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Ribble Valley Borough Council
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Phone: 01772 531378

Email: Archaeology@lancashire.gov.uk

Your ref:

Our ref:

Date: 7th November 2022

FAO Stephen Kilmartin

Dear Mr Kilmartin,

Application no. 3/22/0777. Demolition of modern agricultural buildings and conversion and extension of two barns to form one new two-storey dwelling, including construction of new access, drainage and landscaping. Single storey link extension to connect two barns. Teewood Farm Barns, Slaidburn Road, Waddington.

The 1st edition Ordnance Survey 1:10560 map surveyed in 1847 (Yorkshire Sheet 182) shows one of the barns, the farm being named as *Leemings*, a name by which the farm was known at least until 1947, with the other barn being constructed in the latter half of the 19th century as it appears on the revised maps of 1908. The photographs accompanying the application also indicate that the roof height of one barn was raised, perhaps at the time the second barn was constructed, reflecting intensification of farming in response to a changing farming economy.

The period 1750-1880 has been recognised as the most important period of farm building development in England. The Council for British Archaeology's '*An Archaeological Research Framework for North West England: Volume 2, Research Agenda and Strategy*' has indicated that "*there is an urgent need for all local authorities to ensure that farm buildings undergoing adaptation are at least considered for recording*" (p. 140) so that "*a regional database of farm buildings can be derived and variations across the region examined.*" (ibid.)

The barns and outbuilding are therefore of historical interest demonstrating the changes to farming in the area during the 19th and 20th centuries. We would advise that prior to conversion work an archaeological building record of them is created to record any features that will be lost or obscured by the proposed conversion work. This should be secured by planning condition and the following wording is advised:

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 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.

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

The programme of works should include the creation of a record of the building to Level 2-3 as set out in "*Understanding Historic Buildings*" (Historic England 2016). The record should include a full description of the building, inside and out, a drawn plan, elevations and at least one section (which may be derived from checked and corrected architect's drawings). A full photographic coverage inside and out should also be provided. The record should be informed by a rapid desk-based assessment, putting the building and its features into context. This work should be undertaken by an appropriately qualified and experienced professional contractor to the standards and guidance of the Chartered Institute for Archaeologists (CIfA).

Relevant archaeological standards and lists of potential contractors can be found on the CIfA web pages: <http://www.archaeologists.net> and the BAJR Directory: <http://www.bajr.org/whoseWho/>. "*Understanding Historic Buildings*" can be accessed online at <https://historicengland.org.uk/images-books/publications/understanding-historic-buildings/>.

The Council may also wish to consider establishing a deadline for the production of the above record.

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*".

If you need any further information or would like to discuss this further get in touch with us again.

Yours sincerely,

Peter McCrone

Planning Officer (Archaeology)
Historic Environment Team