

BARN AT HIGHER LICKHURST FARM, BOWLAND-WITH-LEAGRAM

WRITTEN SCHEME OF INVESTIGATION FOR HISTORIC BUILDING RECORDING

(RIBBLE VALLEY BOROUGH COUNCIL, PLANNING REF: 3/2022/0102)

1 Introduction

- 1.1 This written scheme of investigation (WSI) sets out the work proposed for the recording of a farm building at Higher Lickhurst Farm, as commissioned by the developer Mr Hans Lowe. The work is required by condition 9 of the above planning permission, for the conversion of the building to residential accommodation.

2 Location

- 2.1 Lickhurst is a small settlement comprising two adjacent farmsteads, situated in Bowland-with Leagram civil parish. It has an outlying, upland location, at 177m above sea level, and lies about 3km north-east of Chipping, and 12km north-west of Clitheroe.
- 2.2 Higher Lickhurst forms the west part of the settlement and has a farmhouse as its focus (the grade II listed Higher Lickhurst Farmhouse¹). The building to be converted is detached from and stands to the south of the farmhouse, at NGR: SD 63700 45908.
- 2.3 The main part of the subject building is of two storeys and essentially rectangular in plan, although appears to be of two phases. There are single storey lean-to additions on the west elevation.

3 Project context

- 3.1 Planning permission for “*Conversion of a former agricultural barn into residential accommodation to form an annexe to and extend the curtilage of Higher Lickhurst Farm*” was granted by Ribble Valley Borough Council on 23 March 2022.
- 3.2 In their consultation response to the application, the local planning authority’s archaeological consultee (Lancashire County Council’s Historic Environment Team) noted that the building is of some historical interest, and drew attention to the proposed replacement of the roof trusses, with the potential loss of significance arising. They recommended that an archaeological building record

¹National Heritage List, entry number 1072312

be made, to comprise a record prior to any works, to be followed by recording of the trusses once removed from the building.

- 3.3 As a consequence, condition no. 9, 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 building recording, analysis and reporting work. 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.

The programme of works should comprise the creation of a record of the building to level 2-3 as set out in "Understanding Historic Buildings" (Historic England 2016). It should include a full description of the buildings, inside and out, drawn plans, elevations and at least one section (which drawings may be derived from checked and corrected architect's drawings), and a full photographic coverage, inside and out. The record should also include the results of an examination of the roof trusses once they have been removed from the building and can be examined in detail. The work must be undertaken by an appropriately qualified and experienced professional contractor to the standards and guidance of the Chartered Institute for Archaeologists.

A copy of this record shall be submitted to the Local Planning Authority and the Lancashire Historic Environment Record.

4 Archaeological and historical background

- 4.1 Little is presently known of the history of the building to be converted; historic Ordnance Survey maps suggest it was there in some form prior to 1844, but underwent change in outline between then and 1891. This perceived historical development may however arise to some degree from the difference in mapping scales.

5 Aims of the project

- 5.1 The proposed conversion will lead to the loss or masking of some historic features and historic character, particularly of the roof trusses. 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 methodology prescribed in the planning condition will be adhered to in the recording. Historic England define a Level 2 record as “descriptive”, and Level 3 as “analytical”.²
- 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 initial drawn record will include ground and first floor plans and elevations of the building at 1:100 scale, together with one or more cross-sections, 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. The drawings 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 The initial 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 buildings 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 Following removal of the roof trusses from the building, they will be inspected and recorded as appropriate by photography and drawing. Consideration will be given to the presence of features such as timber merchants' marks, tool marks from conversion, assembly marks, graffiti, and possible apotropaic marks (intended to deflect “evil”).

² Historic England 2016 *Understanding Historic Buildings*

- 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 initial site work is expected to take place during spring 2022, subject to approval of this WSI by the local planning authority. Timing of the recording of the trusses will be dependent on the construction programme.

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 local planning authority, the client, and the Lancashire County Historic Environment Record. It will also be submitted to OASIS³, 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.

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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³ An online reporting form to provide information about archaeological investigations to Historic Environment Records, etc <https://oasis.ac.uk/>