2. The analysis of the results of the archaeological building recording, with provisions for the subsequent production of a report and an archive, and the publication of the results, as appropriate.
3. Such other provisions as may be necessary to protect the archaeological interests of the site.

I believe that these recommendations are both reasonable and necessary to provide properly for the likely archaeological implications of this development proposal. I further believe that these recommendations closely follow the policies included within Policy 12 (para. 141, etc.) of the National Planning Policy Framework. and the guidance contained in Historic England's Historic Environment Good Practice Advice in Planning Note 2 (2015).

In this case three appropriately worded conditions on any planning consent would be sufficient to provide for the level of investigation that this proposal warrants. I suggest the following wording:

A No development shall take place/commence until an Archaeological Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of archaeological significance and research questions; and:

1. *The programme and methodology of site investigation and recording;*
2. *The programme and methodology of site investigation and recording as suggested by the evaluation;*
3. *The programme for post investigation assessment;*

4. *Provision to be made for analysis of the site investigation and recording;*
5. *Provision to be made for publication and dissemination of the analysis and records of the site investigation;*
6. *Provision to be made for archive deposition of the analysis and records of the site investigation;*
7. *Nomination of a competent person or persons/organisation to undertake the works set out within the Archaeological Written Scheme of Investigation.*

B *The development shall take place/commence in accordance with the programme of archaeological works set out in the Written Scheme of Investigation approved under condition (A)*

C *The development shall not be occupied/used until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision made for analysis and publication where appropriate.*

If planning consent is granted, I will be able to provide detailed advice concerning the requirements for the investigations and provide information on professionally accredited archaeological contractors who may be able to carry out the investigations.

I hope you will be able to accommodate the above recommendations.

Please do not hesitate to contact me should you require any further information or clarification.

Yours sincerely,



Alison Tinniswood BA MA ACIfA
Historic Environment Advisor
Environmental Resource Planning