



06 SEP 2012

THE
COUNCIL OF

John Macholc
Building and Development Control
Manager
Ribble Valley Borough Council
Council Offices
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Your ref:
Our ref: ASM/ASP/DM
Date: 6 September 2012

F.A.O Adrian Dowd

Dear Mr Macholc

PROPOSED: Conversion of barn and outbuildings into 2no. dwellings, incorporating new garden room, entrance extension and package treatment plant. Bailey Hall Barn, Hurst Green (3/2012/0602 & 0608)

Bailey Hall Barn is a designated heritage asset, a grade II Listed Building, recorded on the County Historic Environment Record, PRN 17606, as a cruck barn dating to the 16th century.

The *Short Phased Description and Assessment of Significance* by Colin Briden (Dec 2011) identifies the building as one of a group of high status Pennine cruck buildings, of a possible 16th century date, which unusually also possesses a closed truss in the box-frame tradition of timber-framing. The survival of bark and sapwood also suggests that elements of the timber frame may be suitable for dating by means of dendrochronology, which English Heritage has offered to fund.

A brief search of the Lancashire Historic Environment Record suggests that there are only around 20 other buildings of a similar 16th century date surviving in the County. The building is undoubtedly a rare and well-preserved example of this type of structure, the significance of which would be increased if it could be proved to date to the 16th century.

The Conversion Assessment that accompanies the application makes reference to works to repair/strengthen the roof structure in accordance with the Structural Engineer's appraisal. Although the general thrust of the application is one of minimal intervention with the timber frame, the admission in section 2.4 of the appraisal that the rafters could not be closely inspected and there was evidence for rot, LCAS is of the opinion that the Borough Council does not have sufficient information to address the requirements of NPPF para. 132.

It is felt that a more definitive statement on the exact nature and location of repairs needs to be submitted, in the form of a detailed annotated drawing of the timber frame, and that in this instance a detailed archaeological record of the frame would be therefore be appropriate. Such a record would include details such as individual joints, peg hole arrangement and any tool marks and carpenters marks, which as well as providing a permanent record of the structure, could also be used for the production of a survey indicating proposed areas of repair and replacement and to indicate the sample locations of the dendrochronological survey.

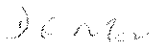
LCAS is of the opinion that it would be preferable for such information to be supplied prior to the determination of the application, in order to ensure that no significant fabric is needlessly lost and that any replacement is on a like-for-like basis.

If however the District Council considers that the above approach is unreasonable, or that other circumstances make such an approach unfeasible, then I would request that LCAS is contacted in writing outlining the District Council's position, with a request for any further comments that LCAS would wish to make, in particular with regard to any conditioned works (building recording & dendrochronological survey) needed to meet the requirements of NPPF para. 141:

"Local planning authorities should make information about the significance of the historic environment gathered as part of plan-making or development management publicly accessible. They should also require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible."

Please note that the above comments have been made without the benefit of a site visit. If you have any questions or require any further information please do not hesitate to contact me.

Yours sincerely



Doug Moir
Planning Officer (Archaeology)