

PROJECT DESIGN & QUOTATION


Historic Building Survey

THE BARNS,
TEEWOOD FARM,
SLAIDBURN ROAD,
WADDINGTON,
LANCASHIRE

Client: M and A Hurst

Report No: 2023-09 (MA 862)

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1. INTRODUCTION

1.1 Planning background

Both the farmhouse and Barn B appear to be shown on the First Edition O.S. plan of 1851, and then occur on successive O.S. plans. Barn A, the smaller barn, was constructed sometime between 1886 and 1908, according to successive O.S. plans.

A Level II/III historic building survey is required as a record of the two barns, prior to any refurbishment works. The proposed recording comprises a planning condition of the proposed development (No.26), and is defined by this WSI. The planning application number for Ribble Valley Borough Council is 3/2022/0777. This WSI was commissioned by Anna May of Define Architects of Ancoats, Manchester. The planning condition was outlined in a letter of 7 November 2022, from Peter McCrone of the Lancashire Archaeology Service, to the R.V.B.C. Head of Planning Services.

1.2 Location

The property is located about 1.5km to the north of Waddington, and 4km to the north-west of Clitheroe. It lies in Waddington Civil Parish, Ribble Valley District (OSNGR 37225 34545). Historically, before 1974, this area was located within the North Riding of Yorkshire.

1.3 Topography

The farm site lies at about 190m OD, on a gentle south facing slope, between the valley of the river Ribble and the upland moorland area of Waddington Fell, to the north. The site itself was probably open moorland, until enclosed and improved during the post-medieval period.

1.4 Geology

At depth, the site is underlain by the coarse sandstones of the Clitheroe Limestone Formation and Hodder Mudstone Formation, of Carboniferous age, about 340 million years in age. This is overlain by glacial tills of the Quaternary period, deposited during a more recent glacial period. The moorlands to the north were underlain directly by the Pendle Grit Member, of Carboniferous age (Geology of Britain viewer | British Geological Survey (BGS)).

2. REGIONAL RESEARCH FRAMEWORK

The two-volume publication 'An Archaeological Research Framework for North West England' makes reference to buildings of the agricultural landscape (Vol 2, 140-41). As traditional farm buildings become disused, they are either converted or demolished, with evidence for form and function being lost. Late 19th and 20th century farmsteads were in many cases radically altered, especially in the areas peripheral to rapidly growing urban centres, due to the demand for dairy products. The barns at Teewood Farm are located within what appears to be an area of late post-medieval enclosure, suggesting an origin within the late 18th or early 19th century, and may contain evidence for such regional economic changes.

3. PROJECT OBJECTIVES

Detailed survey work is required to be undertaken on the building and peripheral area. The required stages to achieve this are as follows:

- (1) Limited desk-based historic research, utilising identified sources
- (2) Site-based recording and interpretation
- (3) Reporting and archive production
- (4) Archive deposition

4. METHOD STATEMENT

In line with the objectives and stages of the archaeological work stated above, the following work programme is submitted.

4.1 Desk-based historic research (by Dr Peter Arrowsmith)

It is proposed that a limited amount of desk-based research will be undertaken, including consultation of online OS plans. The following will be assessed:

Lancashire Historic Environment Record

Published sources

Historic mapping, including available Enclosure Plans, and Tithe plan and apportionment.

Census returns, historic newspapers and trade directories

On-line archive catalogues, including NMR

Primary sources in West Yorkshire Archive Service at Wakefield.

4.2 Site recording work

4.2.1 Historic Building Survey

The building is required to be recorded at Level 3 (Historic England, 2017). It may be possible to utilise the existing surveyed AutoCAD 2D drawings, although invariably more details will need to be added.

- (a) External wall elevations, to determine the original construction phase, and subsequent alterations. Manually created survey drawing would be used, in conjunction with colour rectified photographs taken using a digital camera.
- (b) No.1 cross sections of each barn, to facilitate identification of primary roof structure components.

(c) Floor plans at ground level in each barn, phased according to construction periods.

(d) Possibly detailed drawings to indicate mason's marks, mouldings, Baltic Timber Marks, etc.

4.2.2 Drawn records (*Matrix Archaeology*)

The drawn field records would be redrawn in 2D AutoCAD 2021, then drawings produced in accordance with the guidance and drawing conventions outlined within Historic England's *Understanding Historic Buildings: A Guide to good recording practice* (2017). However, with regard to CAD layering conventions within the former guide, it is proposed to use *nine* CAD layers, as follows:

These designated layers would be as follows:

LAYER NAME	LAYER CONTENT	LINE TYPE	LINE THICKNESS
(1) BORDER	Drawing borders	Solid black	0.40mm
(2) TEXT	All text, scales, compass points	Solid black	0.20mm
(3) CENTRELINE	Section lines, centre lines (machinery etc)	Dashed & dotted red	0.00mm
(4) ONCUT	Wall lines	Solid black	0.30mm
(5) BELOW CUT	Detail below or beyond cut line	Solid black	0.00mm
(6) ABOVE CUT	Detail above or in front of cut line	Dashed black	0.00mm
(7) FORMER CUT	Line of demolished or projected wall	Dashed black	0.30mm
(8) PLANNED CUT	Planned wall line, but never built	Dashed blue	0.30mm
(9) HATCH	Phasing cross-hatching	Solid black	0.00mm

Where possible, the drawings would be colour-phased, to indicate any perceived construction-period variations. Additionally, components would be colour cross-hatched to indicate material types, ie grey for iron/steel; light brown for timber; black stipple for gritstone; red stipple for sandstone, etc.

4.2.3 Textual description of building and features

A detailed textual description will be undertaken of the building and internal features, concentrating upon the materials used, subsequent changes, and building development.

4.2.4 Photographic record

There would be two elements to the photographic record:

i. Rectified photography

Where possible, the external elevations of the building would be recorded by rectified photography, using a colour digital camera. This is to be located orthographically with relation to each elevation, with the elevation planes being set parallel to the plane of the camera shutter. The digital images would be used to produce scaled digital images.

These would be annotated and presented with the AutoCAD drawings, to define the building phasing.

ii. Digital photography

Additionally, a full digital photographic survey of the buildings will be undertaken. This will be undertaken in colour digital, with a 12 megapixel sensor, using a wide-angle lens, with scales in photographs where appropriate (ie roof spaces and basement areas). Photography would be undertaken in accordance with the publication *Digital Image Capture and File Storage* (Historic England, 2015).

The camera used will be a Canon EOS 1100D (DSLR), with a Tamron 10-24mm wide angle zoom lens. For internal photos, lighting will comprise a Canon Speedlite 430EXII. All image locations would be indicated upon the floor plan(s) produced within the drawn record.

4.3 Fabric analysis and interpretation

4.3.1 Analysis

Analytical plans, elevation drawings, and sectional elevations, will depict the boundaries between identifiable building periods, phases of construction, and repair, including the positions of any reused material, colour shadows, or structural 'ghosting' indicating removed components.

4.3.2 Interpretation

An interpretation of the fabric history will be offered in the light of the evidence generated during the building survey, augmented by the evidence from the existing corpus of cartographic and historical research. Attention will be focused on the original plan form of the building, and the nature and extent of subsequent alterations to the fabric.

4.4 Archive and report

4.4.1 Archive

The results of Stages 3.1 - 3.4 will form the basis of a fully integrated archive to professional standards, in accordance with current English Heritage guidelines (*Management of Research Projects in the Historic Environment*, Historic England, 2015).

The digital archive drawings will be presented in AutoCAD 2021, in dwg files. All drawings will be produced in AutoCAD, at A3 format. Each sheet will be fully titled. Drawing conventions for plans and sections will follow the general guidelines as issued by Historic England's *Understanding Historic Buildings: A guide to good recording practice* (2017).

Digital photographic images will be titled, and will be included within the report as an index of images. These will also be provided digitally, in RAW and TIFF form, with the latter being presented in both colour and black and white form.

An online OASIS form will be filled out, and the digital report and archive will be presented to the ADS, in line with the Lancashire County Council Museums Service 'Guidance for the Deposition of Archaeological Archives', 2020.

4.4.2 Reporting

Two bound and a digital copy reports would be prepared for submission to the client. Each report would be in two sections; firstly the textual report at A4 format, and secondly the drawings and photographs, at A4 and A3 format. These reports will present, summarise, and interpret the results of the programme detailed in *Stages 4.1-4.3*, and include appropriate illustrations, including copies of the buildings plans and elevation drawings, reduced to an appropriate scale (although drawings are field recorded at 1:50 or 1:100, it may not be always appropriate to reproduce them at this scale). The report will summarise the history of the site, and include a full text recording the significance of the archaeological and architectural evidence. Recommendations will be produced to highlight potential for any further recording or watching brief works. Paper and digital copies of the reports would be submitted to Ribble Valley Borough Council and LCAS. An entry will be made in the OASIS catalogue, and a PDF submitted to the ADS archive, as well as digital copies of the historic maps, photographic record, and the AutoCAD files.

The report layout will be as follows:

Abstract Summary

- (1) Introduction, explaining background to work
- (2) Scope & methodology
- (3) Location, including geology, geomorphology, aspect & soils
- (4) Historical background of the site, with reference to historical maps and material derived from desk-based research (4.1 above).
- (5) Building descriptions, on a building or space-by-space basis, including floor plans, structures, features and materials.
- (6) Any below-ground archaeology potential, including for 'lost' buildings, structures, or features.
- (7) Site interpretation, including reference to similar buildings within the area, where possible.
- (8) Sources & bibliography.
- (9) Index to digital and photographic archive.

Appendix - WSI

Building location plan, based upon the detailed topographic survey.

Map regression for the site, using the relevant historical maps (mainly O.S.), as well as copies of all historic photographs and images of the building.

Floor plans, elevations, and cross sections for the buildings, with archaeological details indicated.

Plates – digital photographs reproduced in colour, in excess of 1200 dpi. The plates will include copies of any historical images (copyright permitting).

4.5 Other Matters

4.5.1 Project monitoring

Any proposed changes to this project design will be agreed with the client and Lancashire Archaeology Service prior to commencement of any fieldwork. A preliminary meeting could be arranged at the outset of the project, if necessary. Further meetings to review the progress of work could occur during the programme.

4.5.2 Health and Safety

Full regard will, of course, be given to all Health and Safety considerations. Matrix Archaeology fieldwork conforms to all the provisions of the SCAUM (Standing Conference of Unit Managers) Health and Safety manual. Risk assessments are undertaken as a matter of course for all projects. COVID considerations are covered as a matter of course.

4.5.3 Access

Matrix Archaeology should be provided with unrestricted access to the buildings for the duration of the individual archaeological surveys. The client's building surveyor should advise on any areas which are deemed unsafe for working.

4.5.4 Independence

Matrix Archaeology is a limited company, taking full employment responsibility for all of its employees and sub-contractors.

4.5.5 Quality Assurance

All of the works will be conducted in accordance with the guidance and guidelines of the Chartered Institute of Archaeologists (CIfA); with respect to the following documents:

Standard and guidance for historic environment desk-based assessment (updated 2020).

Standard and guidance for the archaeological investigation and recording of standing buildings or structures (updated 2019).

Standard and guidance for the creation, compilation, transfer and deposition of archaeological archives (updated 2020).

5. PROJECT COSTINGS

5.1 Historic Building Survey

Historical Research

£XXX.00

Archaeological building recording and photography

£XXXX.00

Reporting and archiving

£XXX.00

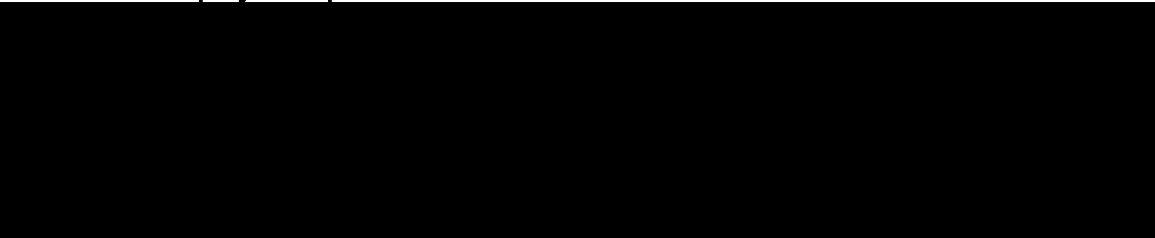
TOTAL COST: £XXXX.00 plus VAT, inclusive of all expenses

The total cost quoted is a fixed price, inclusive of all management, overheads, and other disbursement costs (travel and expenses), to undertake the programme of work as defined in the project brief and this project design. Any other variations from this programme of work at the clients' direction will require re-costing.

6. STAFFING

The fieldwork will be undertaken and supervised by [REDACTED] BSc, MAAIS [REDACTED]. He has worked as a professional archaeologist since 1985.

His former employment posts are as follows:



The desk-based historic research will be carried out by [REDACTED] who is a specialist in the use of historical sources for the interpretation and understanding of standing buildings and below-ground remains, and was previously [REDACTED] of the former *University of Manchester Archaeological Unit* (UMAU).