

# BARN AT WEAVER'S FARM, CABUS, BOROUGH OF WYRE, LANCASHIRE

WRITTEN SCHEME OF INVESTIGATION FOR HISTORIC  
BUILDING RECORDING, SEPTEMBER 2021

(APPLICATION NUMBER 21/00875/COUQ)

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### *1. The site*

The subject of the record is the barn at Weavers Farm, Weavers Lane, Cabus, in the borough of Wyre, Lancashire.



*Map 1. The application building*

### *2. Designation*

The building is neither statutorily nor locally listed and is therefore considered in planning terms to be an undesignated heritage asset.

### *3. Consented development*

An application has been made to Wyre Borough Council (application number 21/00875/COUQ) to determine if prior approval is required for a proposed change of use of agricultural buildings to dwellinghouses (Class C3), along with associated works.

#### 4. Recording condition

A record of the building has been proposed by Lancashire County Archaeology Service as a condition of consent (Condition 19). The wording of the condition reads:

*Condition: No works shall take place on the site 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.*

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

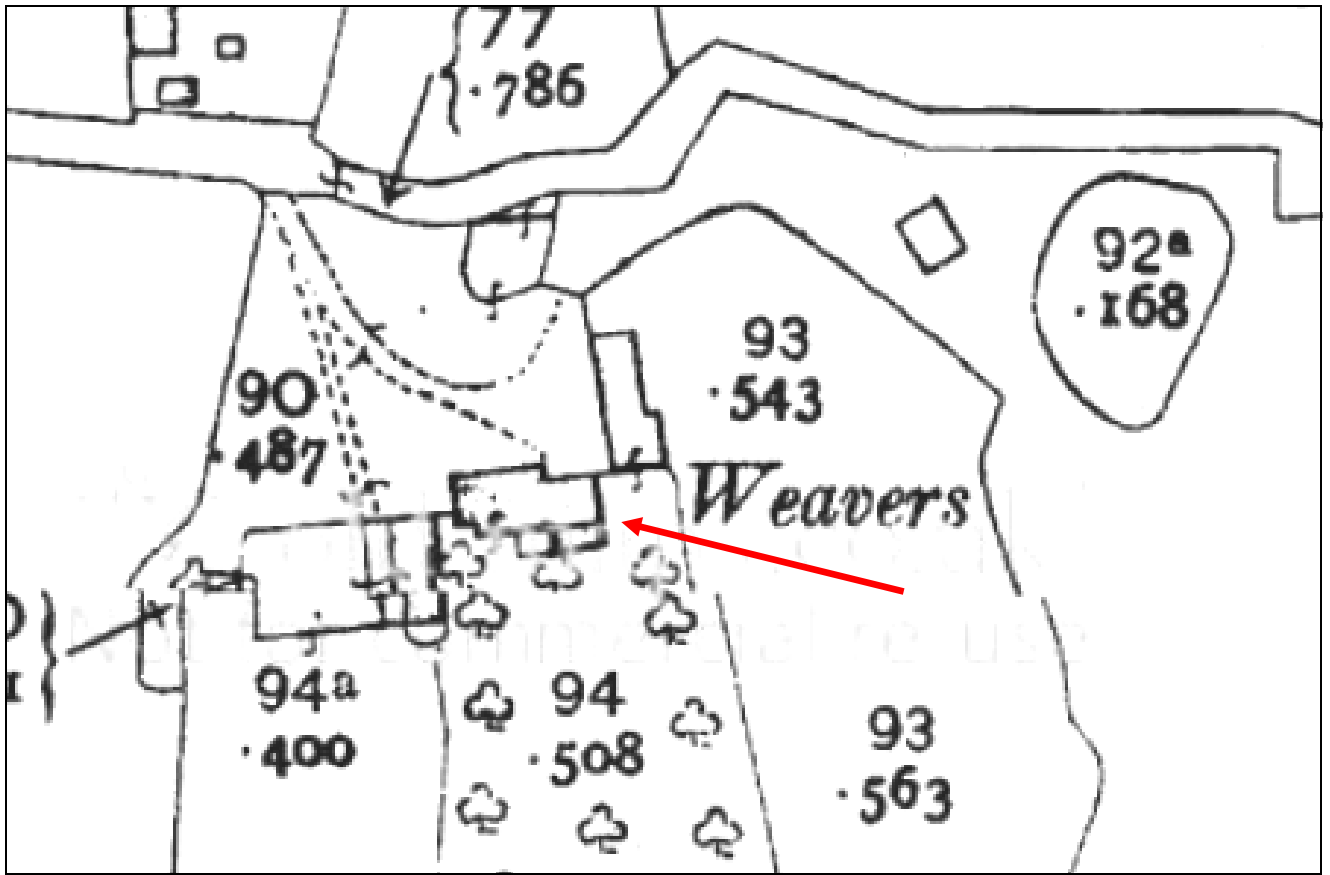
*Note: The programme of works should comprise the creation of a record of the building to Level 2-3 as set out in 'Understanding Historic Buildings' (Historic England 2016). It should include a full description of the building, inside and out, a drawn plan, elevations and at least one section (which may be derived from a checked and corrected architect's drawing), 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 archaeological contractor to the standards and guidance of the Chartered Institute for Archaeologists ([www.archaeologists.net](http://www.archaeologists.net))*

#### 5. Appointment

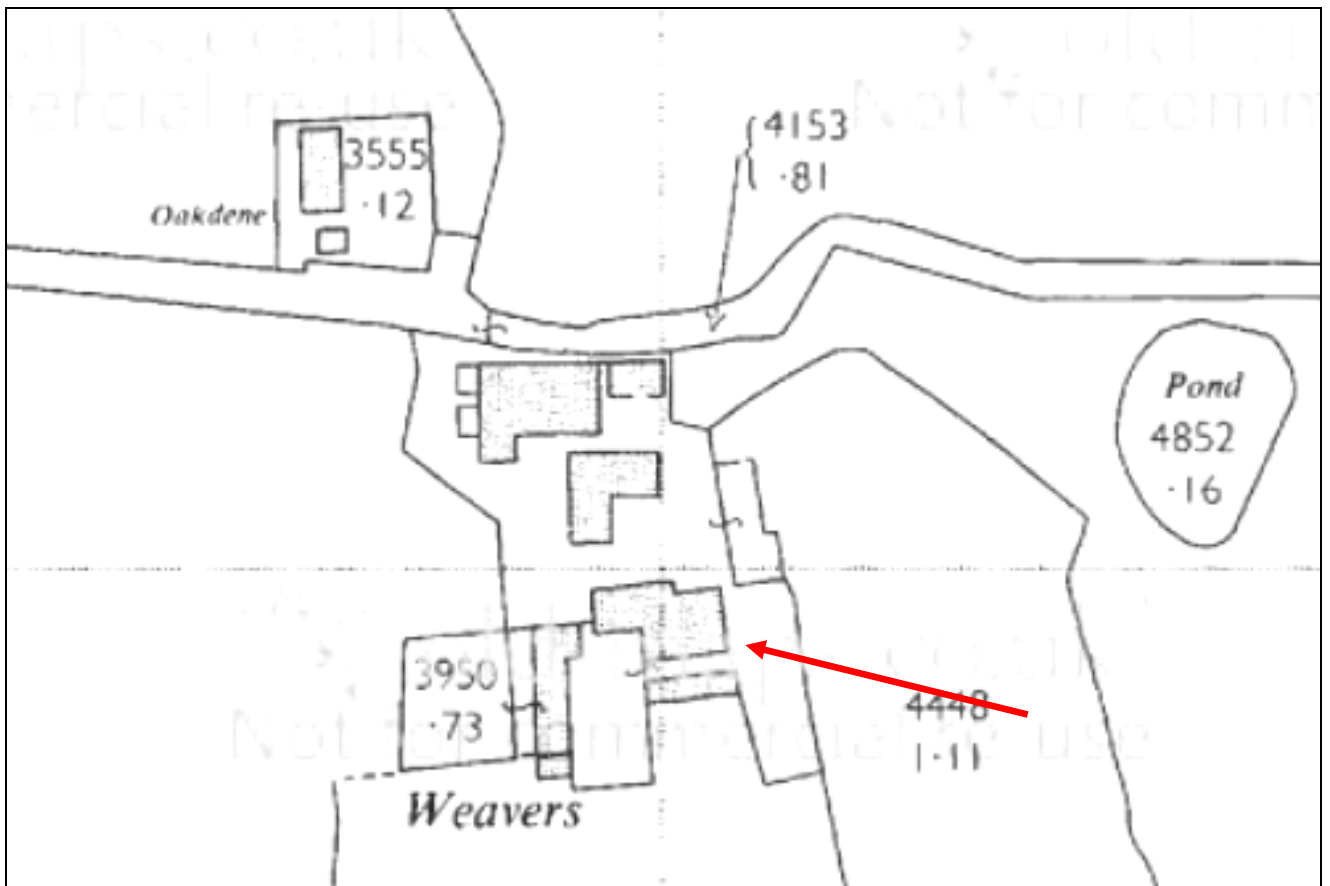
Garry Miller Heritage Consultancy has been appointed to compile the present Written Scheme of Investigation. The recording work will be undertaken by North Star Archaeology, who have been consulted during production of this WSI.

#### 6. Historical background

Weaver's Farm is possibly the site named *Faulkner's* on William Yates' 1786 map of Lancashire. The farm is first shown in detail on the first edition of the six-inch Ordnance Survey map surveyed in 1844-1845. The application building is shown as a staggered linear structure on the OS map of 1892 (Map 2, following page), subsequently extended to the rear by the 1960s (Map 3).



Map 2. The building as depicted on the 25-inch mapping of 1892



Map 3. Extensions to the rear are shown on the edition of 1961

## *7. Scope of the work*

- a. Survey and photography.** An external and internal photographic survey will be undertaken. High quality digital images will be taken in JPEG and RAW formats, the former to be used in the report, with the RAW images forming a separate archive. Existing architects' floor plans of the building, checked on site and amended where necessary, will be adapted to Historic England conventions with phasing (where evident) shown. A cross-section will be included. Significant fittings, where surviving, will be photographed and annotated on the plans.
- b. Historical background.** This will essentially be drawn from the existing heritage assessment, and will include a map regression exercise, using Ordnance Survey editions, along with reference to readily-available historical sources.
- c. Significance assessment.** A brief summary of the building's heritage significance will be provided.
- d. Report format.** The structure and content of the report will provisionally be as follows:
  1. Key Data
  2. Executive Summary
  3. Site Location
  4. Background to the Report
  5. Historical Context
  6. Description of the Building
  7. Summary of Significance
  8. Viewpoints of Images
  9. Principal Sources

## *8. Survey procedure*

The survey will take the following form:

- **Phase 1.** A complete exterior and interior survey of the building in its present state prior to demolition. This will form the principal record.
- **Phase 2 (possible).** A return visit may be undertaken during the demolition process, should it be considered during Phase I that this is necessary to better record aspects/features of the building which otherwise would be difficult to see, or access safely.

## *9. Output*

PDF copies to be issued for condition discharge to the client, agent, Wyre Borough Council and Lancashire Archaeology Advisory Service. The archive (report and disk of images) to be deposited with the Historic Environment Record approximately six months from completion.

## *10. Safety*

Health and safety are paramount, and will be observed at all times. Personal safety will not be placed at risk for any reason during the course of the work, and lone working will not be undertaken. Any areas of the building which are ultimately considered inaccessible for safety reasons will not be surveyed, and will be identified as such within the report.