

Allen Archaeology Ltd

SPECIFICATION FOR AN HISTORIC BUILDING SURVEY (Levels 2 and 3): CROW TREES FARM, CROW TREES BROW, CHATBURN, LANCASHIRE (Version 3.0)

Planning Reference:	3/2022/0966 and 0967
Client:	Pringle Homes
National Grid Reference:	SD 76780 43955
Date:	20th November 2023
AAL Site Code:	CCTB23

1.0 Summary

This document is the project specification for a programme of historic building recording that has been prepared for Pringle Homes for the *'Proposed erection of 39 affordable residential units with access, parking and landscaping. Conversion and extension of former dairy outbuilding to open-market residential unit and refurbishment/modernisation of Crow Trees Farmhouse (open-market dwelling) including reconfiguration, rooflights, side window and extension of two outbuildings to form garages.'* at Crow Trees Farm, Crow Trees Brow, Chatburn, Lancashire (3/2022/0966 And 0967).

The fieldwork and reporting will conform to current national guidelines, as set out in the Historic England document *'Understanding Historic Buildings: A guide to good recording practice'* (HE 2016), and the Chartered Institute for Archaeologists *'Standard and guidance for the archaeological investigation and recording of standing buildings or structures'* (CIfA 2019). All relevant Historic England guidelines on archaeological best practice will also be followed.

2.0 Site Location and Description

Chatburn is a village, civil parish and electoral ward in the Ribble Valley, East Lancashire, England. It is about c. 4km to the northeast of Clitheroe. Crow Trees Farm is located on the south side of Crow Trees Brow and is centred on NGR SD 76780 43955 (Figure 1).

3.0 Planning Background

A planning application has been registered for *'39 affordable residential units with access, parking and landscaping. Conversion and extension of former dairy outbuilding to open-market residential unit and refurbishment/modernisation of Crow Trees Farmhouse (open-market dwelling) including reconfiguration, rooflights, side window and extension of two outbuildings to form garages.'* at Crow Trees Farm, Crow Trees Brow, Chatburn, Lancashire (3/2022/0966 And 0967). The Planning Officer (Archaeology) for Lancashire County Council has suggested that:

'No works to the application buildings, including any clearance/demolition or preparation works shall take place until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological building recording as set out in "Understanding Historic Buildings" (Historic England 2016). The recording should be to Level 3 for Crow Trees farmhouse, and Level 2 for the barn/dairy and other 19th century or earlier ancillary buildings. No record is required for the Dutch Barn. Wherever possible the recording of the farmhouse should also include observation and recording during opening-up and other investigative works to the building structure. This work must be carried out by an appropriately qualified and experienced professional contractor to the standards set out by the Chartered Institute for Archaeologists and 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 development shall be carried out in accordance with the agreed details.'

Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the buildings/site.'

The approach adopted is consistent with the guidelines that are set out in the National Planning Policy Framework (NPPF) (Ministry of Housing, Communities and Local Government 2021)'.

4.0 Historical Background

A Heritage Statement (HS, Graeme Ives 2022) accompanied the planning application and the Lancashire County Council Historic Environment Team have noted that

Listed Farmhouse:

The HS does discuss the Listed farmhouse, and states that despite modernisation and alterations there are some historic features still present in the interior. In particular it notes that "A short section of timber framed and wattle and daub partition, which may have enclosed an original hallway leading from the front door, has been retained to partly enclose the extended kitchen" (HS 3.12). This wall may be visible in Figure 3.10, although it is not noted in the caption. It is perhaps unfortunate that all these surviving elements are not noted on the plans 'as existing' or 'as proposed', as it is thus difficult to see if they will be retained or if the changes proposed will impact any of them. If the timber-framed wall is indeed that short return section to the right of the modern kitchen partition, then it would appear from the 'plans as proposed' that it is to be retained as part of the refurbishment, however this needs to be confirmed and the need for it to be protected from damage when the modern partition is removed acknowledged. Another significant feature is the stone sink in the 'Cheese Room' (HS 3.15, Figure 3.18). This item is not shown in the plans 'as existing' or 'as proposed' and it may well be intended to remove it. The heritage impact and acceptability of this needs to be considered carefully. The HS does note some surprise at the absence of joist holes for a first floor in this room (3.15) and we would echo surprise should this be the case (but see below), particularly given the presence of a first-floor window above the door and a 'stair-window' on the opposite side, but it is possible that these have been filled and plastered or whitewashed over. The presence of the 'stair-window' would suggest that this section of the building was not originally intended as a common utility space but was of higher status (although the lack of an obvious chimney or flue is a concern for a function such as 'outside servant's' accommodation), but it may just have reflected a particular interest in the production of fine cheese by the builder. This extension may have been connected to the main house at ground floor level in the past (a blocked door is suggested on the plans) but with the information to hand it is not possible to be certain.

The Structural Survey (SS – R G Parkins, 2022) provides some useful views of the building, but it is worrying to note that it appears to recommend the wholesale replacement of the stone surround and mullions to the five-light ground floor window on the south front (SS 7.1 p. 11, and 14.2 p.38; Figure 7.1.3), perhaps the oldest window to this side of the building. This needs further consideration and more selective repair/replacement is to be preferred.

One of the internal illustrations of the Cheese Room (SS figure 7.53) appears to show a former first-floor joist to this part of the building, as well as the presence of a blocked former opening to the right of the 'stair window'. There is an obvious horizontal feature at the base of this putative joist, but the function of this is unknown and there are no other obvious traces of joists.

Dairy or Associated Barn

This is very briefly mentioned in the HS (3.51-53.) and a small number of photographs of its exterior are provided, but the interior is not illustrated, and it is not discussed in any detail. It appears on the OS 1847 mapping, but the images in the HS suggest that stylistically it should be associated with the later 'Cheese Room' extension to the farmhouse. This would suggest that it is of 18th or early 19th century origin. The building

is of some architectural merit, presumably reflecting the status of the adjacent farmhouse.

Several images of the interior and exterior of the building are provided in section 10 of the Structural Survey, where it is referred to as the 'Main Barn'. These would suggest that it is indeed of later 18th or early 19th century origin, with the single-storey extension to the southern gable (SS section 11 'Workshop') being a later addition. It seems possible that the single storey element was once open-fronted (e.g. 'inset' panel SS figure 11.1.3; possible iron post SS figure 11.2.1) and has been closed in in more modern times. Significant structural concerns are raised regarding these buildings, and it seems probable that significant repair or reconstruction will be necessary (SS 14.5 and 14.6 pp.39). Whilst there are stalls recorded on the ground floor of the barn, the images in the Structural Survey show these to be of cement and metal, and thus likely to be of mid-19th century date or later and of only very minor historic interest. Their loss as part of the proposed conversion is thus of little import. The timbers to the first floor are, however, likely to be original to the building and should be retained as far as possible, even though works are recommended to stabilise the walls (SS 14.5, p.39). The originality of the main roof timbers is less certain, with the Survey suggesting that they may have been replaced (SS 10.2, p.31, figure 10.2.3).

No new openings are proposed on the main front of the building, facing towards the Listed farmhouse, but a considerable extension in a modern style is proposed to its rear, with a new stair in a glass link section between old and new parts. The extension appears to be mainly hidden from the view of the historic house, and the face presented towards Crow Trees Barn to its north is essentially blank and could be taken as 'agricultural' in character. It is a concern that the Structural Survey recommends that much of this building is demolished and rebuilt, in some places down to ground level and with foundation works also being required. Combined with the new extension, this could be taken to be recommending what is in effect a new build, albeit with some retained and re-used architectural components – a substantial negative impact on its heritage value.

Ancillary Buildings, inc. Garden Seat

The HS notes the existence of these structures and their presence within the curtilage of the Listed farmhouse but does not describe them in any significant detail or discuss the impact of the proposals. They appear to pre-date 1886, and may well be present on the 1847 mapping, but the latter is not particularly clear. The seat is an unusual feature and again points to a raised status for the site. It would appear from the 'proposed site plan' that the 'coal store' and seat are to be retained in situ, but the other outbuilding is to be extended to form a garage.

5.0 Methodology

The works will be carried out in accordance with the standards and guidance set out in the Historic England document: *Understanding Historic Buildings, A Guide to Good Recording Practice* (Historic England 2016) for a Level 3 survey of Crow Trees farmhouse and Level 2 surveys of the barn/dairy, sheds (inc. coal store) and garden Seat. The building survey will be undertaken by an experienced buildings archaeologist who will record all aspects of the relevant buildings prior to any works. The date of the fieldwork is not currently known.

Photographs will be taken, using high resolution digital photography of at least 12 megapixels and saved as TIF files, of the following: -

- All external elevations
- All internal elevations, including internal walls and subdivisions
- The roof structure of the buildings, internally and externally, where visible
- The relationship of the structures to their surroundings
- Architectural details, i.e. windows, doors, decorative brickwork, and other significant features, fixtures or fittings. Generally a single representative shot will be taken of particular features such as windows or openings of a single type that occur more than once within the structure

- A general internal photographic record. Photographs will be taken of each room/discrete internal space from sufficient points to show the form, general appearance and methods of construction
- Photographs will also be taken of carpenters' marks, timber marks or graffiti etc
- Detailed interior photographs showing close-up views of significant features such as decorative plasterwork, fireplaces, door and window woodwork and surrounds will be provided (*Understanding Historic Buildings* 2016 4.4.8 (5)).
- Photographs will be appropriately framed and focused to highlight the detail being recorded

Metric scales of appropriate length and a tripod will be used when required, with all photos annotated and linked to a floor plan. In addition to the photographic record, a full written description and programme of analysis will be undertaken of the structure. Any identified phasing will also be recorded on the site plans and included in the written narrative.

Measured plan and elevation drawings supplied by the architect will be fully checked on site and where necessary annotated to illustrate all relevant features accordingly. A section showing the roof construction will also be produced using the standard HE drawing conventions.

Map regression and the study of readily available documentary sources will be included to provide a historical context to the site.

Documentary sources noted in *Understanding Historic Buildings* 2016 sections 4.1.1 and 4.1.3 will be consulted as part of the documentary study.

6.0 Post-Fieldwork Methodology

On completion of site operations, the records produced during the historic building recording will be checked and ordered. A fully illustrated report text will then be prepared that will contain the following information:

- A non-technical summary of the results
- Description of the site location including site NGR
- Planning background, including details of the proposed development and the planning application number
- Date of commencement and duration of fieldwork, and field staff involved
- Description of the methodologies used during the site investigations, sources consulted and discussion of the methodologies' effectiveness in the light of the results
- A text describing the results of the building recording, to include discussion of the plan form of the site, materials and method of construction, dates of the structure, current and former functions, internal layout, fixtures and fittings, and a discussion of the extension within the wider landscape.
- Documentary sources noted in *Understanding Historic Buildings* 2016 sections 4.1.1 and 4.1.3 will be consulted as part of the documentary study.
- The report will also consider the research agenda initiatives and questions in The Council for British Archaeology's 2007 'An Archaeological Research Framework for North West England: Volume 2, Research Agenda and Strategy'
- Scale plans showing the layout and distribution of the buildings on the development site, with locations and orientations of all photographs taken during the survey, accurately located to the OS grid. These will be based on the measured survey plans of the site provided by the client.
- A phased plan of the site, with phases dated where possible, based on the measured survey plans of the site provided by the client.
- Elevations of the buildings, based on the measured survey plans of the site provided by the client along with a section drawing of the roof construction will be produced to standard HER

drawing conventions and will include full descriptions.

- An appendix with a selection of annotated photographs from the building survey, with a full list of all photographs taken as another appendix
- A complete bibliography of all reference materials including those consulted but not referenced in the text

The timescale for completion of the post-excavation works is 3 days. If required, specialists will propose their own timescales during the post-fieldwork stage.

7.0 Curatorial Monitoring

The archaeological advisors to the local planning authority, currently the Lancashire County Council Historic Environment Team will be notified in advance of the commencement of the works. They will be kept informed of developments during the scheme by Allen Archaeology. It is recognised that they may visit the site during the fieldwork element to monitor the archaeological work and confirm that the works are being done to the highest possible standard.

Internal monitoring will be by the author of this specification.

8.0 Archive

The documentation and records generated by the evaluation will be assembled in accordance with the national guidelines in *'Archaeological Archives: A guide to best practice in creation, compilation, transfer and curation'* (AAF 2011). The archive will be prepared in accordance with *'Guidance for the Deposition of Archaeological Archives'* (LCCMS and Lancashire Records Office 2020). LCCMS, however, does not have the facilities to curate digital archives in the long term and therefore the digital archive will be deposited with Archaeology Data Service (ADS) in accordance with guidance issued by ADS.

It is anticipated that the archive for this scheme will be deposited within 12 months of the completion of the project.

9.0 Report Dissemination

Digital copies of the report will be sent to the client, the archaeological advisors to the local planning authority, currently the Lancashire County Council Historic Environment Team and the Lancashire Historic Environment Record. A copy will also be sent to the museum along with the project archive.

10.0 Publication

A digital copy of the report will be submitted to the OASIS Project held at the Archaeological Data Service at York. If the results merit further publication, a short article will be submitted to a regional or period-specific journal.

11.0 Variations to the Proposed Scheme

Variations to the proposed scheme will only be made following written confirmation from the archaeological advisors to the local planning authority, currently the Lancashire County Council Historic Environment Team. Should any further investigation be required beyond the scope of the brief for works, or this specification, then the cost and duration of those supplementary examinations will be negotiated between the client and the contractor.

12.0 Health and Safety

All work will be carried out in a way that complies with the Health and Safety at Work Act 1974 and its related regulations and codes of practice. Employees of Allen Archaeology Ltd will perform their duties in accordance with company safety policy, with senior staff responsible for monitoring compliance with health and safety requirements and legislation.

A site Risk Assessment will be carried out in advance of any archaeological fieldwork.

13.0 Insurances

AAL maintains Employers Liability Insurance to £10,000,000.00, Public Liability Insurance to £5,000,000.00 and Professional Indemnity Insurance to £2,000,000.00. Copies of insurance documentation can be supplied upon request.

14.0 Copyright

AAL shall retain full copyright of any commissioned reports under the *Copyright, Designs and Patents Act 1988* with all rights reserved; excepting that an exclusive license is hereby provided to the client for the use of such documents by the client in all matters directly relating to the project described in this document.

License is also given to the archaeological curator to use the documentary archive for educational, public and research purposes. This license does not cover commercial use of the material by Lancashire County Council or any third party.

In the case of non-satisfactory settlement of account then copyright will remain fully and exclusively with AAL. In these circumstances it will be an infringement under the *Copyright, Designs and Patents Act 1988* for the client to pass any report, partial report, or copy of same, to any third party. Reports submitted in good faith by AAL to any Planning Authority or archaeological curator will be removed from said Planning Authority and/or archaeological curator. The Planning Authority and/or archaeological curator will be notified by AAL that the use of any such information previously supplied constitutes an infringement under the *Copyright, Designs and Patents Act 1988* and may result in legal action.

The author of any specialist contribution to a report shall retain intellectual copyright of their work and may make use of their work for educational or research purposes for further publication.

15.0 Bibliography

AAF, 2011, *Archaeological Archives: A guide to best practice in creation, compilation, transfer and curation*, Archaeological Archives Forum

CIfA, 2019, *Standard and guidance for the archaeological investigation and recording of standing buildings or structures*. Chartered Institute for Archaeologists, Reading

Historic England, 2016, *Understanding Historic Buildings: A guide to good recording practice*. Historic England

Lancashire County Council Museum Service and Lancashire Records Office, 2020 *Guidance for the Deposition of Archaeological Archives*. LCCMS and Lancashire Records Office

Ministry of Housing, Communities and Local Government, 2021, *National Planning Policy Framework*. London: HMSO



Site Code	CCTB23
Scale	1:1500 @ A4
Drawn By	T Rayner
Date	10/11/2023

Allenarchaeology

Lincoln
Birmingham
Cambridge
Southampton

www.allenarchaeology.co.uk

Figure 1: Site location



Site Code	CCTB23
Scale	1:500 @ A4
Drawn By	T Rayner
Date	20/11/2023

Allenarchaeology

- Lincoln
- Birmingham
- Cambridge
- Southampton

www.allenarchaeology.co.uk

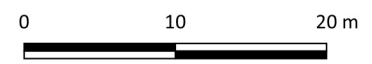


Figure 2: The buildings and structures proposed for recording