

FIELDS FARM (FIELDS HOUSE), GRINDLETON, LANCASHIRE:

WRITTEN SCHEME OF INVESTIGATION FOR HISTORIC BUILDING RECORDING

RIBBLE VALLEY BOROUGH COUNCIL, PLANNING REFS: 3/2018/0094 & /0095

1 Introduction

- 1.1 This written scheme of investigation (WSI) sets out the work proposed for the photographic recording of the group of buildings at Fields Farm, also known as Fields House, as commissioned by the owners Mr & Mrs Gatty. The work is required by conditions of planning and listed building consent from Ribble Valley Borough Council, for proposed alterations.

2 Location

- 2.1 The site proposed for development is identified on OS mapping as Fields House, though it is now known as Fields Farm. It stands to the south-east of Grindleton village at NGR: SD 76647 45505, where it comprises a farmhouse with a small group of attached outbuildings to the east.

3 Project context

- 3.1 Fields House has been listed as a building of special architectural or historic interest, at grade II, since 1984¹.
- 3.2 Planning permission and listed building consent for the “*Proposed demolition of an existing lean-to shelter and erection of 1.5 storey extension to provide a garage/garden implements store with home office/WC over and a single-storey glazed link extension. Alterations to access and creation of additional private parking and turning areas including removal of existing ground solar panels. Internal alterations to create new kitchen with pantry/wine store. First and second floor alterations to create additional bedrooms and en-suite including insertion of two roof lights on existing rear roof pitch*” were granted by RVBC on 9 May 2018.
- 3.3 In their consultation response to the application, the local planning authority’s archaeological advisor, the Lancashire Archaeological Advisory Service, recommended that “a photographic record be created of the building, prior to the proposed changes”.
- 3.4 As a consequence, conditions no. 9 of the planning permission and no. 5 of the listed building consent require that:

¹ National Heritage List no: 1362299 <https://historicengland.org.uk/listing/the-list/list-entry/1362299>

“No development, demolition or site preparation works shall take place until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological recording. 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. This should comprise the creation of a photographic record of the buildings as set out in 'Understanding Historic Buildings' (Historic England 2016). It should be undertaken by an appropriately experienced and qualified professional contractor to the standards and guidance set out by the Chartered Institute for Archaeologists (CIfA).”

4 Archaeological and historical background

4.1 An assessment report was produced by this author in 2016 to inform earlier planning applications. The house is dated to 1759 when it was built by Ralph Horner on a new site; its footprint has remained largely unchanged but the adjoining outbuildings to the east, which include a trap house and earth closet, were constructed over a number of phases. The most significant aspects of the house were noted as being:

- The setting of the house, including the modest garden walls, when viewed from the front
- The dated and inscribed stone of 1759
- The other, unaltered components of the front elevation
- The historic plan form of the house
- A small number of internal doors on the ground floor only
- The group value of the associated outbuildings, although these are not of particular merit in themselves

5 Aims of the project

5.1 The proposed alterations will lead to the loss or masking of some historic features and historic 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 The following methodology conforms with the guidance given by LAAS in their consultation response to the application, and broadly with a Level 2 record, as currently defined by Historic England².
- 7.2 Recording will be carried out with the buildings as found and will be primarily photographic, supplemented by a written account. The results of existing historical research, rather than new documentary work, will be used to provide background information.
- 7.3 A formal photographic record will be made, to comprise general photographs of the site and setting, and the exteriors and interiors of the buildings, along with detailed photographs of any structural and decorative features that are relevant to the building's design, development and use, and 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.
- 7.4 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.
- 7.5 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".
- 7.6 The locations of the photographs will be marked on a site plan and copies of the architects' floor plans.

8 Timetable

- 8.1 The site work is expected to take place during July 2019 (subject to approval of this WSI).

² Historic England 2016 *Understanding Historic Buildings*

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, 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 submitted to the OASIS project for internet publication via the Archaeological Data Service's Grey Literature Library.

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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