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Fao: Lisa Jackson
Development Services
Highpeak Borough Council and
Staffordshire Moorlands District Council

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Please ask for: Mr Shane Kelleher

22 June 2021

Our Ref: HoEC/EC3210/SM/SK/CST8091 **Your Ref:** SMD/2021/0325

Dear Ms Jackson,

2 Church Terrace, Blythe Bridge Road, Caverswall

Thank you for your consultation request regarding the proposed two storey / part single storey extension to rear to extend existing kitchen to form dining room with additional bedroom above at the above address. This letter represents the response from Staffordshire County Council's Historic Environment Team regarding historic environment issues associated with the proposed scheme.

Archaeological/Historic Environment Interest

As identified in the submitted Design, Access and Heritage Statement, the above property is located within Caverswall Conservation Area (a designated heritage asset), and the building itself is thought to originally probably date to the 16th century, and as such, given that it is not listed, it should, despite not being recorded on the Staffordshire Historic Environment Record (HER) be considered to be a non-designated heritage asset, particularly given that it also lies within the historic settlement core of Caverswall, a settlement first recorded in the Domesday Survey of 1086 as Cavreswelle. The Domesday Survey valued the settlement at 30 shillings, and as such was clearly an established village at that time and was likely founded earlier. Reminders of the village's medieval origins nearby to the west of the application site with St Peter's Church dating to the 12th/13th century and Caverswall Castle, located within a medieval moated site, and containing surviving 13th century foundations.

Archaeological Recommendations

Taking the above into consideration, there is certainly some potential for the proposals to reveal below ground evidence of early medieval to post medieval settlement during any groundworks required for the scheme. Likewise, there is also potential for the proposed works to reveal historic building fabric that would provide an insight into the historic development of Church Terrace. With this in mind, should permission be granted, it is advised that an archaeological watching brief be maintained on all groundwork aspects of the scheme, and that any works that have the potential to reveal information about the original building (i.e. not the later extension) such as render stripping and other invasive works, should be archaeologically monitored, and any historic fabric/features revealed should be recorded to a Level 2 standard as per Historic England's 'Understanding Historic Buildings' guidance (2016). This work should be undertaken by a suitably experienced



archaeologist working to the Chartered Institute for Archaeologists code of conduct and 'Standards and guidance for an archaeological watching brief'. This approach, i.e. archaeological watching brief and historic building recording, is supported by National Planning Policy Framework (NPPF) para 199 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.'

Suggested Condition

This work* would most appropriately be secured via a condition being attached to any permission issued. This condition should state:

- A) *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 Local 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.*
- B) *The archaeological site work shall thereafter be implemented in full in accordance with the written scheme of archaeological investigation approved under condition (A).*
- C) *The development shall not be occupied until the site investigation and post-fieldwork assessment has been completed in accordance with the written scheme of archaeological investigation approved under condition (A) and the provision made for analysis, publication and dissemination of the results and archive deposition has been secured."*

Should you have any queries regarding the content of this letter, please do not hesitate to contact me.

Yours sincerely,

Shane Kelleher

County Archaeologist

*Applicant please note that in May 2018 Staffordshire County Council's Historic Environment Team, archaeological advisors Staffordshire Moorlands District Council, introduced a charged-for curatorial service for planning applications with archaeological conditions. However, given the small-scale nature of the proposals I am happy to waive these fees- although should a site visit be deemed necessary (depending on the results of the watching brief) we would need to recover the costs of this. More details about these fees can be found here:

<https://www.staffordshire.gov.uk/environment/Environment-and-countryside/HistoricEnvironment/Advice-and-guidance.aspx>

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