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Your ref: 3/2025/0022

Our ref: 3/2024/0022

Date: 11th February 2025

Fao Ben Taylor

Dear Ms Hopkins,

Application no. 3/2025/0022. Proposed alterations and extensions including demolition of porch and replacement, raising of roof height and construction of side extensions. Higher Edge Farm, Tinklers Lane, Slaidburn

The 1st edition Ordnance Survey 1:10560 map, surveyed in 1847, shows the site of Higher Edge Farm. A Heritage Statement for a previous application for Higher Edge Farm suggested that it was constructed perhaps around 1800 when the area was being enclosed from moorland and improved for agriculture although it is possible that the farmstead was established earlier as the "Champion Moor" of Slaidburn, on the edge of which Higher Edge Farm probably lay, was partly enclosed during the 17th century.

The farmhouse and its attached barn (which has been substantially altered) seem to be representative of a type of farm building that is seen in other parts of Lancashire, with what was probably the original farmhouse and barn with the roof at one level, and an extension to the farmhouse which has an extra storey at the end away from the barn, the original farmhouse being a one-up-one-down layout. Again, the extension of the houses is probably related to improvements in the economic output of the farms coupled to a rising desire for privacy across society.

The house is therefore of some historical interest, being indicative of the type of small farm which was created to exploit newly enclosed and improved ground from the mid-point of the 18th century through to the early 19th with extensions and improvements to the accommodation with rising profitability of the farms. The proposed alterations will result in the loss of parts of the historic house, and we would therefore advise that an archaeological building record be made of the barn prior to its conversion.

A Level 2 survey, as set out in *Understanding Historic Buildings: A guide to good recording practice*. (Historic England 2016) will be appropriate. The recording should comprise a survey of the building as it exists at present with further recording following any interior strip out and removal of wall coverings to record any features concealed behind wall plater etc. This can be secured by a planning condition on any permission granted. We would advise the following wording for a building recording condition:

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 should comprise the making of a Level 2 record of the building to specifications set out in *Understanding Historic Buildings: A guide to good recording practice*. (Historic England 2016). An initial survey should be made with a follow up record after the removal of any wall coverings during development work. These 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 recording and inspection of matters of archaeological/historical importance associated with the site.

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

This is in accordance with National Planning Policy Framework (2024), paragraph 207-8 and para.218: "*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 this raises any queries, please get in touch with us again.

Yours sincerely

Peter McCrone

Planning Officer (Archaeology)
Historic Environment Team