

**Burnett, James**

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**From:** Dean, Stephen (Place) [stephen.dean@staffordshire.gov.uk]  
**Sent:** Monday, October 12, 2015 11:53 AM  
**To:** Planning (SMDC)  
**Subject:** FAO Ms Lisa Jackson : EC3210SM Ivy Cottage, Saltersford Lane, Alton (SMD 2015 0151)  
Level 1 Building Recording Advice  
**Attachments:** EC3210SM Ivy Cottage, Saltersford Lane, Alton (SMD 2015 0151) Level 1 Building  
Recording Advice.DOCX  
**Importance:** High

Dear Lisa,

Apologies for the delay in getting this to you. Please find attached the archaeological advice letter for the proposed scheme on land at Ivy Cottage, Saltersford Lane, Alton (SMD/15/0151).

Kind regards,

Stephen

Stephen Dean BA MA ACIFA  
Principal Archaeologist  
Historic Environment Team  
Staffordshire County Council

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-----< HP Records Manager Record Information >-----

Record Number : 003/07/01/62082

Title : EC3210SM Ivy Cottage, Saltersford Lane, Alton (SMD 2015 0151) Level 1  
Building Recording Advice

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**Fao Ms. Lisa Jackson**  
Staffs Moorlands District Council  
Moorlands House  
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Staffordshire  
ST13 6HQ

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Please ask for: Mr. S. Dean

Our Ref: HoEC/EC3210/SM/SD/CST5263    Your Ref: SMD/2015/0151    12 October 2015

Dear Ms. Jackson,

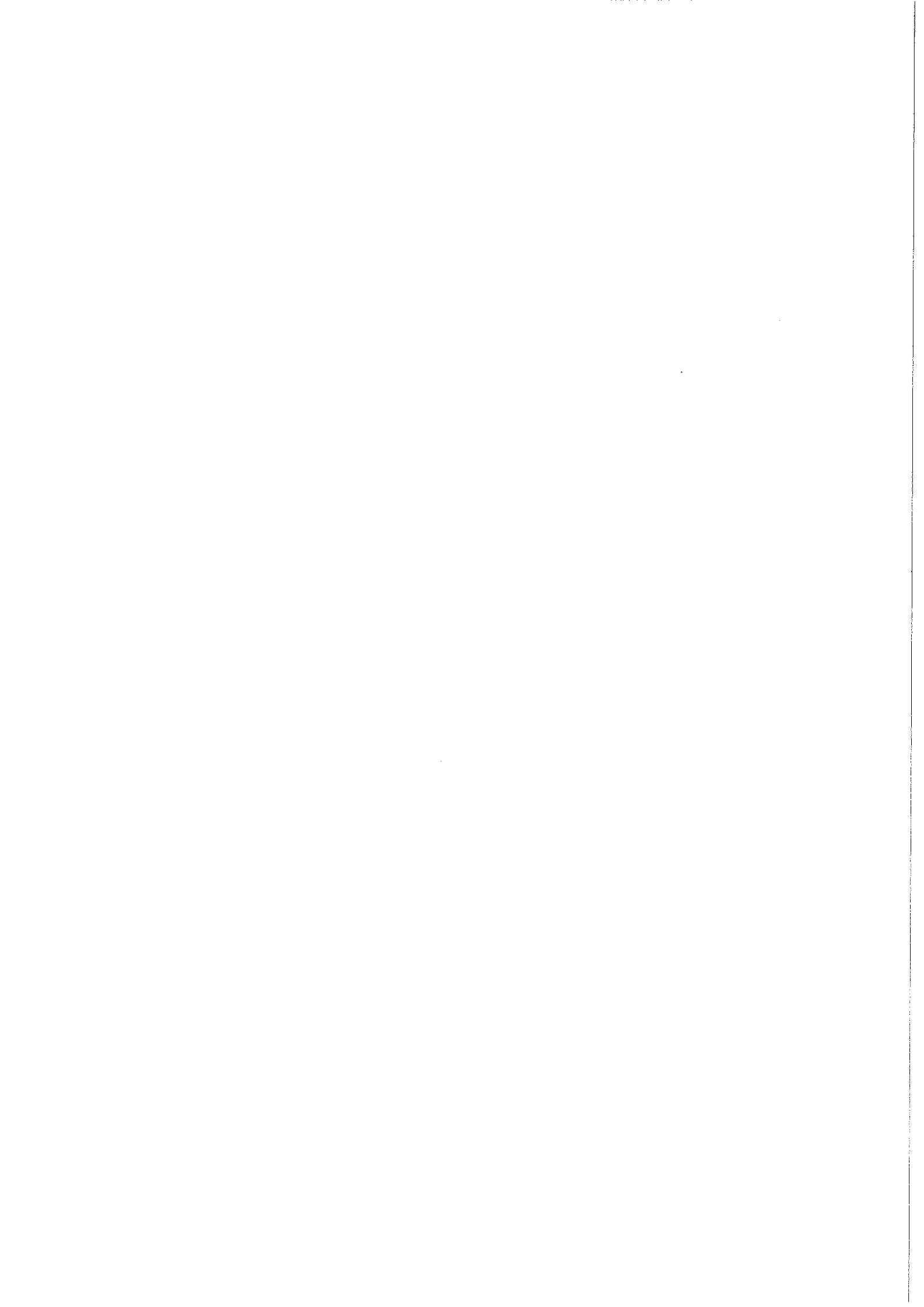
**Ivy Cottage, Saltersford Lane, Alton**

Thank you for consulting this office on the proposed development on land at Ivy Cottage, Saltersford Lane, Alton. The application is accompanied by a detailed Heritage Statement and its content has been reviewed in the light of information contained on the Staffordshire Historic Environment Record (HER). Ivy Cottage itself is recorded on Ordnance Survey First Edition mapping of the area and is likely to have been constructed during the middle part of the nineteenth century. The neighbouring property to the west appears on early nineteenth century mapping of the area although this record shows little activity across the Ivy Cottage site. The Heritage Statement considers that the site is likely to have lain with Alton's agricultural hinterland throughout much of the early medieval, medieval and post-medieval period and that there is little evidence to suggest potential for Roman or later prehistoric activity on the site. The Alton Extensive Urban Survey (EUS) considers that there is moderate potential for archaeological remains to be present as below ground remains and within the fabric of standing buildings in this area (HUCA7: Gallows Green). However, the focus of activity in this character area lies to the east and the majority of the area lies within former paddocks to the south of Ivy Cottage.

Bearing in mind the location of the scheme within Alton's agricultural hinterland and its scale, coupled with the proposals for the demolition of Ivy Cottage it is advised that a building recording survey be carried out prior to any works to the building. This work would record evidence of phasing, the survival of historic fixtures and fittings and the use of space within the current structure. It would effectively equate to a Level 1 survey as identified in the English Heritage volume entitled '*Understanding historic buildings: a guide to good recording practice*' (2006). This approach is supported by National Planning Policy Framework (NPPF) para 141 which states that '... they [Local Planning Authorities] should also require developers to record and advance understanding of significance of

Cont/...





any heritage asset 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.' Such archaeological recording should be undertaken by a suitably experienced archaeologists working to the Chartered Institute for Archaeologists (CIfA) standards and guidance for the '*Archaeological investigation and recording of standing buildings and structures*' (2014).

This work would most appropriately be secured via a condition being attached to any permission issued which states:

"Prior to the commencement of the development hereby permitted, a written scheme of archaeological investigation ('the Scheme') shall be submitted for the written approval of the District Planning Authority. The Scheme shall provide details of the programme of archaeological works to be carried out within the site, including post-excavation reporting and appropriate publication. The Scheme shall thereafter be implemented in full in accordance with the approved plans"

Should you have any queries regarding the content of this letter, please don't hesitate to contact me.

Yours sincerely,

*Stephen Dean*

Stephen Dean BA MA HND ACIfA  
**Principal Archaeologist**

