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Your ref: 3/2018/0024

Date: 1st February 2018

FAO A Dowd

Dear Mr Macholc,

Planning Application 3/2018/0024: Conversion and extension of redundant piggery and store to one single-storey dwelling including access and parking; Outbuildings adjacent to Hammond Drive, Read BB12 7RU

Thank you for your consultation on the above application. The proposed development mainly impacts buildings which were erected between 1848 and 1893 (OS 1:10,560 mapping sheet Lancashire 55 and 1:2,500 mapping sheet Lancashire 55.15), although the 'enclosed paddock' to the south of the buildings was extant in 1848, perhaps forming an orchard at that time. They were no doubt built and operated by the Read Hall estate. The Listed Gd II* hall of 1818-25 (Pevsner; LHER 737) is some 130m to the south and a Gd II estate icehouse (post-1848; LHER 18043) immediately outside the east wall of the 'walled paddock' on the south side of the application site.

The application is accompanied by plans of the buildings as existing, a Heritage Impact Assessment (HIA, Richard K Morriss and Associates, December 2017) and a Planning Proposal document (Inspire Planning Solutions, nd). Whilst there are a few anomalies and typographical issues within the HIA it does not appear fatally flawed. As it notes the structures proposed for conversion are worthy of consideration as non-designated heritage assets (section 6) and a brief history of the area (unreferenced) and description of the site is provided. The HIA concludes that "*The scheme will result in some internal changes and some minor loss of fabric, but that is not considered to cause harm to the significance ...*" (HIA section 9). We would note that the proposed conversion will actually require the rebuilding and repair of some elements of walling and openings, underpinning works, the erection of new walls and roofs to increase the habitable floor area, the dry-lining of all habitable spaces, the insertion of a number of roof lights, the lifting of existing floors and the insertion of insulation and damp-proofing, as well as the installation of all modern services. New stud partitions are required in the northern building, but it is not clear if the existing divisions in the southern building (HIA section 5.1.1.03) are to be retained or replaced – the supplied plans 'as existing' do not show

them and the drawings in the Planning Proposal (pp.30-31) suggest that new stud walls are proposed there.

Overall the impact level of the proposed works on the extant structures could be considered to be moderate to high, rather than minor as implied in the HIA. The significance of this impact, however, is offset by the late date and relatively low importance of the structures, as well as the extant screening of the site. It would probably be assessed as 'minor negative' if Environmental Assessment methodologies were used. Given this, we would not object to the proposals as set out and if on balance the Council decides to grant permission to the application, would only recommend that some minor recording work be undertaken as a condition of any consent. This recording work should comprise the creation of a formal photographic record of the structure, the checking and correcting of the architect's plans and elevations 'as existing' (above), and the checking and correction of the HIA, followed by their submission to the Lancashire Historic Environment Record. It is probable that collecting together the photographs already provided with the application and supplementing them with a small number of detailed photographs showing the (internal and external) faces of the walls not already illustrated, plus an appropriate plan showing the photograph's location and orientation, will be all that is needed in respect of the photographic record.

The following condition wording is suggested:

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 archaeological building recording works. This must be carried out by an appropriately qualified and experienced professional contractor to the standards set out by the Chartered Institute for Archaeologists and 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/site.

Note: The programme of recording works should comprise:

- (i) The creation of a photographic record of the structures as set out in 'Understanding Historic Buildings' (Historic England 2016). It should be undertaken prior to any development work commencing.
- (ii) The checking and any necessary revision of the architect's plans 'as existing' (Peter Hitchens Architects PHA/088-300, January 2018).
- (iii) The checking and any necessary revision of the Heritage Impact Assessment provided by Richard K Morriss and Associates (December 2017)

Followed by the submission of these documents to the Lancashire Historic Environment Record. The standards and guidance of the Chartered Institute for Archaeologists and their lists of potential contractors can be found on their web site at www.archaeologists.net.

This is in accordance with National Planning Policy Framework paragraph 141: "*Local planning authorities should ... 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 advice above has not benefitted from a site visit.

Yours sincerely

Peter Iles