

From: [Reuben Thorpe \(Place\)](#)
To: [Robinson, Rachel](#); [Planning \(HPBC\)](#)
Cc: [Steve Baker \(Place\)](#)
Subject: NEW APPLICATION: HPK/2023/0064: Archaeology
Date: 15 March 2023 21:20:36

NEW APPLICATION: HPK/2023/0064

LOCATION: The Artisan Quarter, Spring Gardens, Buxton

PROPOSED DEVELOPMENT: Listed Building Consent - Resubmission of approval HPK/2017/0232 for proposed conversion of former White Lion Public House (known as Artisan Quarter) and associated outbuildings to 13 form apartments

Dear Rachel

Thank you for consulting on this application.

The building in question is Grade II listed (DDR6642) and is thought to be of 17th century origin. The reasons cited for designation on the National Heritage List for England being:

"Reasons for Designation: The White Lion and attached stable block is listed at Grade II for the following principal reasons:

- Architectural interest: * the building survives well as a good example of a late-C18 structure with good quality detailing and attached outbuildings; * surviving internal features and layout contribute to the overall interest.
- Historic interest:* the building has good interest as an example of a late-C18 coaching inn with its associated features"

The site also lies within the Buxton Hardwick conservation area (DDR7086) assigned by English Heritage in 1989 and is within the Buxton Area of Archaeological interest (DDR8700), which represents the Roman, Medieval and post medieval settlement core of the town. Please consult your own Buildings and Conservation officer on this proposal for their view on issues of setting, impact to historic fabric and the standing building and the mitigation/offsetting of said.

In terms of below ground archaeology the applicants Heritage Assessment, in my view, does not assess the existing heritage significance of the building and the impacts that ground works may have on below ground archaeology related to it. The current proposal is for conversion of the former pub and associated stables to residential use. To my mind there are clearly potential impacts to standing and below ground heritage assets, these assets form a single entity and in concert reflect the use and alteration of the site as a whole. So, taking this in to account, in concert with the documents submitted and the approval of the previous submission, I would advise that archaeological works *are* required to secure the heritage interest and public benefit of the development.

This work should consist of:

- Level III/II Building recording, at this point in time. To record and interpret (bringing the appropriate skills and experience to bear), exposed fabric (eg. new exposure and previous as evidenced in the submitted condition statement). This recording should be to Level III within the public house, and Level II in the associated stables.
- followed by (or consecutive with) intra-renovation (internal reconfiguring, demolition etc.) building recording, undertaken as a watching brief as works progress.
- Provision should be made within works for scientific dating of structural timbers (as necessary),

The reason for these works is to physically record and importantly interpret the evidence of the building and the plots development; including recording and documenting the material evidence of the alterations during its various phases of construction and use. The reason for this is that the evidence of alteration also provides the evidence which demonstrates the absence, and

evidence for the historic removal, of “original” features. In essence it is my view that there is a life of the building as demonstrated in its fabric, that will better facilitate a more nuanced understanding of the significance of the heritage asset.

In addition, any works involving ground disturbance below current ground level, both internally within the ground floor and basement of the building and within the courtyard, may need to be archaeologically monitored and recorded as an archaeological watching brief. Such works would adequately address the archaeological interest of the site under paragraph 205 of NPPF:

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. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

These works could be secured by attaching a new condition to any new consent, the wording of which might read.

"No development shall take place until a Written Scheme of Investigation for historic building recording and archaeological monitoring has been submitted to and approved by the local planning authority in writing, until all on-site 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"*

I am more than happy that the WSI for both Building Recording, Building Recording Watching Brief, and below ground watching brief be combined into a single document. Any WSI should be compiled by appropriately qualified and experienced archaeological or heritage professionals preferably with CIfA accreditation to CIfA standards and in consultation with this office.

I hope that this is helpful and happy to discuss.

Best regards

Reuben

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Conservation Heritage and Design Service | Place | Derbyshire County Council |

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