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Building and Development Control
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Your ref:
Our ref: ASM/ASP/DM
Date: 16 January 2013

F.A.O Graeme Thorpe

Dear Mr Macholc

PROPOSED: Redevelopment of old school buildings to provide a new 2/3 storey building accommodating classrooms, dining hall, hall, kitchen, learning resources room, offices and ancillary facilities. Bowland High School, Sawley Road, Grindleton (3/2012/1059)

Bowland High School is recorded on the Lancashire Historic Environment Record (PRN 37055) as being site of the former Foxley Bank Hydro, constructed in 1865 as a Country Hotel, and then used as an orphanage. A statement to this effect also appears on the School's own web-site.

The Design & Access Statement (p. 47) that accompanies the application states the building to be demolished as "constructed in the late 19th century" and that the "oldest buildings on the site...were originally constructed as a country hotel".

A building of this type and date would be considered to be of sufficient local interest to merit recording prior to demolition, but not such that its demolition would be opposed.

It should however be noted that no structures are depicted on the School site on the Ordnance Survey mapping held by the County HER until 1955 when it is called *Riversmead*. This means one of two things: either our mapping is inaccurate and the High School is part of the Foxley Bank Hydro, or we do hold accurate maps of the area and the School is mistaken in the assertion that it contains any buildings that date to the late 19th century.

LCAS would recommend that prior to demolition a detailed assessment of the building be undertaken in order to more accurately determine its age and if it did at one time form part of Foxley Bank Hydro, and that if it does turn out to date to the second half of the 19th century that it is recorded (to English Heritage Level 2 or 3 depending on its

surviving level of interest). Consequently, should the local planning authority be minded to grant planning permission to this, or any similar scheme, LCAS would also recommend that the applicants be required to undertake the aforementioned assessment (and possible recording) and that such work is secured by means of the following condition:

Condition: No works shall take place on the site until the applicant, or their agent or successors in title, has secured the implementation of a programme of building recording and analysis. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority.

Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the buildings.

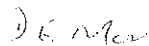
Such a recommendation is in accordance with National Planning Policy Framework, para. 141 – Local planning authorities should make information about the significance of the historic environment gathered as part of plan-making or development management publicly accessible. They should also require developers 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.

Specifications and a list of professionally qualified building recording consultants and organisations which could carry out the appropriate archaeological works can be obtained from Lancashire County Archaeology Service:

Lancashire County Council
Environment & Planning and Countryside
Development Management
PO Box 100
County Hall
Preston
PR1 0LD
tel. 01772 531734

Please note that these 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)