Online Comment

Application	H06-1264-21
Location	Field Bungalow Blazegate Gedney PE12 0AD
Proposal	Demolition of existing bungalow and erection of 2 new detached bungalows and garage, associated soft and hard landscaping.

Name	Ian Marshman, Historic Environment Officer
Address	Lincolnshire County Council Lancaster House 36 Orchard Street LN1 1XX

Date Submitted	11-01-22
For/Against	Comments

Field Bungalow is an unusual survival of a 19th century prefabricated timber framed cottage. The date it was erected is not known but it is shown on Ordnance Survey mapping from 1897 onwards and it is therefore likely to be over 120 years old.

Timber framed sectional buildings of this kind were once commonplace and were produced in huge numbers by makers such as Boulton & Paul of Norwich. Many were exported to the Empire or to provide quick and cheap accommodation in rural areas. They were often not intended to be permanent structures, and today they are increasingly rare in rural Lincolnshire as surviving examples are demolished or updated. This example also appears to be largely without modern alterations or extensions, preserving timber windows, weatherboarding, corrugated sheet roof, and central brick chimney.

In view of this I recommend that prior to any development or demolition commencing the developer be required to commission a programme of historic building recording to ensure that the building's evidential value is captured before the building is removed. This should be undertaken in accordance with a written scheme of investigation submitted to and approved in writing by the local planning authority.

It is recommended that the developer should be required to commission a Scheme of Archaeological Works (on the lines of 4.8.1 in the Lincolnshire Archaeological Handbook). This should be secured by South Holland District Council's standard conditions AR01, 02 and 03. This is in accordance with paragraph 205 of the NPPF:

"They [the local planning authority] should... require developers to record and advance understanding of the significance of any heritage assets 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) publically accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted."

This scheme of works will be for full historic building recording.