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Your ref: 3/2025/0511
Our ref: 3/2025/0511/LCCHET
Date: 9th July, 2025

Fao Maya Cullen

Dear Ms Hopkins,

Planning Application: 3/2025/0411. Internal works to renew and thermally upgrade the ground floor slab, replaster and thermally upgrade the external walls, install thermal roof insulation and the creation of a W.C. at ground floor and an En-Suite at first floor. to Writtenstone Farm, Writtenstone Lane, Longridge

The farmhouse at Writtenstone Farm is included on the National Heritage List for England (NHLE) and is therefore considered a Designated Heritage Asset.

The NHLE describes the building as "probably late 18th century" and the site appears on Wm. Yates map of 1786 as "Writhen Stone" although the cartographic detail on Yates' map is only enough to indicate the presence of a settlement or farm.

The statement supporting the application comments that there are some slightly irregular features of the house plan, and it is possible that the building sits on the foundations of an earlier house. The 1st edition Ordnance Survey 1:10560 map, surveyed in the 1840s shows a squat "T" shaped building on the site of the house, and by the time of the 1890s resurvey the building has the same footprint as the building now. It is possible that there is fabric from an earlier building incorporated into the present house, and the statement also mentions a possible blocked basement window although the present building does not have a basement, again perhaps suggesting an earlier basemented building on site with the basement filled in as part of the rebuilding of the house, if it was rebuilt rather than a new build.

We would advise therefore that the proposed developments to the house, which involve removing wall coverings and lifting the floors to excavate below them should be accompanied by a programme of archaeological works. This programme should comprise the making of an archaeological building record of the house, carried out in phases with the first phase comprising a record of the building as it exists now, with a watching brief being maintained both to record any details of earlier building fabric or alterations hidden below the plaster and render, and to record any features relating to

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an earlier building that may survive below the existing floors. the final report combining the results of the phases of work

This should be secured by placing a condition on any planning permission that is granted. The following wording would be appropriate:

Condition: No development including any demolition works 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 programme of works should be phased, phase 1 being the creation of a record of the building to level 3 as set out in "Understanding Historic Buildings" (Historic England 2016); and phase 2 being a watching brief during works to the building to record any features or fabric revealed by the work. The final report should combine the results of both phases. The work must be undertaken by an appropriately qualified and experienced professional contractor to the standards and guidance of the Chartered Institute for Archaeologists. A copy of this record shall be submitted to the Local Planning Authority and the Lancashire Historic Environment Record.

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>. '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 2025) paragraph 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 [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
Historic Environment Team

