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Your ref: 3/2023/0287

Our ref: 3/2023/0287

Date: 20th June, 2023

Fao Ben Taylor

Dear Ms Hopkins,

Application no. 3/2023/0287 Refurbishment of farmhouse and extension into adjoining farm buildings, Bridge End Farm, Wood House Lane, Slaidburn

The farmhouse at Bridge End farm is included on the National Heritage List for England and the description ascribes a date of c.1800. The house appears to have been substantially gutted which has led to the loss of significant features such as fireplaces, but the removal of plaster and other finishes may have revealed details that would otherwise be hidden; an example of this can be seen in Photo 9 of the Heritage Statement which appears to show an arched stone lintel over a rather tall opening for a fireplace. The agricultural buildings contain other features such as the "cruck" supports for the boskins in the shippon where matching curved timbers appear to have been selected for the posts. The precise date of the construction of the farmstead is uncertain but it is likely to be from the later 18th century when rising demand for agricultural produce and the development of "scientific farming" led to the agricultural improvement of large areas of formerly low grade land, with the establishment of new farmsteads to manage the new intakes. This interpretation may be supported by the presence of limekilns close to the farmstead.

The house and attached farm buildings should therefore be considered as being of historical significance (the house already recognized as such by its Listed status) and while we would support the repair and refurbishment of the house and have no objections in principle to the conversion of the farm building we would advise that an archaeological building record be made of the buildings prior to any work being carried out that might remove or obscure fabric or features relating to the historical uses of the buildings. This can be secured by the following planning condition on any permission that may be granted:

Condition: No development, site clearance/preparation, or demolitions 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. The

programme of works should comprise the creation of an archaeological record of the buildings to Level 3 as set out in '*Understanding Historic Buildings*' (Historic England 2016). It should include a brief description of the building, and a full photographic coverage, inside and out. The record should also include a plan showing the location and orientation of the photographs and copies of the 'as existing' drawings which accompany the application, along with a cross section of the building. 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: 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/whoseWho/>. '*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]*".

Yours sincerely

Peter McCrone

Planning Officer (Archaeology)
Historic Environment Team