
From: Stannard, James
Sent: 19 October 2022 10:04
To: Planning Comments (HPBC)
Subject: HPK/2022/0411 and HPK/2022/0414 - DCC Archaeology Response

Categories:

Hi

Please see below comments from DCC Archaeology in connection with HPK/2022/0411 and HPK/2022/0414

Thanks

James Stannard MRTPI
Planning Officer
High Peak Borough Council and Staffordshire Moorlands District Council
Tel:
Mobile:
Email:

From: Reuben Thorpe (Place) **Sent:** 18 October 2022 14:58
To: Stannard, James
Cc: Steve Baker (Place)
Subject: Applications HPK/2022/0411 and HPK/2022/0414

APPLICATION No's	HPK/2022/0411 ; HPK/2022/0414
LOCATION	85 Green Lane Buxton
PROPOSED DEVELOPMENT	Listed building consent for minor alterations and extension to existing dwelling

Dear James.

Thank you for consulting on these applications which relate to listed building consent (0411) and alterations and extension to the existing cottage (0414) at 85 Green Lane Buxton. We have previously offered advice regarding this cottage under planning application (HPK/2019/0191).

No 85 Green Lane is Grade II listed (DDR6652), is of national significance and is an extremely rare survival of a 17th century labourer's cottage which has largely avoided modernisation and adaptation and its significance extends to its external appearance, its internal layout and features (fire places, first floor flue) and boundary walls.

I note that a WSI for building recording and archaeological monitoring works has been submitted with this application. This is the same as that submitted in 2021 and while this WSI was originally approved by this office in 2021, it now requires revising and updating to reflect both the new timetable of works, and in the light of previous advice by your conservation officer, the building recording and archaeological elements of the proposed works should also be upgraded in line with the recommendations of the submitted HIA, to ensure that a more complete record of this *extremely rare* survival is compiled to offset the loss of evidential value during renovation.

Such works should comprise

- Pre-start Level 3 Building recording
- Structural (building recording) watching brief during works to upstanding fabric.

- Archaeological excavation and recording of deposits below extant flagstone floor/floor levels of the interior of the building to the depth of the base of development.
- Archaeological monitoring and recording, scalable to excavation during any external groundworks within the confines of the site red line boundary.
- Unified archaeological report of above and below ground archaeology, incorporating space syntax analysis as per Hillier and Hanson (1990).

Such works could be achieved, should you be minded to grant consent, by inserting the following conditions to planning which could read.

Historic building recording

a) "No development shall take place until a Written Scheme of Investigation for historic building recording has been submitted to and approved by the local planning authority in writing, until all pre-start building recording elements of the approved scheme have been completed to the written satisfaction of the local planning authority, and until the provision to be made for analysis, reporting, publication and dissemination of the results and archive deposition has been secured. The Written Scheme of Investigation shall include an assessment of significance and research questions; and

1. The programme and methodology of site investigation and recording
2. The programme and provision for post-investigation analysis and reporting
3. Provision to be made for publication and dissemination of the analysis and records of the site investigation
4. Provision to be made for archive deposition of the analysis and records of the site investigation
5. Nomination of a competent person or persons/organization to undertake the works set out within the Written Scheme of Investigation"

"b) No development shall take place other than in accordance with the Written Scheme of Investigation for historic building recording approved under condition (a)."

"c) The development shall not be occupied until the site investigation and post investigation reporting has been completed in accordance with the programme set out in the archaeological Written Scheme of Investigation approved under condition (a) and the provision to be made for publication and dissemination of results and archive deposition has been secured."

Archaeological Excavation and Monitoring

"a) No development shall take place until a Written Scheme of Investigation for archaeological excavation within the building and monitoring of groundworks within the RLB has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and

1. The programme and methodology of site investigation and recording
2. The programme and provision to be made for post investigation analysis and reporting;
3. Provision to be made for publication and dissemination of the analysis and records of the site investigation
4. Provision to be made for archive deposition of the analysis and records of the site investigation
5. Nomination of a competent person or persons/organization to undertake the works set out within the Written Scheme of Investigation"

"b) No development shall take place other than in accordance with the archaeological Written Scheme of Investigation approved under condition (a)."

"c) The development shall not be occupied until the site investigation and post investigation reporting has been completed in accordance with the programme set out in the archaeological Written Scheme of Investigation approved under condition (a) and the provision to be made for publication and dissemination of results and archive deposition has been secured."

Following the completion of the pre-start building recording, rather than await a report, I will happily inspect the primary record on site to ensure it is fit for purpose, allowing works to proceed rather than awaiting a report. The prospective archaeological contractor should be professionally recognised, with demonstrable expertise in both above and below ground archaeology, preferably with corporate membership of the Chartered Institute for Archaeologists.

Please feel free to contact should any of this be unclear. I hope this is helpful.

Best regards

Reuben

Reuben Thorpe, MCIfA, FSA | **Development Control Archaeologist** |
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