

Eveson's Barn

Simonstone Lane, Simonstone, Lancashire:

Written Scheme of Investigation for Building Recording & Analysis

Ribble Valley Borough Council, ref: 3/2023/0521, condition 3

1 Introduction

- 1.1 This written scheme of investigation (WSI) sets out the work proposed for the recording of Eveson's Barn, as commissioned by the developer Ben Simmonds via his agent Peter Hitchen Architects. The work is required by condition 3 of planning permission for the conversion of the building to a dwelling.

2 Location

- 2.1 The application building stands on the south side of a private track, 20m to the east of (and elevated above) Simonstone Lane, 270m south of its junction with the A671 Whalley Road. The national grid reference for the barn is SD 77477 34144, and it lies within Simonstone civil parish.
- 2.2 The barn's north side faces directly onto the track, and the east side onto a cobbled yard and a small, single-storey traditional building. The south and west sides of the barn face onto a pasture field, and ground level slopes down from east to west, so that there are a number of different floor levels within the building.

3 Project context

- 3.1 Planning consent was granted on 3 November 2023 and is for "*Proposed conversion of disused agricultural barn to one dwelling, including demolition of attached outbuilding, creation of garden area and parking*".
- 3.2 In their consultation response¹ to the application, Lancashire County Council's Historic Environment Team noted that "*the changes and alterations required to convert the former agricultural building to a single dwelling will inevitably cause some loss of and concealment of historic fabric and features, as well as an overall change of character of the building*", and advised that a record of it be made prior to conversion.

- 3.3 Consequently, condition 3 of the consent stipulates:

¹ of 17 August 2023

No development, site clearance/preparation or demolition 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 have first been submitted to and approved 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 building, inside and out, a drawn plan, elevations and at least one section (which may be derived from checked and corrected architect's drawings), and a full photographic coverage, inside and out. The record should also include a rapid desk-based assessment, putting the building and its features into context. Exterior recording of these sections of the buildings currently screened by modern structures proposed for demolition may be delayed until these structures have been cleared but prior to any alterations to the walls to be retained. This work should be undertaken by an appropriately qualified and experienced professional contractor to the standards and guidance of the Chartered Institute for Archaeologists. A digital copy of the report and the photographs shall be placed in the Lancashire Historic Environment Record prior to the dwelling hereby approved being first occupied.

- 3.4 The owner has commissioned Stephen Haigh to carry out the work necessary to satisfy this requirement.

4 Archaeological and historical background

- 4.1 A heritage statement was supplied by Stephen Haigh to support the planning application. The statement notes that the building comprises a five-bay early nineteenth century combination barn which has a pair of brick-built, mid-twentieth century outshuts on the south side, and is significant for its architectural and historic interest as a traditional agricultural building, which retains much of its original fabric and character, particularly on the exterior and in the porches at both south and north ends of the central threshing bay.

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 the Archaeology Data Service.

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 carried out to Historic England's Level 2 to 3; a Level 2 record is "descriptive", while Level 3 is "analytical"².
- 7.2 Recording will include drawn, photographic, and written records of the barn. Limited historical research, mainly concerned with historic mapping, will also be carried out.
- 7.3 The drawn record will include a ground floor plan and elevations at 1:100 scale, together with a cross-section at 1:50. These will be achieved by new measured survey, and will show all features of historic and architectural interest, such as additions to or insertions within 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 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 exteriors and interiors 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 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 The option offered in the planning condition, to delay exterior recording of those sections of the barn currently hidden within modern additions to be demolished as part of the development, will not be exercised.

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 site.

8 Timetable

- 8.1 The site work is expected to take place during winter 2023, although the start date is clearly subject to prior 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 and the Lancashire Historic Environment Record. It will also be submitted to OASIS³, from where it is expected to be published to the Archaeology Data Service Library.
- 9.2 Given that the condition states only that the report and photographs need only be deposited prior to the converted barn being first occupied, it is clear that insofar as condition 3 is concerned, development at the site may proceed as soon as site recording has been completed.

10 Archive deposition

- 10.1 The project archive will be entirely digital. It will comprise a full set of photographs at original size and resolution, and will be submitted to the Archaeology Data Service via ADS-easy for long term curation. This will be linked to the full report containing a full set of drawings, which will be submitted via OASIS to the ADS as above.

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.

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

