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Your ref: 3/2019/0434 and 0435

Our ref:

Date: 25th June 2019

FAO A Dowd

Dear Mr Macholc,

Planning Applications 3/2019/0434 and 0435: Demolition of two agricultural outbuildings and replacement with a new office building including alterations to an existing listed building.

Old Sawley Grange, Gisburn Road, Sawley BB7 4LQ

The above applications are accompanied by an appropriate heritage statement (HS, Sunderland Peacock, March 2019) and other documentation, setting out the proposals. As noted there, the buildings on site include a listed historic range incorporating elements of a timber-framed structure, probably an aisled barn (perhaps part of the monastic grange) as well as a later replacement farmhouse. The buildings to be demolished are, however, of mid to later-20th century date and have no particular heritage significance. The physical impacts on the Listed Building are relatively minor in scale, and the methodologies supplied should minimise impacts. The demolition of the late buildings will have a major impact but the very low importance of these elements mean that this will have negligible significance to the historic value of the site. There is an opportunity, however, that evidence will be revealed relating to the origins and alterations of the historic range whilst the works are undertaken. It would thus be sensible if the works to the roof and the walls are monitored (and recorded as appropriate) by an appropriately qualified buildings archaeologist.

The replacement of the late buildings to the rear of the historic range will have some visual impact, but given the existence of the present buildings this would not appear to be major in scale. We are thus happy to leave consideration of impacts on the setting of the site to Mr Dowd.

With regard to buried remains, it is possible that there were earlier structures on this site, of which some remains may yet survive. The probability of this, and the probability of any impact from the proposed demolition, new groundworks, landscaping, etc. is however impossible to estimate with the information currently available. The HS suggests that the proposed works are preceded by the excavation of trial pits and the excavation and landscaping accompanied by a formal watching brief, to mitigate any

potential archaeological impacts. This appears to be a sensible approach and we would recommend that this approach is followed.

We would therefore recommend that an appropriate planning condition is applied to any consents issued to these applications. 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 phased programme of archaeological investigation, 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. The programme of works should include: (i) inspection and recording of the roof timbers and walling of the historic range exposed during the demolition and render-removal phases; (ii) a formal archaeological watching brief during all ground disturbance (including trial pits) required as part of the demolition, construction, landscaping and other works; and (iii) The production and submission of a report which sets out the work undertaken and the results of that work and the deposition of the archaeological archive. All archaeological works should be undertaken by an appropriately qualified and experienced professional archaeological 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 site.

Note: 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 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

Planning Officer (Archaeology)