

BARN AT GREENGATES FARM, SKIPTON ROAD, GISBURN

WRITTEN SCHEME OF INVESTIGATION FOR HISTORIC BUILDING RECORDING

RIBBLE VALLEY BOROUGH COUNCIL, PLANNING REF: 3/2020/0634

1 Introduction

- 1.1 This written scheme of investigation (WSI) sets out the work proposed for the recording of the barn at Greengates Farm, as commissioned by the developers Kestrel Homes Ltd. The work is required by condition 19 of the planning consent, for "*Variation of condition 2 (time limit for completion of external works) from permission to vary condition 3/2017/0241, which extended the time limit from planning permission 3/2015/0620 for external works to now be completed by 1st December 2022*".

2 Location

- 2.1 Greengates Farm lies on the south side of the A59 Skipton Road, about 1km east of Gisburn, in Gisburn civil parish, at NGR: SD 83937 49185, and at an altitude of approximately 140m above sea level.

3 Project context

- 3.1 Planning permission for conversion of the barn to three dwellings was granted in 2015 (ref: 3/2015/0620). The current consent relating to extension of time is dated 21 September 2020.
- 3.2 In their consultation response to the 2015 application, the local planning authority's consultee at that time, the Lancashire County Council's Specialist Advisory Services, noted that the building should be considered to be of historic interest, and recommended that any consent should be conditional upon a record of the building being made before conversion.
- 3.3 As a consequence, condition no. 19 of the present consent requires that:

No further 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 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.

4 Archaeological and historical background

- 4.1 Little is presently known of the building, but it is likely to be of the mid nineteenth century or earlier, given that it is shown on the 1st edition Ordnance Survey 1:10560 map, surveyed in 1849-50. At that date the farm was known as Sullside

rather than Greengates, and the name evidently continued in use into the twentieth century.

- 4.2 The architect's existing plans show the barn forming a linear arrangement with the farmhouse, and indicate that its core consists of a four-bay structure with cart entry to the north-west side (facing the road). This barn has evidently been extended to three sides, by single-storey lean-to structures, probably to increase capacity for livestock.

5 Aims of the project

- 5.1 The proposed conversion 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 building's 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 Level 2-3 record, as currently defined by Historic England¹.
- 7.2 Recording will include drawn, photographic and written records. Limited historical research, mainly concerned with historic mapping, will also be carried out.
- 7.3 The drawn record will include a ground floor plan of all parts of the building to be converted, at 1:100 scale, and a cross-section of the barn at 1:50. These may be achieved by a new survey or based on the existing one produced for the planning application, but in the latter case will be checked for suitability and accuracy. They will show all features of historic and architectural interest, such as additions to the buildings, historic structural timbers, blocked openings, and significant fixtures and fittings. Conventions used in the drawings will be those specified by Historic England.
- 7.4 A photographic record will be made, to comprise general photographs of the site and setting, and the exterior and interior of the building, along with detailed

¹ Historic England 2016 *Understanding Historic Buildings*

photographs of any structural and decorative features that are relevant to the buildings' 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.

- 7.5 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.
- 7.6 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.
- 7.7 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.

8 Timetable

- 8.1 The site work is expected to take place during summer 2021, subject to approval of this WSI by the local planning authority.
- 8.2 Implementation of the approved programme of recording and analysis is taken to mean completion of site work, rather than submission of a completed report, and it is expected that as far as condition 19 is concerned, development may follow completion of site recording.

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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