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Your ref: 3/2018/0036

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FAO R Major

Dear Mr Macholc,

Planning Application 3/2018/0036: Conversion of existing barn to one new dwelling with associated alterations to access. Manor House, Howgill Lane, Rimington BB7 4EF

Thank you for your information relating to the description of the development and the 'unauthorised works', and for forwarding the copy of the applicant's Heritage Assessment Statement (HAS JWPC Chartered Town Planners Ltd, February 2018).

The description of the heritage on and around the development site in the HAS (section 2) is extracted from my letter dated 1st February without any significant additional historical research, but this is not unreasonable. The value of the heritage is then described under the correct headings (section 3), but not generally assessed and the statement in section 3.4 regarding the Roman road is perhaps misleading. It is true that no surface remains of the road are known within or immediately adjacent to the site, but they were clearly visible in the mid-19th century. It is certainly possible that buried remains exist here – the road construction is likely to have been more substantial as it approached the stream crossing to the east of the site and east of the stream the Roman line was significant enough to have been retained as a routeway into modern times.

We would assess the Evidential Value of the barn fabric as of local value only, but this will be reduced by the conversion works, as the installation of new internal walls, floors, linings, etc. will obscure features currently visible. In contrast any buried remains of the Roman road would be of county value and could well be affected by groundworks necessary as part of the development. Impacts on both barn and road could be mitigated however (below).

The historic value of the barn is again at local level. As noted it has long been separated from the surrounding land, but its continued presence (albeit in a different use) will not seriously impact on this level of value. The historical value of the Roman

road line is limited, in that it is not visible on the surface nor is its line available as e.g. a public footpath. The proposed new parking area will provide a new interruption to the projected line, but this is probably no more significant than its current use as domestic curtilage.

The aesthetic value of the barn has been compromised already by recent alterations and to the rear by the inserted 1970s-80s windows. Proposed changes are limited and should not be significant. The line of the Roman road within the development site has no aesthetic value.

The communal value of the barn is stated to be limited, we would agree that its value is as an (altered) historic building in the countryside. As the building will be retained there is no change to this value. As the Roman road line here is not and is not known to have been publicly accessible, it also has low communal value and this will not change with the present proposals.

From the above it can be seen that heritage values of the site are relatively limited and that the main impacts are on the evidential value of the site. We would recommend that a scheme of impact mitigation be required, which would reduce the significance of these impacts to negligible levels. This would comprise (i) a photographic and descriptive record of the barn prior to conversion; and (ii) a watching brief during groundworks to record any remains of the Roman road which are affected. This work can be required by a planning condition and the following wording is suggested:

Condition: No development shall take place until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological investigation and recording works. The programme of works should include: (i) the creation of a photographic and descriptive record of the existing barn to Level 2 as set out in '*Understanding Historic Buildings*' (Historic England 2016); and (ii) a formal archaeological watching brief during all groundworks required by the development. This should be followed by the submission of an appropriate report on the work undertaken and its results. These works should be undertaken by an appropriately experienced and qualified professional archaeological contractor to the standards and guidance set out by the Chartered Institute for Archaeologists (CIfA). This work 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 building.

Note: Copies of the CIfA standards and a list of potential contractors can be obtained from the CIfA 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 above comments have been made without the benefit of a site visit.

Yours sincerely

Peter Iles