

**HOLLINS FARM, STOPPER LANE, RIMINGTON, BB7 4EJ:**

**WRITTEN SCHEME OF INVESTIGATION FOR HISTORIC BUILDING RECORDING**

**RIBBLE VALLEY BOROUGH COUNCIL, PLANNING REF 3/2018/0598**

**1 Introduction**

- 1.1 This written scheme of investigation (WSI) sets out the work proposed for the recording of three farm buildings at Hollins Farm, as commissioned by the owners Michael Smith and Harriet Wibberley. The work is required by condition 5 of planning consent from Ribble Valley Borough Council, for the conversion of two barns to two dwellings and garaging etc.
- 1.2 The writer has been instructed by the owners to undertake the recording.
- 1.3 Due the presence of corrugated iron sheds adjoining and partly obscuring the principal barn, it is proposed to undertake recording following the demolition of these modern appendages.

**2 Location**

- 2.1 Hollins Farm lies 430m to the west of Stopper Lane, 900m south-east of Rimington village, and in Rimington civil parish. The farmstead is centred on NGR: SD 81282 45170, and has an altitude above Ordnance Datum of about 165m. It lies at the south end of a natural terrace, at the foot of a slope forming part of the north side of the Pendle Hill massif, overlooking the Ribble Valley, and is surrounded by pasture fields for the most part, with a number of dispersed farms and houses in the vicinity. Hollins Croft Cottage, a modern detached house, stands just outside the farmstead's north-east boundary.
- 2.2 The farmstead comprises a detached house, with large stone barn (Barn 1) to the west, a single storey, 20th century shippon to the north (Barn 2), and a motor garage to the north-west (Barn 3), as well as other lesser structures.

**3 Project context**

- 3.1 None of the buildings at the site are listed or lie within a conservation area.
- 3.2 Planning consent for the "*Conversion of two barns to two dwellings and garaging, construction of garage, creation of a curtilage and installation of package treatment plant*" was granted by RVBC on 31 October 2018.

- 3.3 In their consultation response to the application, the local planning authority's consultee, the Lancashire Archaeological Advisory Service, recommended that *"a formal record is made of the three barns prior to demolition and works commencing. Barn 1 should be recorded to level 3 (Historic England 2016, Understanding Historic Buildings) but a photographic record would be adequate for barns 2 and 3."*
- 3.4 As a consequence, condition no. 5 requires that:  
*"No development, clearance/demolition or site preparation works shall take place on the site until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological building recording works. Barn 1 should be recorded to level 3 and barns 2 and 3 should be subject to a photographic record, as set out in "Understanding Historic Buildings" (Historic England 2016). This must be carried out by an appropriately qualified and experienced professional contractor to the standards set out by the Chartered Institute for Archaeologists and in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority."*
- 3.5 Condition no. 4 also needs to be noted here:  
*"The existing buildings earmarked for demolition on the approved plans [primarily the corrugated iron sheds] shall be demolished and all resultant materials removed from the site prior to the commencement of any building works being carried out on the barns hereby approved for conversion."*

#### **4 Archaeological and historical background**

- 4.1 A heritage statement supporting the planning application was provided by Stephen Haigh in September 2018, following a site visit.
- 4.2 The group of historic buildings at Hollins forms a traditional upland farmstead, in many ways typical of the mid Pennine region, and displays evolution from the late 18th or early 19th to the mid 20th century, in response to changing agricultural activity over that period. The farmstead has grown piecemeal over its lifetime.
- 4.3 Barn 1 is particularly significant, in that it is the earliest of the three proposed for development, and is of traditional construction throughout, having walls of local rubble and roof of local slate. The original part of the barn appears to be T-shaped in plan, a common form for such combination barns, but its complex and irregular form also arises from its enlargement over a number of phases, to accommodate greater numbers of livestock. The barn has been extended in the 20th century by two large corrugated iron sheds, which presently hide large parts of the historic structure.

- 4.4 Barn 2 is an early to mid 20th century purpose-built shippon with attached dairy, largely unaltered externally. While it is non-traditional in character, its walls are partly of stone, and it survives largely unaltered inside and out as a very good example of a “modern” cow-house, which was planned to accommodate mechanised milking and hygienic milk bottling at a time when such processes were not widespread.
- 4.5 Barn 3 is broadly contemporary with Barn 2, and was built as a double garage, so is less significant, but nonetheless forms a component of the mid 20th century farmstead.

## **5 Aims of the project**

- 5.1 The proposed works will lead to the loss or masking of historic form, features and character. The aim of the project is to identify, interpret and record significant evidence relating to the buildings’ historic character and development, and place this in the public domain by deposition with the Lancashire Historic Environment Record and Lancashire Archives.

## **6 Statement of recording standards**

- 6.1 All work which forms part of this project will be undertaken in accordance with the relevant Standards and Guidance issued by the Chartered Institute for Archaeologists.

## **7 Methodology**

- 7.1 It is proposed to undertake recording in a single stage, following the demolition of the corrugated iron sheds currently attached to Barn 1, but before any construction work is undertaken. As condition 4 requires all demolition to be undertaken prior to building works commencing, a formal sequence of development works will be established, with which the recording will be integrated.

### **Barn 1**

- 7.2 The principal, stone-built barn will be recorded to Level 3, as currently defined by Historic England<sup>1</sup>.
- 7.3 Recording will include drawn, photographic and written records. Limited historical research, mainly concerned with historic mapping, will also be carried out.

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<sup>1</sup> Historic England 2016 *Understanding Historic Buildings*

- 7.4 The drawn record will comprise floor plans at both levels, together with external elevation drawings, and a cross-section, at 1:100 or 1:50 scale. These will be based on those by Sunderland Peacock Architects, as submitted for the application, but will be checked and enhanced to show all features of historic and architectural interest, such as historic structural timbers, blocked openings, and significant fixtures and fittings. Conventions used in the drawings will be those specified by Historic England.
- 7.5 A photographic record will be made, to comprise general photographs of the building and its setting, the exterior and interior of the barn, and detailed photographs of any structural and decorative features that are relevant to the building's design, development and use, which are not adequately recorded on the general photographs. Such detailed photographs will be taken at medium to close range and framed in such a way as to ensure that the element being photographed clearly constitutes the principal feature of the photograph.
- 7.6 Detailed photographs will contain an appropriately positioned graduated photographic scale (not measuring tapes or surveying staffs). A graduated ranging-rod, discretely positioned, will be included in a selection of general shots, sufficient independently to establish the scale of all elements of the building and its structure. The size, graduations, and any other relevant data relating to the scales and ranging-rods so utilised will be specifically noted in the methodology section of the written report.
- 7.7 Photographs will be taken using a digital camera with a resolution of 12 mega pixels, using RAW format files for image capture and converted to 8 bit TIFF files for archive purposes. Prints will be produced for the archive at approximately 5 x 7". Copies of the floor plans will be provided indicating the locations of all photographs taken.
- 7.8 A rapid desk-based study of the site will take place, which will examine historic maps and any other readily available documents which relate to the building.

### **Barns 2 & 3**

- 7.9 The 20th century, single storey farm buildings (shippon and motor garage) will be subject to an external and internal photographic record. This will be carried out to the standards specified in paragraphs 7.5 – 7.7 above.

## **8 Timetable**

- 8.1 The site work is expected to take place during winter/spring 2019.

## **9 Report preparation**

- 9.1 Following site work, a report on the recording will be produced. It will be illustrated appropriately, with location maps, extracts from historic maps, copies of the survey drawings, and selected photographs. Copies will be supplied to the local planning authority, the client, and the Lancashire County Historic Environment Record. It is also anticipated that it will be published on the internet via the OASIS project.

## **10 Archive deposition**

- 10.1 The project archive (including a copy of the report) will be submitted to Lancashire Archives. Photographic data will be uploaded to two separate servers.

## **11 Personnel**

- 11.1 All work will be undertaken personally by Stephen Haigh MA, a buildings archaeologist with many years experience of investigating and recording historic buildings in Lancashire and elsewhere. He reserves the right to seek amendments to this project design where dictated by professional judgement or health and safety considerations for example, but any changes will be agreed with the planning authority as appropriate.

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