

WRITTEN SCHEME OF INVESTIGATION

Programme of Level 2 Historic Building Recording and Analysis

Green Barn
Eaves House Farm
West Bradford
Lancashire
BB7 3JF
NGR: SD 73282 44676



Sunderland Peacock and Associates Ltd

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At

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Prepared on behalf of: Mr and Mrs O’Gorman
Date compiled: July 2025
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Local Planning Authority: Ribble Valley Borough Council
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Site National Grid Reference: SD 73282 44676



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The author of this document, Matthew Fish B.Sc. (Hons) M.Sc. MCIAT IHBC, of Sunderland Peacock and Associates Ltd, is a Chartered Architectural Technologist (MCIAT) and is a full chartered member of the Chartered Institute of Architectural Technologists (CIAT). Matthew holds a Master's Degree in Building Conservation and Regeneration and is a full accredited member of the Institute of Historic Building Conservation (IHBC) and is experienced in the surveying, analysis and recording of historic buildings as well as the specification of repairs and alterations to historic buildings. Matthew has a specific interest in vernacular dwellings and farm buildings.

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1.0 INTRODUCTION

1.1 This document constitutes a written scheme of investigation (WSI), prepared by Sunderland Peacock and Associates Ltd, on behalf of our client, Mr and Mrs O’Gorman, detailing a programme of level 2 historic building recording and analysis that is proposed at;

Green Barn, Eaves House Farm, West Bradford, Lancashire, BB7 3JF

1.2 This written scheme of investigation will set out the methodology that will administer the implementation of historic building recording and analysis that is designed to record the existing barn prior to the commencement of its conversion to a dwelling.

1.3 The implementation of a programme of historic building recording and analysis has been requested by way of a planning condition attached to both the planning permission and listed building consent for the conversion of the barn into a dwelling.

1.4 This document has been produced in accordance with national planning policy, specifically, the National Planning Policy Framework (NPPF), revised in December 2023. The relevant national planning policies are contained with chapter 16 of the NPPF in which paragraph 211 states;

“Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted”¹

2.0 LOCATION AND CURRENT USE

2.1 Eaves House Farm, comprising of a farmhouse, barn and a number of other former agricultural buildings, is located in an upland location straddling the border between the parishes of Waddington to the south west and the parish of West Bradford to the south east.

3.0 SITE DESCRIPTION

3.1 The farm lies some 600m to the north of Waddington Road and is accessed by a tarmac road. This road leads to a parking area directly in front of the house as well as providing access around the rear of the farmhouse and leading to the barn and outbuildings. Directly to the south and east of the farmhouse are gardens enclosed by random rubble stonework boundary walling, with a mixture of carved decorative and plain squared cappings. To the rear of the listed building is a cobbled yard enclosed by the house to the south, the adjoining outbuilding to the east and the barn to the north. A group of former farm buildings lie to the west and are under separate ownership and have been converted to habitable uses.

3.2 The farm is situated in an upland rural setting comprised largely of open grassland and fields, with clusters of trees and hedges dispersed throughout and denoting field boundaries. Coplw Brook flows along the north west side of the site.

¹ Ministry of Housing, Communities and Local Government (2023) National Planning Policy Framework (Online) Available at https://assets.publishing.service.gov.uk/media/669a25e9a3c2a28abb50d2b4/NPPF_December_2023.pdf (Accessed on 31st July 2024)

4.0 GEOLOGY

- 4.1 Clitheroe Limestone Formation and Hodder Mudstone Formation - Mudstone. Sedimentary bedrock formed between 346.7 and 337 million years ago during the Carboniferous period.²

5.0 PROJECT CONTEXT

- 5.1 Sunderland Peacock and Associates Ltd were approached by Mr and Mrs O’Gorman regarding the conversion of the barn and subsequent applications for planning permission and listed building consent were submitted to Ribbles Valley Borough Council in March 2025.

- 5.6 The following condition was attached to both the planning permission and listed building consent and reads as follows;

“No works to the application building(s), 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 to level 2-3 as set out in 'Understanding Historic Buildings' (Historic England 2016). This 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. These works shall result in the compilation and deposition of a formal report on the works undertaken and the results obtained. The development shall be carried out in accordance with the agreed details. A digital copy of the report shall be placed in the Lancashire Historic Environment Record. Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the buildings/site.”

6.0 SUMMARY OF HISTORICAL AND ARCHAEOLOGICAL CONTEXT

- 6.1 As brief history of the site is detailed by Stephen Haigh (2009)³ and is reproduced below;

“The site of Eaves House has been occupied since the 1740s and probably much earlier, but it is thought that John & Margaret Taylor left the property to their son John around that time: the couple’s initials are those inscribed on a datestone on the former stables. The latter John married in 1744, and in 1752 built another nearby house called Laneside, where the track to Eaves House meets the Waddington - West Bradford road. His son Thomas, born in 1753, lived at Eaves House, and married Catherine Rimington in 1778, but was widowed in the early years of the 19th century, when he sold Eaves House and later built Waddow Lodge to the south-west of Waddington, in 1824. Thomas is believed to have had Eaves House re-fronted, hence the date of 1782 over its front door and the initials of Thomas and Catherine Taylor. The barn to the rear of the house is also dated, to 1779. Thomas Taylor was therefore a relatively affluent landowner, also known to have been involved in the fulling mill at nearby Feazer, who in later life at least would have been considered minor gentry, rather than a yeoman farmer.”

- 6.2 Ordnance survey mapping of the site shows that the farmhouse and barn were all extant by the mid-19th century, along with the stables, granary and cart shed preset to the west end of the site. Outbuildings 01 and 02 are expected to be of mid-20th century construction.

² British Geological Survey (2025) Geology of Britain, Available at: https://geologyviewer.bgs.ac.uk/?_ga=2.249806406.1553381982.1753186395-880647373.1753186395 (Accessed on 22nd July 2025)

³ Haigh, S. (2009) Farm Buildings at Eaves House, West Bradford, Lancashire: Historic Building Recording (Online) Available at: <https://archaeologydataservice.ac.uk/library/browse/issue.xhtml?recordId=1102500&recordType=GreyLitSeries>

7.0 SUMMARY DESCRIPTION OF THE BUILDING

- 7.1 Green Barn at Eaves House Farm is of rectangular plan form, with later additions to its north west and north east sides. Green barn is fairly large in size and is of solid stone wall construction with roughly dressed stonework to the quoins and wall openings. The gable ends of the barn are asymmetrical with the eaves to the south east side being higher than the eaves to the north west. The roof has a covering of natural blue slate, which likely replaced an earlier sandstone flag roof covering, with stone ridge tiles, many of which are missing from the south end of the ridge. Part of the rear north west roof slope is covered with profiled sheeting.
- 7.2 The south east elevation, has a large cart entry door opening, with segmental jambs and head. A datestone is present centrally over the opening. A single window opening is present to the south end of the south west elevation, which has dressed stone head, cill and jambs, all with a furrowed finish. To the north of the cart entry are a number of slit breathers.
- 7.3 The south gable end has a single doorway leading into the stable, with a further two former doorways now infilled to form window openings. However, this arrangement of former doorways indicates that the former stable was once a shippon, with a central feeding passage and with the outer most doors providing entry for the cattle on each side of the shippon.
- 7.4 The north west and north east elevations of the barn are largely concealed by later additions of lean-to form, with stone slate roof coverings and solid stone walls matching those of the barn. The north west addition was a former shippon, whilst the addition to the north east likely formed access leading from the shippon and into outbuilding 02. Part of the north east gable end of the barn is visible and has a dressed stone owl hole beneath the ridge as well as a number of breathers.
- 7.5 Green barn has three internal bays, the southernmost acting as a stable, with a hayloft over and the northmost possibly being a former shippon or hay mew. The central bay likely acted as a cart entry of threshing bay. The opposing cart entry door to the north east wall of the barn is now largely infilled with brickwork. The barn has a traditional timber roof structure comprising of 4no. timber kingpost roof trusses, with three rows of staggered and trenched purlins to each roof slope.

8.0 PLANNING CONTEXT

- 8.1 Eaves House Farmhouse is a grade II listed dwelling is designated as such under section 1 (3(a)) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and was listed on the 20th February 1984 for its special architectural and historical interest. The list entry for the farmhouse is as follows;

“T House, 'T C 1782' within door pediment. Sandstone rubble, rendered at front, with sandstone dressings and stone slate roof. Double-pile plan with end stacks. Symmetrical composition of 2 storeys and 3 bays with projecting quoins. Modern imitation sash windows with glazing bars and plain stone surrounds. The door, of 9 raised and fielded panels with fanlight, has a plain stone surround with triangular pediment on console brackets. Stone gutter brackets with moulded band below. At the rear the windows have re-used C17th double-chamfered surrounds. On the ground floor are 2 of 3 lights. On the 1st floor 2 of 2 lights. Between is a tall stair window with 2 transoms and semi-circular head. The door has a chamfered surround with segmental head. A porch with each side of a single stone has a moulded open segmental pediment on moulded brackets.”

- 8.2 The barn at Eaves House Farm is not listed on its own individual merit but is located within the curtilage of the listed farmhouse and is subsequently considered to be a grade II listed curtilage structure

9.0 PROJECT SCOPE

9.1 The aims of the project are as follows;

- To further the current understanding and knowledge of the building through analysis of the standing structure and documentary sources.
- To mitigate against the loss of further historic fabric and features through the production of a full and formal historic building record of the building.
- To identify, interpret and record the fabric, construction and development of the building, prior to the undertaking of refurbishment works and following stripping out works.
- To provide a permanent project archive of the existing building and ensure its availability within the public domain through deposition at appropriate archival services.

9.2 In order to achieve the above aims, specific objectives must be successfully completed and are as follows:

- A desk-based assessment of published and unpublished documentary evidence will be carried out as well as the analysis of existing cartographic evidence.
- An analysis of the existing building will be undertaken in order to determine material types, construction methods, building development, function and relationship with the existing building and natural landscape.
- A formal written, photographic and drawn record of the building will be compiled in accordance with nationally accepted guidance and best practice documents.
- A final report presenting the findings of the above will be compiled.
- Deposition of the completed project archive will be to provide a permanent record of the building that is openly accessible to the public.

10.0 RECORDING STANDARDS

10.1 A record of level 2 - 3 has been requested as per the condition imposed by Ribbles Valley Borough Council. The barn will be recorded using level 2 standards given that the barn is to remain standing whilst still allowing for full drawn and photographic coverage of the barn. The Historic England guidance document 'Understanding Historic Buildings' (2016), defines a level 2 record as the following;

*"This is a descriptive record, made in similar circumstances to Level 1 but when more information is needed. It may be made of a building which is judged to not to require a more detailed record, or it may serve to gather data for a wider project. Both the exterior and interior of the building will be seen, described and photographed. The examination of the building will produce an analysis of its development and use and the record will include the conclusions reached, but it will not discuss in detail the evidence on which the analysis is based. A plan and sometimes other drawings may be made but the drawn record will normally not be comprehensive and may be tailored to the scope of a wider project."*⁴

10.2 All recording works undertaken will also be produced in accordance with the standards and guidance provided by the following documents, all of which constitute best practice guidance and nationally accepted guidance for the undertaking, production and archiving of historic building records;

- Chartered Institute of Archaeologists (updated October 2020) Standard and Guidance for historic environment desk-based assessments.
- Chartered Institute for Archaeologists (updated June 2019) Standard and guidance for the archaeological investigation and recording of standing buildings and structures.

⁴ Historic England (2016) *Understanding Historic Buildings: A Guide to Good Recording Practice* (Online) Available at: <https://historicengland.org.uk/images-books/publications/understanding-historic-buildings/heag099-understanding-historic-buildings/> (Accessed 30th 2024).

- Chartered Institute for Archaeologists (2014) Standard and guidance for the creation, compilation, transfer and deposition or archaeological archives.
- Historic England (2016) Understanding historic buildings: a guide to good recording practice.
- Historic England (2008) Conservation principles, policies, and guidance for the sustainable management of the historic environment.

11.0 RECORDING METHODOLOGY

11.1 Desk Based Assessment:

11.1.1 A desk-based assessment of both published and unpublished documentary evidence relating to the building will be carried out and will consist of:

- Census records
- Illustrations
- Historic Ordnance Survey maps
- Tithe maps and apportionments
- Local Histories
- Past site investigations (if present / undertaken)

11.1.2 In order to access the above information the following sources will be consulted.

- Historic England Online Archive
- Lancashire County Record Office Catalogue
- Lancashire Historic Environment Record
- Clitheroe Library Catalogue

11.1.3 Exhaustive research will not be possible and cost effective and attention will be focused on those documents which are readily available and those which provide an understanding of the history, design and development of the building.

11.2 Written Record:

11.2.1 A written description of the building will be provided and will be firstly carried out on site through the detailed annotation of the existing detailed survey drawings produced by Sunderland Peacock and Associates Ltd. The drawings (plans and elevations) will be annotated with material types, features, plan forms, function, methods of construction, evidence of phasing, architectural style, decoration and surface finishes and any relevant fixtures and fittings. All notes made during the on-site recording will be appended for inclusion within the completed project archive.

10.2.2 The written description of the building will include the following:

- The precise location of the building as an address and in the form of a National Grid Reference.
- A note of any statutory designations (i.e. listing)
- The date when the record was made, the name of the recorder and the location of any archive material.
- A longer summary statement. This account will summarise the buildings form, function, date and sequence of development. The names of architects, builders, patrons and
- owners will be given if known.

- An introduction briefly setting out the circumstances in which the record is made, its objectives, methods, scope, limitations, and any constraints. The brief for the project design will also be included / appended.
- Acknowledgements to all those who have made a significant contribution to the making of the record, or who have given permission for copyright items to be produced.
- A discussion of the published sources relating to the building and its setting, an account of its history as given in published sources an analysis of historic map evidence (map regression) and a critical evaluation of previous records of the building, where they exist.
- An account of the buildings overall form (structure, materials, layout) and of its successive phases of development, together with the evidence supporting this analysis.
- An account of the building's past and present use, and of the uses of its parts, with the evidence of these interpretations.
- An analysis of a circulation pattern or of a decorative or liturgical scheme.
- An account of any fixtures or fittings, plant or machinery associated with the building, and their purpose.
- Any evidence for the former existence of demolished structures or removed plant.
- Full bibliographic references of the sources used within the record.

11.3 Drawn Record:

- 11.3.1 The drawn record will involve the use of existing measured survey drawings produced by Sunderland Peacock and Associates Ltd and their accuracy will be checked through on-site measurement checks.
- 11.3.2 The drawn record will involve the production of detailed measured floor plans of the building which indicate the arrangement of the floors and show the location and form of significant historical features including, blocked up doors and windows, masonry jointing, ceiling and floor beams, roof structures and changes in floor level. This will also include any fixtures and fittings of significance.
- 11.3.3 A measured cross section of the building will also be created to supplement the floor plans and provide an indication as to the vertical relationships within the building such as floor and ceiling heights as well as the form and construction of roof structures if possible.
- 11.3.4 Measured elevations will be produced where these are necessary to an understanding of buildings design development or function.
- 11.3.5 All drawings will be created using CAD software and will be provided at a suitable scale, namely 1:50 scale, and will be annotated where appropriate. The drawing conventions provided by Historic England (2016) will be implemented and be in accordance with a Level 2 recording. All drawings will contain a drawn metric scale bar, drawn north point, name and address of the building / site details, including the National Grid Reference, the name of the person responsible for production of the drawings, date of the survey and the name of the company responsible for carrying out the survey works. All drawings are to be produced in accordance with paragraph 4.3.3 of the Historic England Documents "Understanding Historic Buildings: A Guide to Good Recording Practice" (2016).
- 11.3.6 An initial measured survey of the site and building has previously been undertaken and will be utilised as part of the record. Check measurements will be undertaken by Sunderland Peacock and Associates Ltd and the drawings will be updated to reflect current site conditions.

11.4 Photographic Record:

- 11.4.1 The Photographic record of the building will include the following:

- General views of the building in its wider setting.
 - The buildings external appearance including a series of oblique views showing all external elevations of the building, and give an overall impression of its size and shape. Where individual elevations include complex historical information, it may be appropriate to take views at right angles to the plane of the elevation.
 - Any further views that reflect the design intentions of the building or architect where these are known from the documentary sources or where they can be inferred from the building or its setting.
 - The overall appearance of the principal rooms and circulation areas.
 - Any external and internal detail, structural or decorative, which is relevant to the building's design development and use.
 - Any machinery or other plant, or evidence of its former existence.
 - Any dates, inscriptions or signage which provide a contribution to the understanding of the building.
 - Any building contents which have a significant bearing on the building's history.
 - Copies of maps, drawings, views and photographs present in the building and illustrating its development of that of its site. This will be done with the owners written consent should this be necessary.
- 11.4.2 All photographs will be taken using a Nikon 3200 DSLR 24 mega pixel camera with a Nikon AF-S DX Zoom – Nikkor Lens with a focal length of 18 – 55mm (f/3.5-5.6G EDII).
- 11.4.3 The photographs will be taken in focus with the best possible depth of field. All photographs will be taken in natural light in order to produce the best possible results. A tripod will also be used in order to avoid the images being affected by camera shake and distortion.
- 11.4.4 If further lighting is required the integral camera flash will be utilised if deemed necessary and appropriate at the time of the on-site inspection. No back lighting will be used for the purpose of the photographic record and every effort will be made to reduce the amount of backlighting internally produced by natural light from outside the building.
- 11.4.5 An appropriate metric scale will be provided within each photograph so as to provide an indication of the size and scale of a particular elevation, feature, detail or object. This will be provided mainly through the use of a 2m ranging pole. Where smaller details and features require photographing then a smaller metric scale will be provided as well as a north point.
- 11.4.6 All photographs will be taken using the RAW picture format to allow for the conversion of each photograph into 8-bit TIFF files for archive purposes.
- 11.4.7 The location and direction at which each photograph is to be taken will be highlighted on plan drawings to show the relation between the object with the photograph and its location.
- 11.4.8 A full photographic register will be compiled and included within the completed project archive and will include the following information:
- Details and location of each photograph
 - Orientation and direction of each photograph
 - Photograph number
 - Feature number
 - Description of photograph

12.0 PROGRAMME AND MONITORING

- 12.1 All recording works will be undertaken as soon as possible following the approval of this written scheme of investigation by Ribble Valley Borough Council.

13.0 LIMITATIONS

- 13.1 The derelict state of the building raises health and safety concerns which are likely to impact on the ability to record areas of the building. The need to record any particular areas of the building will not override any health and safety concerns raised at the time of survey or safe working practices. Any further limitations identified at the time of recording will be fully noted and described within the historic building record.

14.0 HEALTH AND SAFETY

- 14.1 During the programme of on-site recording, the necessary health and safety practices will be observed, adhered to and carried out in accordance with the Health and Safety at Work Act 1974 and all other health and safety legislation and codes of practice. Personal protective equipment will be used if considered necessary at the time of recording. The health and safety policy of Sunderland Peacock and Associates Ltd will be adhered to and is in accordance with statutory regulations and controls. A risk assessment will also be produced prior to the recording of the building and will take into consideration site specific risks relating to the existing building.

15.0 REPORT PREPARATION

- 15.1 On completion of the site recording works, a report is to be produced which presents the results of the historic building recording and will contain the following sections:

- Contents page
- List of photographs
- Non-technical summary
- Introduction
- Site location and description
- Project context
- Historical and archaeological context
- Planning context
- Aims and objectives
- Recording standards
- Methodology
- Documentary research
- Discussion and conclusions
- Photographs
- Location of completed project archive and deposition details
- References
- Appended written scheme of investigation

16.0 ARCHIVING

16.1 An electronic copy of the completed project archive will be submitted to the following depository in accordance with the wording of the relevant condition imposed by Ribble Valley Borough Council;

- Lancashire Historic Environment Record, Planning and Environment Service, PO Box 100, County Hall, Pit Street, Preston, Lancashire, PR1 0LD

16.2 The completed project archive will also be deposited at:

- Lancashire County Archives, Bow Lane, Preston, Lancashire, PR1 2RE (subject to consultation).
- Archaeology Data Service via the OASIS (Online Access to the Index of Archaeological Investigations) database.

16.3 Prior to archiving, the intended archival depositories will be contacted (if required) in order to determine any specific requirements regarding archiving, depositions, curation and any cost implications for depositing the project archive. All deposition procedures will be fully adhered to.

16.4 The project archive will be submitted to the archival depositories within 6 months following written approval of the completed project archive by the local planning authority.

16.5 It is intended that the completed project archive will be fully indexed and internally consistent with archive depositions.

17.0 TIMETABLE

17.1 Recording works will commence in due course following written approval of this written scheme of approval.

18.0 PERSONNEL

18.1 Matthew Fish of Sunderland Peacock and Associates Ltd has been nominated to undertake the recording of the building.

18.2 Matthew Fish B.Sc. (Hons) M.Sc. MCIAT IHBC, of Sunderland Peacock and Associates Ltd, is a Chartered Architectural Technologist (MCIAT) and is a full chartered member of the Chartered Institute of Architectural Technologists (CIAT). Matthew holds a Master's Degree in Building Conservation and Regeneration and is a full accredited member of the Institute of Historic Building Conservation (IHBC) and is experienced in the surveying, analysis and recording of historic buildings as well as the specification of repairs and alterations to historic buildings. Matthew has a specific interest in vernacular dwellings and farm buildings.

19.0 INSURANCE

19.1 Sunderland Peacock and Associates Ltd maintains professional Indemnity Insurance up to the amount of £2,000,000 (Two million pounds).