

Method Statement - Archaeological Building Recording Lower Reaps Farm, Whinney Lane, BB2 7EL

This statement has been prepared to support the 'approval of details reserved by a condition' application at the above address.

The site received planning permission (ref.3/2025/0507) and listed building consent (ref.3/2025/0508) from Ribbles Valley Borough Council for the 'conversion of barn to create new dwelling.'

As part of the approvals, several conditions were attached and this statement relates to condition no.7 which states: -

No development, site clearance/preparation, or demolitions shall take place 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 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 house to Level 3 as set out in 'Understanding Historic Buildings' (Historic England 2016), and the farm buildings to level 2/3 (to include cross sections) as set out in Understanding Historic Buildings. It should include full descriptions 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.

This work should be undertaken by an appropriately qualified and experienced professional contractor to the standards and guidance of the Chartered Institute for Archaeologists (www.archaeologists.net). A digital copy of the report and the photographs shall be placed in the Lancashire Historic Environment Record prior to the dwelling consented being first occupied.

Following recording of the building, prior to any building works taking place, a method statement shall be submitted to and approved by the Local Planning Authority, identifying all features of interest and how these will be incorporated into the scheme.

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

Condition no.7 has been partially discharged following the approval of a Written Scheme of Investigation (WSI) for the Building Recording and Analysis at the property under 'approval of details reserved by a condition' applications (ref. 3/2025/0972 and 3/2025/0974).

This method statement has been prepared to identify features of interest and how these will be incorporated into the scheme and will allow condition no.7 pursuant to applications ref.3/2025/0507 and ref.3/2025/0508 to be fully discharged.

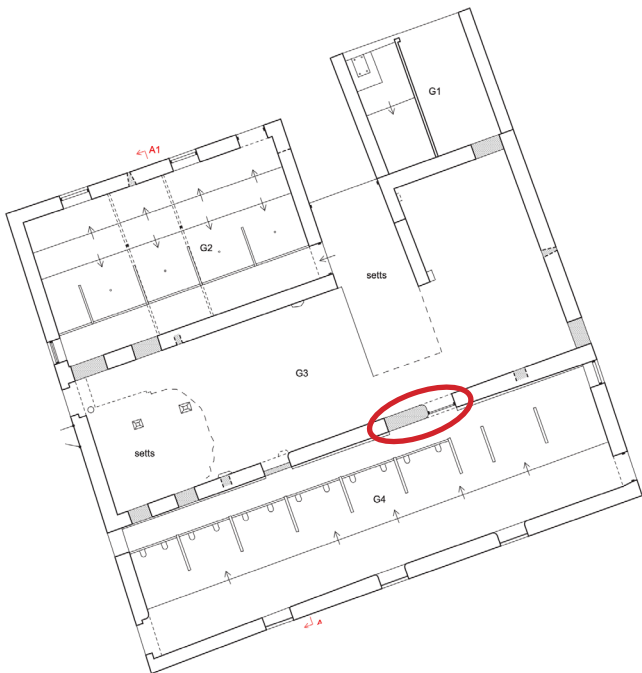
Features of Interest

Wagon door:

Plate 188 of the Building Record identifies a rough reused timber lintel for a wagon doorway to the west of the south elevation of the main chamber of the barn. The existing opening has quoins in the east jamb.

Plate 199 identifies remains of the other side of the same wagon doorway in the north wall of the southern outshut. A flat voussoir arch of dressed stones above sets out the width of the historic doorway and quoins are evident to the east.

The wagon doorway is to be retained and expressed within the interior of the proposed scheme. The existing 'rough reused timber lintel' is rotten and may require treatment or replacement.



barn plan identifying feature of interest



plate 188

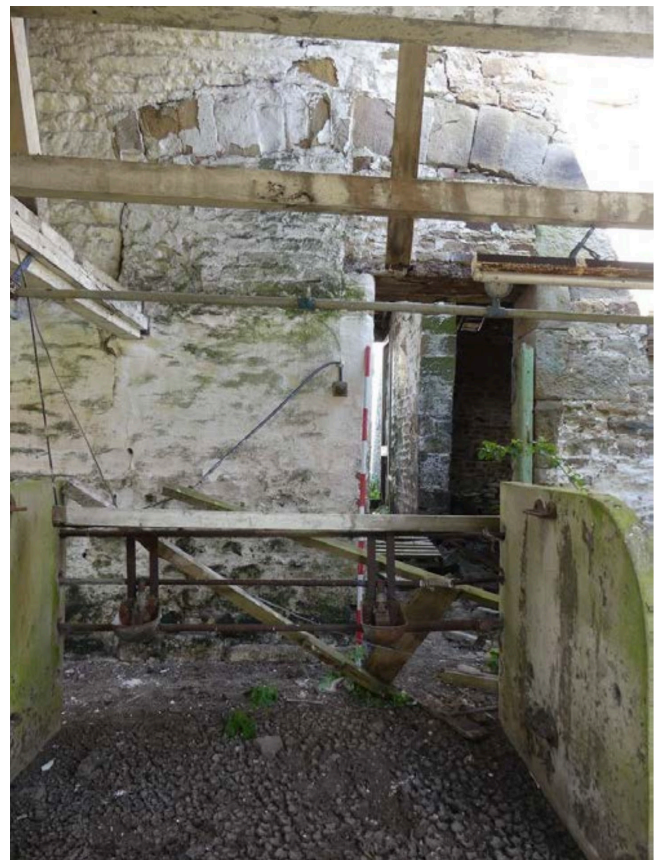
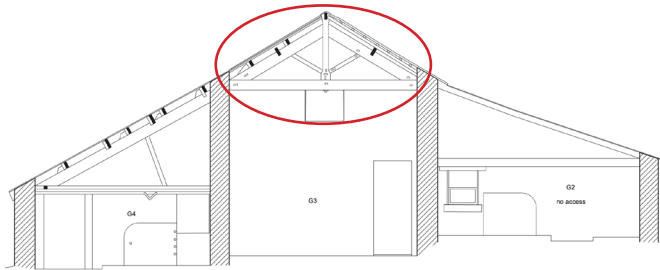


plate 199

Kingpost trusses:

Plates 165 - 173 of the Building Record identify north/south king post trusses with angled braces bolted to the tie beams. The trusses have carpenter's marks as shown to the images and exhibit some signs of rot/deterioration (as seen to following page).

Where timbers aren't decayed or unusable, the trusses are to be retained and expressed within the interior of the proposed scheme.



barn section identifying feature of interest

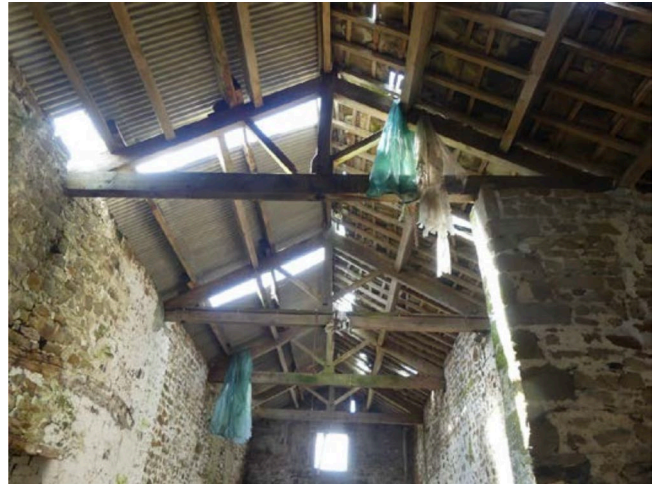


plate 165



plate 168



plate 170

Kingpost trusses (continued):

Signs of rot/deterioration in timbers as seen to plates 172 and 173 of the Building Record.



plate 172



plate 173