
**Cartshed at Thornbers
Slaidburn Road, Waddington, Lancashire:
Written Scheme of Investigation
for a Photographic Record**

**Ribble Valley Borough Council
Refs: 3/2026/0558 condition 4 & 3/2026/0559, condition 4**

1 Introduction

- 1.1 This written scheme of investigation (WSI) sets out the work proposed for a photographic record of a cartshed at Thornbers, as commissioned by the owners and developers. The work is required by conditions of planning permission and listed building consent (see below).

2 Location

- 2.1 Thornbers is a former farmstead which stands on the west side of Slaidburn Road, 1.5km north of Waddington, and comprises two linear ranges of buildings. The site lies some 182m above sea level on a south-facing slope, in an area characterised as “undulating lowland farmland with wooded brooks”, while the historic landscape character type is “post-medieval enclosure”¹.
- 2.2 The cartshed stands at the eastern end of the group, at NGR SD 72219 45285, and its west side is attached to a stone-built former stable.

3 Project context

- 3.1 Planning permission and listed building consent for “*construction of a detached two-car garage within the curtilage of the Grade II Listed Building, demolition of cart shed attached to existing detached outbuilding and associated works including partial exposure of the culverted watercourse and provision of a new entrance*” were granted by the council on 17 September 2026.
- 3.2 A heritage assessment of the site made in 2017² identified the cartshed as “*A timber open cartshed of austerity construction, attached to the east end of the former stable and of early-mid 20th century date*”, while the demolition methodology submitted with the 2026 applications³ included the proposal for a full photographic record of it (“*including exterior elevations, interior, structural*

¹ Lancashire County Council MARIO map

² Garry Miller 2017 *Proposed development at Thornbers, Waddington, Ribble Valley Heritage Assessment*

³ Stanton Andrews Architects 2026 *Thornbers, Slaidburn Road, Waddington BB7 3JJ. Demolition Methodology: Timber Cart Shed*

details and any surviving fabric") to be completed and archived before demolition.

- 3.3 In their response to the applications, Lancashire County Council's Historic Environment Team (the local planning authority's consultee) concurred with that proposal and recommended that the record should be made with reference to the standards set out in Historic England's *Understanding Historic Buildings*, and a digital copy of the record should be submitted to the county Historic Environment Record.

- 3.4 Consequently, condition 4 of the respective approvals stipulates:

No works relating to the removal of the cart shed shall be undertaken by the applicant, or their agent or successors in title, until they have secured the creation of a photographic record of the cart shed 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.

The cart shed shall be removed in strict accordance with the submitted 'Demolition Methodology'.

- 3.5 Stephen Haigh has been commissioned to carry out the work necessary to satisfy this requirement, except for the final paragraph.

4 Archaeological and historical background

- 4.1 While the farmhouse at Thornbers appears to date from the 17th century and later, the cartshed is a mid 20th century timber structure believed to have minimal heritage significance.

5 Aim of the project

- 5.1 The proposed conversion will lead to the total loss of the cartshed, and the aim of the project is to create a photographic record of it, and place that in the public domain by deposition with the Lancashire Historic Environment Record.

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 in accordance with Historic England's "*Photographic Survey*"⁴.
- 7.2 The 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 cartshed and its 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.
- 7.3 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. 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.
- 7.4 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 autumn 2026, although the start date is subject to approval of this WSI by the local planning authority.

9 Report preparation

- 9.1 Following all site work, a brief report on the recording will be produced. It will be illustrated appropriately, with a location map, relevant extracts from historic maps, and a full set of photographs, with their positions marked on a copy of the architect's survey drawing.

⁴ Historic England 2016 *Understanding Historic Buildings*, p27

- 9.2 The report will be supplied to the Lancashire Historic Environment Record and to the client, for them to submit to the local planning authority. It will also be submitted to OASIS⁵, from where it is expected to be published to the Archaeology Data Service Library.

10 Archive deposition

- 10.1 The project archive will be entirely digital and will comprise a full set of photographs generated during the recording. It will also be submitted to Historic Environment Record⁶.

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.

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⁵ An online reporting form to provide information about archaeological investigations to Historic Environment Records, etc <https://oasis.ac.uk/>

⁶ Peter Iles of the Lancashire Historic Environment Team confirmed by telephone that submission of the archive elsewhere would not be required for this project