

From: [Reuben Thorpe \(Place\)](#)
To: [Planning \(HPBC\)](#)
Cc: [Stannard, James](#); [Steve Baker \(Place\)](#)
Subject: APPLICATION: HPK/2022/0457: Archaeology
Date: 01 November 2022 12:16:10

APPLICATION: HPK/2022/0457

LOCATION: Land Adjoining 2 Sylvan Cliff Buxton

DEVELOPMENT: Proposed replacement of existing detached garage with dwelling

Dear James.

Thank you for consulting on this application. We were previously consulted on the same site in 2004.

The application site falls within the Buxton Hardwick Conservation area assigned by English Heritage in 1989 (DDR7086) please, therefore, also consult your own buildings and conservation officer regarding the setting and appropriateness of the proposal within the context of the conservation area.

The site also falls within the Buxton Area of Archaeological Interest representing the likely extent of Roman settlement within Buxton. Though the area has seen development, and such development may have limited the potential for Roman archaeological evidence to survive intact below-ground, the potential however remains. The Buxton Extensive Urban Survey (2002) indicates this general area was part of the nineteenth century development of Buxton, prior to which the area had been open fields. Brief recourse to Ordnance survey shows that until the twentieth century the PDA remained as fields or garden, with the only building on site being the garage which was built relatively recently. This suggests that the potential for the site to retain below ground archaeological remains is, as a consequence, elevated.

Though the application does not contain an Heritage Impact assessment I have enough background information to form a judgement. Should you be minded to grant consent a scheme of archaeological works should be implemented. This should include.

- Archaeological evaluation trenching. This should take place following the demolition of the garage and the removal of the rubble but before the commencement of any construction or infrastructure related works.
- Should the garage demolition entail the removal of the Slab/footings/ foundations this must be done under close archaeological supervision and be included as part of the programme of archaeological work
- Provision should be made, in the event of the discovery of archaeological deposits or structures, for further works should they be necessary. This would be subject to a separate WSI or WSI addendum.

Said archaeological work could be secured by attaching a condition to any planning consent. Such a condition might read.

"a) No development shall take place until a Written Scheme of Investigation for archaeological work has been submitted to and approved by the local planning authority in writing, and until any pre-start element of the approved scheme has been completed to the written satisfaction of the local planning authority. 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 for post investigation assessment
3. Provision to be made for analysis of the site investigation and recording
4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
5. Provision to be made for archive deposition of the analysis and records of the site investigation
6. 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 assessment 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 analysis, publication and dissemination of results and archive deposition has been secured."

All archaeological work should be undertaken by a suitably qualified and experienced archaeological contractor. The appointed archaeological contractor should produce the WSI for the applicant in consultation with this office.

I hope this is helpful.

Best regards

Reuben

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