

## **BARN AT LOFT SHAY FARM, CLITHEROE ROAD, RIBCHESTER:**

### **WRITTEN SCHEME OF INVESTIGATION FOR ARCHAEOLOGICAL RECORDING AND ANALYSIS**

**RIBBLE VALLEY BOROUGH COUNCIL, PLANNING REF: 3/2022/0428**

#### **1 Introduction**

- 1.1 This written scheme of investigation (WSI) sets out the work proposed for the recording of the barn at Loft Shay Farm, as commissioned by the developer Paul Towler, through his agent Peter Hitchen Architects. The work is required by condition 18 of the above planning permission, for the variation of condition 3 (plans) of planning application 3/2021/0670.

#### **2 Location**

- 2.1 Loft Shay Farm stands on the north side of Clitheroe Road (the B6243), about 300m east of Knowle Green, in Ribchester civil parish, at 135m above sea level. It was formerly known as Loft Shaw.
- 2.2 The NGR for the barn itself is SD 64085 38231. It stands to the rear of a small group of dwellings which face the road, and has a number of modern structures adjoining its north-east and south-east sides.

#### **3 Project context**

- 3.1 The current relevant planning permission was granted on 1 July 2022 and is for "*Variation of Condition 3 (Plans) of planning application 3/2021/0670. To amend the internal layout from 4 bedrooms to 3 bedrooms*".
- 3.2 Planning permission 3/2021/0670 was granted on 13 September 2021 and is for "*Conversion of existing agricultural storage building to form one new dwelling, Previous approval 3/2016/0955*".
- 3.3 In their consultation response to application 3/2021/0670, the local planning authority's archaeological consultee (Lancashire County Council's Historic Environment Team) commented that "*the farmstead at Loft Shay Farm is a non-designated heritage asset recorded on the Lancashire Historic Environment Record, PRN 19114*", and advised the council of "*the need for the building to be recorded to Level 2/3 as set out in Historic England's Understanding Historic Buildings: A Guide to Good Recording Practice (2016)*", to be secured by condition.

- 3.4 As a consequence, condition no. 18, imposed by the local planning authority, requires that:

No development shall take place until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological 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 history of the building to be converted; as noted above, historic maps indicate that it was standing by the 1840s.

## **5 Aims of the project**

- 5.1 The proposed conversion will lead to the loss or masking of some historic features, fabric, and 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 recording will be "analytical", in accordance with Historic England's Level 3.<sup>1</sup>
- 7.2 Recording will include drawn, photographic and written records of the historic barn; the modern adjoining structures will not be recorded. Limited historical research, mainly concerned with historic mapping, will also be carried out.
- 7.3 The drawn record will include a ground floor plan at 1:100 scale, together with a cross-section, at 1:50. An upper floor plan will also be produced if appropriate. These will be achieved by a new measured survey. They will show all features of historic and architectural interest, such as additions to or insertions within the building, historic structural timbers, blocked openings, and significant fixtures and fittings. Conventions used in the drawings will be those specified by Historic England.

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

- 7.4 The photographic record will be made using a digital camera with a resolution of 12 mega pixels, in JPG format. It will comprise general photographs of the site and setting, and the exterior and interior of the building, 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.
- 7.5 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 their structures. 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 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 2022, subject to approval of this WSI by the local planning authority.

## **9 Report preparation**

- 9.1 Following all site work, a report on the recording will be produced within two months. 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 client (for him to submit to the local planning authority), and to the Lancashire County Historic Environment Record. It will also be submitted to OASIS<sup>2</sup>, with the intention that it should be published on the internet, via the Archaeology Data Service.

## **10 Archive deposition**

- 10.1 The project archive will be submitted to Lancashire Archives. It will contain a full set of photographic prints at 7" x 5", on Fuji Crystal Archive paper as well as a CD containing the JPG files. The JPG files will also be supplied to the Historic Environment Record.

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<sup>2</sup> An online reporting form to provide information about archaeological investigations to Historic Environment Records, etc <https://oasis.ac.uk/>

## **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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