



Date: 5-5-2022

Specialist Archaeological Advice

Dear Inspectorate,

UTT/22/1040/PINS Former Friends School, Mount Pleasant Road, Saffron Walden

Thank you for consulting the Historic Environment Advisor on the above application.

The following recommendations are to ensure that the impact of the proposed development on the heritage asset is mitigated by appropriate recording in advance of the conversion as defined within paragraph 205 of the National Planning Policy Framework.

RECOMMENDATION: Historic Building Recording

1. No demolition, conversion or alterations shall commence until a programme of historic building recording has been secured in accordance with a written scheme of investigation (WSI) to be submitted by the applicant and approved in writing by the local planning authority.
2. No demolition, conversion or alterations shall take place until the satisfactory completion of the recording in accordance with the WSI submitted.
3. The applicant will submit to the local planning authority a report detailing the results of the recording programme and confirm the deposition of the archive to an appropriate depository as identified and agreed in the WSI.

Reason for Archaeological Condition

The Victorian building is locally listed and described as a '*tall earlier structure, constructed of red brick with tiled roof has a prominent tower to front, refined architectural detailing, tall chimney stacks and window detailing.*'. The school opened in 1879 and is evident on the second edition Ordnance Survey map of 1897.

A Heritage Statement has been submitted with the application which provides a broad overview of the building which is identified as a non-designated heritage asset. This contains little detailed analysis of the significance of the interior of the locally listed



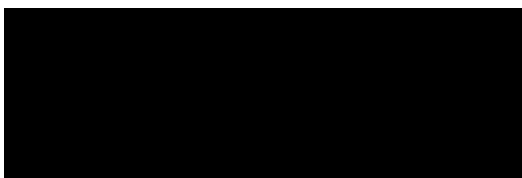
building, some of which the local authority identified at pre application stage as being of heritage interest. Although there are some useful archive images and photographs within the report, further information will be required to document the building and surviving historic features and fabric and preserve, by record, the school building prior to its conversion. It is recommended that prior to the conversion of the main school building it is 'preserved by record' through an archaeological recording survey.

A Desk Based Assessment was undertaken on the area of the proposed development; although comprehensive research was undertaken there are some disparities with the conclusions. The potential for prehistoric remains to be encountered is recorded as 'Low' despite the Historic Environment Record and the desk based assessment identifying Iron Age occupation sites to the south, west and north of the proposed development, two of which are in close proximity to the development (EHER 432, 504, 505, 14594). Neolithic activity is also recorded on adjoining land and probable Neolithic inhumations have also been identified at West Road (EHER 507, 508). Although it is evident the proposed development is situated within an area of known archaeological potential the proposed development is also located within an area in the school grounds which is likely to have suffered extensive truncation from construction and landscaping associated with the development of the school. Therefore, for this application only a condition for building recording is being made. This survey should be undertaken to Historic England Level 3 Record.

Archaeological briefs can be produced from this office detailing the archaeological work required. A recognised professional team of historic building recorders should undertake the survey.

If you have any questions, please do not hesitate to contact me.

Yours sincerely,



Katie Lee-Smith

Historic Environment Consultant



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NOTE: This letter is advisory and should only be considered as the opinion formed by specialists in relation to this particular matter.

