



Lancashire Archaeological
Advisory Service

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Your ref: 3/2018/0220 and 0221

Date: 10th April 2018

FAO A Dowd

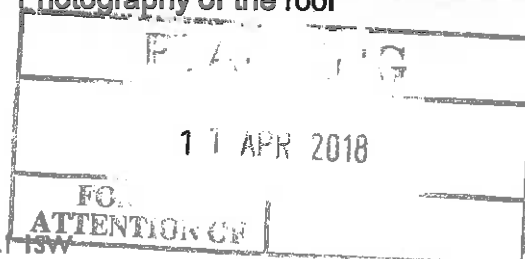
Dear Mr Macholc,

**Planning Applications 3/2018/0220 and 0221: Replacing a 1970s flat roof link with glass; conversion of detached garage into guest accommodation and playroom including glass link to house; re-roofing; replacement of 1970s windows and doors; re-sizing 1970s windows to former pig sty; internal alterations including: new limecrete floor to include underfloor heating and dpc lining to 1m above finished floor, insulated linings to external walls, improvement to ceiling insulation, installation of en-suite bathrooms, removal of cylinder cupboard, raising ceiling in master bedroom, removal of a section of wall.
Thornbers, Slaidburn Road, Waddington BB7 3JJ**

Thank you for your consultation on the above planning applications. The applications are quite well-documented and include a useful Heritage Assessment by Garry Miller and well-illustrated plans 'as existing'.

We would have no objection to the proposals on archaeological grounds and consider that it is unlikely that particularly important buried archaeological remains will be disturbed by the proposed works to the ground floors. None of the changes to the standing structures appear to be unacceptable, and many are inherently reversible. We might suggest that leaving a slightly larger nub of wall between the proposed new sitting room and the new kitchen would help reflect the former presence of the wall here – perhaps retaining the section up to the start of the opening of the present window (and any extant jambs) between the present bedroom and utility room. Other architectural details we would leave to the expertise of Mr Dowd.

With regard to the provision of a record of the building 'as existing', the documents accompanying the application give a reasonable, if not comprehensive coverage of the structure. Photography (and description) of the roof structure, the early window in the eastern gable and the fireplaces are however limited or absent and we would suggest that additional photographic recording would be of use. Photography of the roof



structure during or following stripping of the coverings may be of particular interest and may clarify its date of construction or reconstruction.

If you agree with this suggestion, then this requirement can be made a condition of any planning consent granted. The following wording for a condition may be appropriate:

Condition: No development, site clearance/preparation, or demolition 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. 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. The programme of works should comprise the creation of a photographic record of the building as set out in '*Understanding Historic Buildings*' (Historic England 2016). It may build on existing photography but should result in a full photographic coverage, inside and out. A plan showing the location and direction of the photographs and a summary report setting out the details of the recording undertaken should also be provided. This work should be undertaken by an appropriately qualified and experienced professional contractor to the standards and guidance of the Chartered Institute for Archaeologists (www.archaeologists.net)

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

Note: It may be convenient to photograph the roof structure following the removal of the existing roof covering. Relevant archaeological standards and a list of registered contractors can be found on the ClfA web pages: <http://www.archaeologists.net>. Contact details for other non-registered contractors can be found on the BAJR web site: <http://www.bajr.org>.

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