

# Internal Memorandum



**Development Management Case Officer:** Mike Cole

**Dated:** 15<sup>th</sup> April 2020

**Application:** Demolition of existing house, workshop and outbuildings and erection of 4no. new dwellings

**Reference Number:** 20/P/0285/FUL

**Location:** Wallflower House, 30 Coronation Road, Bleadon, Weston-super-Mare, BS24 0PG

## **Comments from the Senior Archaeologist regarding the above application:**

Wallflower House is situated at the northern edge of the historic core settlement of Bleadon and is therefore covered by Policy DM7 (non-designated heritage assets) and paragraphs 184 and 190 of the NPPF. The cottage is first depicted on the 1840 tithe map of Bleadon as 'House and garden', indicating it predates this time.

The historic maps also show the site of a former smithy within the southern part of the application boundary. This is recorded in the North Somerset Historic Environment Record as a non-designated heritage asset, although it is likely only foundations and related activity are present as below-ground features. The smithy is depicted on the tithe map, 1<sup>st</sup> edition OS map and 2<sup>nd</sup> edition OS map, but appears to have been demolished by the 1940s.

No justification appears to be set out within the submitted application documents for the loss of this historic building in the historic core of the village.

The submitted Design & Access Statement makes reference to the use of materials within the vicinity and the proposals do appear to take some inspiration from different elements such as rubble stone walling and red clay roofing materials.

The planned rebuilding of the stone walls to the front of the proposed dwellings is welcome, as they form a key part of the historic character of the area.

However, the proposals will result in harm through the loss of the historic cottage. This must be taken into consideration, and paragraphs 197 and 198 of the NPPF should be used in the planning balance.

If the application is successful, a level 2 building record will be required of Wallflower Cottage to preserve by record, along with an archaeological watching brief during groundworks to monitor and record any archaeological features and deposits, particularly in relation to the former smithy.

Proposed wording for pre-commencement conditions:

### **Building Recording**

*No demolition shall take place until a Level 2 Building Survey Record of the existing building has been undertaken and the report submitted to the Local Planning Authority and its Historic Environment Record. The building survey shall be carried out in accordance with Historic England guidelines.*

*Reason: The building is of historic significance, and should be preserved by record, having regard to policy CS5 of the North Somerset Core Strategy and policy DM7 of the North Somerset Sites and Policies Plan (Part 1).*

### **Relevant Legislation / Planning Guidance:**

National Planning Policy Framework, principally paragraphs 184-202 (2019)

North Somerset Council Core Strategy – Policy CS5: Landscape and the historic environment

North Somerset Council Sites and Policies Plan Part 1 (DM4: Listed Buildings, DM6: Archaeology & DM7: Non-designated heritage assets)

**Watching Brief**

*No development shall take place within the site until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work, in accordance with a written scheme of investigation, which has been submitted to and approved in writing by the Local Planning Authority. The programme of archaeological work should provide a controlled watching brief during groundworks on the site, with provision for excavation of any significant deposits or features encountered, and shall be carried out by a competent person or persons and completed in accordance with the approved written scheme of investigation.*

*Reason: To ensure that archaeological interests are properly dealt with in accordance policy CS5 of the North Somerset Core Strategy and policy DM6 of the North Somerset Sites and Policies Plan (Part 1 – Development Management Policies). An agreed programme of archaeological work is required before any other development commences on site in order to set out and approve the method statement, and ensure appropriate mitigation and contingency strategies are provided should significant remains be encountered during the watching brief.*

**Relevant Legislation / Planning Guidance:**

National Planning Policy Framework, principally paragraphs 184-202 (2019)

North Somerset Council Core Strategy – Policy CS5: Landscape and the historic environment

North Somerset Council Sites and Policies Plan Part 1 (DM4: Listed Buildings, DM6: Archaeology & DM7: Non-designated heritage assets)