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FAO Ben Taylor

Dear Mc Macholc

The farmstead at Root Farm, although a not a designated heritage asset should still be considered as being of some historic interest, although the heritage statement accompanying the application is rather dismissive of the structures.

As set out I the heritage statement, the farmstead appears to have begun its existence as a single building, probably the current house with attached barn and it is possible that the building shown as "Lower Barn" on the 1st edition Ordnance Survey 1:10560 map was associated with "Root or Lower Staple Oak" as an outbarn, along with the well and limekiln shown in the adjacent field. These may indicate a new farmstead established in the later 18th or early 19th century when economic and political conditions drove up prices for farm produce and the development of scientific farming methods led to agricultural improvement of formerly marginal land by the use of fertilisers and lime.

The period between the creation of the original farmstead and the 1897 edition of the OS map was one of variable fortunes for farming nationally, although the rapid growth of industrialisation and the burgeoning population of Lancashire's industrial towns created new markets for agricultural products from farms in the county, particularly dairy products. This led to the expansion of animal housing on many farms and the L shaped building added to the farmstead is likely to reflect the changing requirements of the "new" farming economy. The construction of a very similar structure around the former "Lower Barn" to form Root Hill farm is likely to indicate increasing productivity and profitability from the local farmed landscape, although by the later map the lime kiln has disappeared as a mapped feature from the landscape.

The buildings should therefore be considered of some significance, although this is not sufficient to preclude their conversion to new uses, a reflection of further changes to the farming economy and landscape in the 21st century. As such we have no objections to the proposed conversion but would advise that a record of the buildings be made in their current condition to record the structures and any fixtures and fittings they contain as a record of their last use as farm buildings. This can be a Photographic Record, as set out

in Historic England's *Understanding Historic Buildings: A Guide to Good Recording Practice* (2016), and that work should be secured by means of the following planning condition:

Condition: No development shall take place until the applicant or their agent or successors in title has secured the implementation of a programme of building recording, analysis and reporting work. 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 record shall be a Photographic Record to the specifications set out in *Understanding Historic Buildings: A Guide to Good Recording Practice* (Historic England, 2016).

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

Notes: Relevant archaeological standards and lists of potential contractors can be found on the ClFA web pages: <http://www.archaeologists.net> and the BAJR Directory: <http://www.bajr.org>.

The work must be undertaken by an appropriately qualified and experienced professional contractor to the standards and guidance of the Chartered Institute for Archaeologists, and archived in accordance with the Lancashire Museums Service revised 2020 guidelines on this matter. A copy of this record shall be submitted to the Local Planning Authority and the Lancashire Historic Environment Record. '*Understanding Historic Buildings*' can be accessed online at <https://historicengland.org.uk/images-books/publications/understanding-historic-buildings/>.

This is in accordance with National Planning Policy Framework (MoHCLG 2021) paragraph 205: "*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 [Copies of evidence should be deposited with the relevant historic environment record, and any archives with a local museum or other public depository]*".

Should this raise any queries, or if you need any further information, please get in touch with us again.

Yours sincerely,

Peter McCrone

Planning Officer (Archaeology)
Historic Environment Team