

Addendum to Archaeological Building Recording

Lower Reaps Farm, Whinney Lane, BB2 7EL

This statement has been prepared to support the 'approval of details reserved by a condition' applications at the above address.

The site received planning permission (ref.3/2025/0088) and listed building consent (ref.3/2025/0089) from Ribble Valley Borough Council for the 'Variation of condition 2 (approved plans) of planning permission 3/2022/1165 for proposed refurbishment of existing farm house, conversion of existing attached and detached barns to create three new dwellings, conversion of outbuildings for associated residential use and external works.'

As part of the approvals, several conditions were attached and this statement relates to condition no.7 of application ref.3/2025/0088 and condition no.8 of application ref.3/2025/0089 which states: -

The development shall be implemented in accordance with the approved Written Scheme of Investigation submitted for discharge of condition application ref: 3/2025/0271 and the dwellings shall not be occupied until a digital copy of the Building Recording Report be placed in the Lancashire Historic Environment Record.

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

This addendum has been prepared to supplement the Archaeological Building Recording (ABR) and Written Scheme of Investigation. At the time the ABR was undertaken, not all roof timbers to the farmhouse were visible for inspection due to the unsafe roof covering; the timbers that could be inspected were not fit for retention or reuse.

The remaining roof timbers cannot be recorded until the roof is removed. The proposed method of recording (as suggested by the Heritage Officer) is as follows: -

- The strip of the roof covering will be photographed on site allowing any historic timbers of merit to be identified and their retention/reuse agreed in writing with the LPA via submission of photographs and an accompanying report prior to the removal of any timbers. The report shall include details of their safe storage on site, and numbering and recording for reinstallation in their original location.
- A photographic record will then be submitted following the strip-out confirming which timbers have been retained for reuse within the development, which shall be carried out in accordance with the agreed details.