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Your ref: 3/2018/1014

Date: 23rd January 2019

FAO A Dowd

Dear Mr Macholc,

**Planning Application 3/2018/1014: Listed building consent for repairs/refurbishment works and retrospective consent for works.
5 Gisburn Road Bolton by Bowland BB7 4NP**

Thank you for your consultation on the above planning application. The application is accompanied by a fairly comprehensive Heritage Statement (HS - Sunderland Peacock November 2018) which sets out the history of the site and an assessment of the impact of the proposed works on the significance of these cottages. In the main the proposed works appear appropriate, but we would defer to Mr Dowd's expertise and personal experience of the building in this matter. We would comment that there will be at least some specifically archaeological impacts from the proposed works, as well as the impacts on the standing building. These are the excavation of the extant concrete floor and its replacement, and the installation of the French drain to the rear of the property.

With regard to the replacement floor, as noted in the HS there is a potential for earlier floors to have been covered over by the present concrete, and there is also a significant potential for other buried deposits associated with the construction, use and adaption of the building to have been sealed under it. We would not object to the removal of this later floor however and the suggested mitigation of a formal archaeological watching brief appears to be appropriate. We would ask if consideration has been given to alternative construction methods and materials for the replacement floor, such as limecrete or the use of a suspended floor to introduce a ventilation space, given that a solid floor may drive damp outwards and into the walls. This is, however, a technical design matter which is best dealt with by Mr Dowd and the Architects.

The French drain, intended to reduce the impact of external damp on the walls of the building would appear to be a sensible idea, but it also has the potential to impact buried deposits associated with the construction, use and adaption of the building. We would not object to this proposal and the suggested mitigation of a formal archaeological watching brief again appears to be appropriate.

As noted above the Heritage Statement is quite comprehensive and includes a significant number of photographs of the building. Given this, we do not consider that a further building record is required but would recommend that a copy of the statement and the original photographs should be deposited with the Historic Environment Record.

In order to ensure that the suggested archaeological watching brief is held as noted above, we would recommend a planning condition be applied. The following wording is suggested:

Condition: No development, site clearance/preparation, or demolition shall commence until the applicant or their agent or successors in title has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation, which shall be submitted to, and approved in writing by, the local planning authority. The programme of works shall include a formal archaeological watching brief during the removal of the existing ground floor and any excavation required to prepare for its replacement and for the creation of the proposed French Drain. A formal report on the work undertaken and the results obtained shall be submitted prior to the first occupation of the building. All archaeological works shall be undertaken by an appropriately qualified and experienced professional archaeological contractor and comply with the standards and guidance set out by the Chartered Institute for Archaeologists (CIfA). The development shall be carried out in accordance with the agreed details.

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

Note: Relevant archaeological standards and a list of registered contractors can be found on the CIfA 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 advice is provided in accordance with National Planning Policy Framework paragraph 199: *"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