Rural County (Environmental Advice)

Wedgwood Building
Block A, Tipping Street
Stafford
ST16 2DH

Fao Ms. Teresa Critchlow
Staffs Moorlands District Council
Moorlands House
Stockwell Street
Leek
Staffordshire
ST13 6HQ

Telephone: (01785) 277285
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Email: stephen.dean@staffordshire.gov.uk
Please ask for: Mrs. D. Taylor

Our Ref: HoEC/EC3210/SM/DT/CST5802 Your Ref: SMD/2016/0497 25th August 2016

Dear Ms. Critchlow,

Huntley House Farm, 51 Huntley Lane, Huntley, Cheadle, ST10 1UA

A review of the Staffordshire Historic Environment Record (HER) has identified that the above application for the change of use of the barn has the potential to impact upon historic and archaeological remains of potential significance.

The barn forms part of a historic farmstead complex which has been identified by the Staffordshire Historic Farmstead Survey (2009) as a small loose courtyard farmstead with detached farmhouse. Small farmsteads are characteristic of the upland landscapes and often include 'combination barns' which were utilised for a range of functions including animal housing as well as crop/feed storage. The dimensions of the building proposed for conversion suggest it may be a combination barn which date from the late-18th to mid-19th century, although there remains the potential for evidence of the adaptation of earlier structures to survive within the building.

Taking into consideration the scale of the proposed conversion scheme and the recognised significance of this historic farmstead, 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 2 survey as identified in the Historic England volume entitled '*Understanding historic buildings: a guide to good recording practice*' (Revised 2016).

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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 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.'

The building recording should be carried out by a suitably experienced historic environment professional or organisation working to the Chartered Institute for Archaeologists (CIfA) standards and guidance for the '*Archaeological investigation and recording of standing buildings and structures*' (2014) and the Level 2 survey standard as identified in the English Heritage (now Historic England) volume entitled '*Understanding historic buildings. A guide to good recording practice*' (Revised 2016).

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,

Debbie Taylor

Debbie Taylor
Historic Environment Advisor