

Written Scheme of Investigation for Historic Building Recording of agricultural barns at :

Lyme House Farm, Thornley-with-Wheatley, Longridge, Preston PR3 2TE – Condition 18

as amended on 5th July 2018 by David Wrigley (agent for the applicants)

Introduction to the project

This “Written Scheme of Investigation” (WSI) sets out the process proposed for the recording of historic farm buildings at Lyme House Farm as instructed by the applicants Mr & Mrs Roper. The recording work is required by a condition of the planning consent from Ribble Valley Borough Council, for the conversion of the building to two dwelling houses (application 3/2017/0489), attached on the recommendation of the Lancashire archaeological advisory service (LAAS).

Location of the barn

Lyme House Farm is situated 3.5 km north east of Longridge and 2.5 km south of Chipping. It lies within Thornley-with-Wheatley, and has an altitude above sea level of approximately 95m. There are a number of buildings of various dates at the farm, none of which are designated as heritage assets. The recording concerns only the structure to the North side of the farmhouse, located at NGR SD62310 40570.

Project background

Planning consent (RVBC 3/2017/0489) for the buildings conversion to two dwellings was granted on 12th July 2017. In their response to the application, the LAAS commented that the barns appear on the 1841 Ordnance Survey map, and have been extended by 1909. They recommended that the planning authority attach a condition requiring recording to the consent and as a result, condition number 18 of the planning consent requires that:

“No work shall take place on the site until the applicant, or their agent, or successors in title, has secured the implementation of a building recording and analysis. This must be carried out in accordance with a written scheme of investigation which shall first have been submitted to and agreed in writing by the local planning authority.”

It is understood that implementing this programme of work, by carrying out its first stage of onsite recording, will permit development work to take place on site as far as this condition is concerned. Full discharge of the condition would be reached when a satisfactory report and the details of the archive have been deposited.

Archaeology and history

The site has not yet been inspected by the author, but information available suggests that the buildings to be converted comprise barns now extended to the West and North by an L shaped shippon around the turn of the 20th century.

Aims of this project

The conversion of the buildings will lead to the limited loss or masking of some internal historic features and the building's historic character. The aim of the project is to identify, interpret and record significant evidence relating to its historic character and development, and place this in the public domain by deposit with the Lancashire Historic Environment Record and Lancashire Archives.

Recording standards

All work which forms part of this project will be undertaken in accordance with the relevant standards and guidance issued by the Institute for Archaeologists. A tender process has been commenced to appoint a suitably qualified contractor. The shortlist includes some of the professionals who have previously submitted reports to city councils and borough councils throughout Lancashire including Ribble Valley Borough Council.

Methodology as recommended

The following methodology conforms to the level 2-3 record, as defined by Historic England.

- a) Recording will be carried out with the buildings as seen and will include drawn, photographic and written records. Historical research, mainly concerned with historic mapping will also be carried out.
- b) The drawings will include ground floor plans, elevations and cross sections of the building at a scale of 1:100, showing features of interest such as old openings, significant fixtures and fittings.
- c) A photographic record will be made, to comprise general photographs of the exterior and interior of the building, along with photographs of the site and setting and photographs of detail of any structural and decorative features. These will include features that are relevant to the building's design, development and use and which are not adequately recorded on the general photographs.
- d) Detailed photographs will contain an appropriately positioned graduated photographic scale. The photographic scale will also include a standard colour bar where colour is considered important. A graduated ranging-rod, will be included in a selection of general shots to establish the scale of all elements of the building and its structure. The details will be recorded in the methodology section of the written report.

- e) Photographs will be taken using a digital camera with a high resolution using RAW format files for image capture and converted to TIFF files for archive purposes. Prints will also be produced for the archive.
- f) A rapid desk based study of the site will take place, which will examine historic maps and any other readily available documents, photographs and secondary sources held at local libraries and other archive sources.

Report content and inclusions

The report is expected to have been completed by December 2018 or as required by the date actual work to the structure of the barns commences. It will be illustrated, include maps, historic maps, photographs, survey drawings including floor plan, roof plan, elevations, and cross sections as required by the LAAS. Copies will be supplied to the local authority and the Lancashire County Archaeology Service and the applicants.

Provision of material for archive

The project details, report and attachments will be submitted to LCAS and Lancashire Archives. All work for the project recording and reporting to level 2-3 will be carried out by an experienced professional/buildings archaeologist with a suitable level of experience for investigating and with success in recording historic buildings appropriately in Lancashire, in particular the Ribble Valley.

Following approval of this scheme

The on-site work to the barns is expected to take place before December 2018. This will not be commenced without the appropriate level of discharge of the prior commencement conditions.