

ROECROFT FARM, ULNES WALTON LANE,
LEYLAND, PR26 8LT



Written Scheme of Investigation
For Archaeological Building Recording

North Star Archaeology

For Mr C & R Barlow

August 2021

Job no 6/21

NGR SD 50879 19891

Planning application reference: 21/00622/LBC

1. Introduction

1.1. Project and planning background

- 1.1.1. Permission has been granted for redevelopment of the site of Roecroft Farm, Ulnes Walton Lane, Leyland, including the demolition and conversion of existing buildings to create 5 residential dwellings (planning reference 21/00622/LBC). Condition 7 of the planning consent notice states as follows:

“No site preparation, clearance or demolition works shall take place until the applicant or their successors in title has secured the implementation of a programme of building recording, analysis and reporting work. This must be carried in accordance with a written scheme of investigation, which shall first be submitted to and agreed in writing by the Local Planning Authority. The programme of works should comprise the creation of (i) a detailed descriptive record of the building; and (ii) a full set of photographs of the building, inside and out with a key plan showing the location and direction of all images. This work shall be carried out to level 2-3 as set out in "Understanding Historic Buildings" (Historic England 2016). The work must be undertaken by an appropriately qualified and experienced professional contractor to the standards and guidance of the Chartered Institute for Archaeologists. A copy of this record shall be submitted to the Local Planning Authority and the Lancashire Historic Environment Record”.

- 1.1.2. Archaeology is a material consideration in the planning process under paragraph 199 of the National Planning Policy Framework (NPPF) (MoHCLG 2018), which outlines a requirement to record and enhance understanding of the significance of any heritage assets to be lost during the proposed development in a manner proportionate to their importance, and to make this evidence (and any archive generated) publicly accessible.
- 1.1.3. The WSI is for the historic building recording of two farm buildings (buildings 2 and 7 on the plan, Figure 2) associated with Grade II listed Roecroft Farmhouse, to Historic England Level 2-3. The existing farmhouse is not the part of the application. Buildings 2 and 7 are being converted into dwellings and the remaining farm outbuildings are being demolished but offer no historic value.

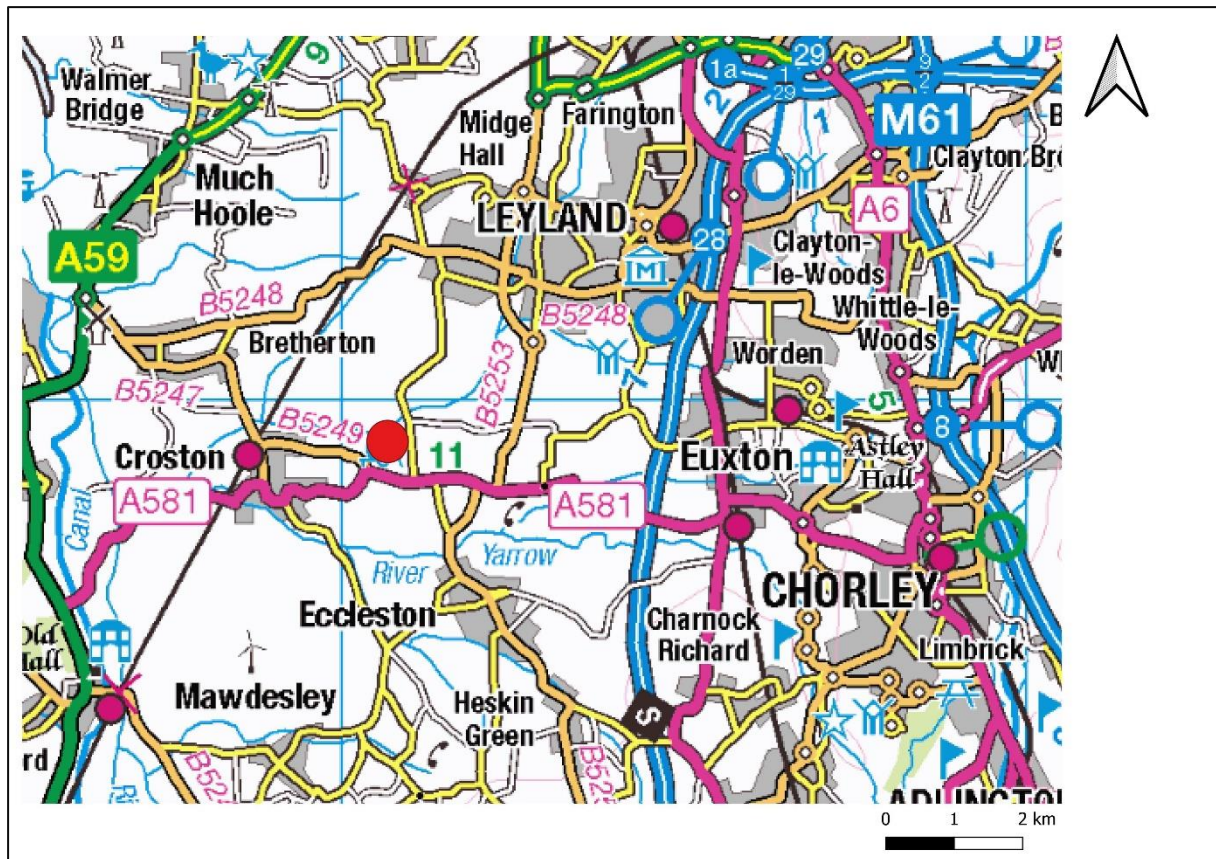


Figure 1 Site location.

1.2. Site description

- 1.2.1. The site is located immediately to the west of Ulnes Walton Lane. The total site area amounts to 4,032 m².
- 1.2.2. According to the local plan the site is positioned within the Green Belt area.
- 1.2.3. The historical use of the site was originally agricultural, however around 20 years ago the use changed to one of industrial/commercial storage. Since then, the primary use of the land is evidenced as caravan storage, vehicle storage, fencing materials storage, builders yard storage etc.
- 1.2.4. Building 2 (Figure 2) is a single-storey curtilage building to the farm complex and is of lower significance. Constructed in the early 20th century. Originally a 2-unit plan in a plain stretcher bond with stone sills under slate roof, there is no evidence of links between the rooms. A central chimney is evident both externally and internally suggesting the building was likely accommodation for agricultural workers. It was extended to the north in the mid – 20th Century and again to the west of this in the late 20th century (Rowan 2020).
- 1.2.5. The barn to the north (building 7, Figure 2) has been altered over time. It displays evidence of being a Lancashire Barn, likely between the late 18th and mid-19th century, with 3 characteristic doors on the north elevation leading into the shippon, and 2 lofts over shippon and stable. The barn has been extended to the east and west, the eastern outshut possibly a rebuild of an earlier section. The barn has also undergone some rebuilding to the southern elevation, the north elevation being original in style and design. Internally

the central range, the original part of the barn, displays evidence of the original plan form of the building, and evidence of cart doors on the western elevation, since bricked up. The dividing wall is of rubble stone and brick, and may have been added at a later date, and the original openings are evident. There is evidence of the earlier roof design with retention of king post trusses and purlins and rafters, however, the roof covering is 20th century corrugated steel. Original openings are evident externally, particularly within the original range north elevation, the central pitching eye being of importance to the style of barn, and also helping establish the original footprint of the barn. The ventilation slots also provide evidence of its use as a barn. The western section is a later addition and has been used at some point for animal storage (Rowan 2020).



Figure 2 Plan of the site.

2. Archaeological and historical background

- 2.1.1. The farmhouse was built in the 18th century and first appears on the 1849 Ordnance Survey map.
- 2.1.2. The barn also first appears on the 1848 Ordnance Survey map and was probably built between the late 18th and mid-19th century.
- 2.1.3. To the west of the farmhouse, building 2 first appears on the 1927 OS map, whilst building 8 to the north of building 7, first appears on the 1909 Ordnance Survey map.



Figure 3 Ordnance Survey Map, 1894.

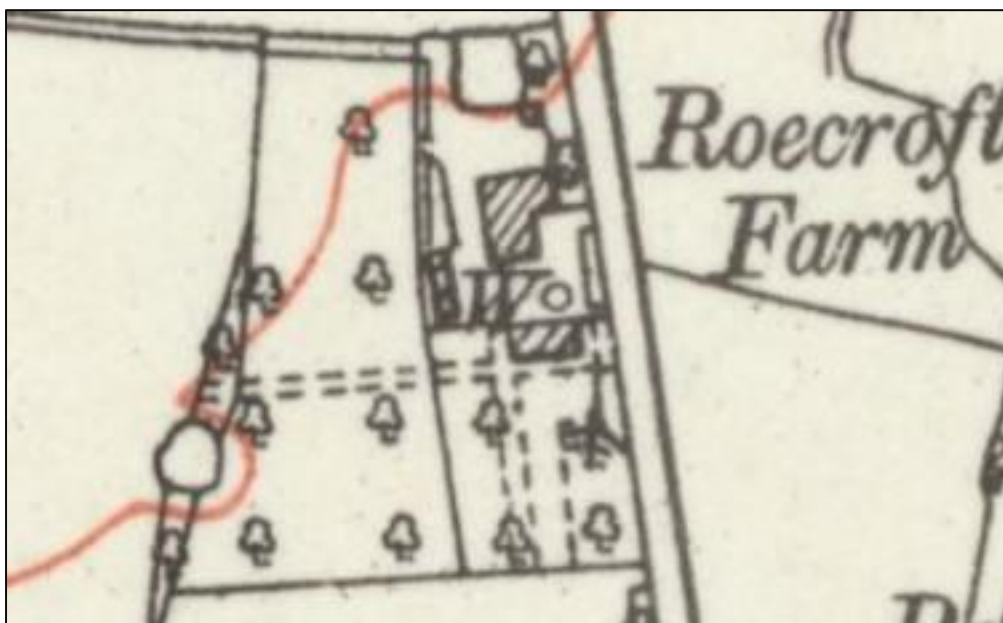


Figure 4 Ordnance Survey Map, 1927.

3. Historic building recording

3.1. Historic building recording objectives

3.1.1. The objectives of the building recording are as follows.

- To produce a detailed description of the farm buildings.
- To produce a photographic record based on high quality digital colour images, with photographic scales with all photographs descriptively captioned and cross referenced to a plan(s) clearly showing the viewing position, direction and photographic image reference.
- To produce and appropriate historic context account for the buildings at Roecroft Farm to outline their historic significance.

3.2. Methodology

3.2.1. All aspects of the building recording will be conducted according to the guidelines in Understanding Historic Buildings – A guide to good recording practice by Historic England (2016) and the ClfA's Code of Conduct (2014a) and The Standards and Guidance for Archaeological Building Recording (2014b).

3.2.2. The photographic record will be undertaken using colour digital photography taken using a high quality SLR cameras. Where possible, photographs will include a graduated scale and cameras will be mounted on tripods for extra stability. Details of the photographs will be recorded on pro-forma index sheets, which include location, subject and orientation. Digital recording will be undertaken in accordance with Historic England's 2015 *Digital Image Capture and File Storage: Guidelines for Best Practice*.

3.2.3. The building recording drawn record will include the following:

- Site location plan at a suitable scale (preferably indicating the position of the site within the country, within the county and a clear plan of the precise location/outline of the structure i.e. 1:50).
- Existing architects' floor plans of the buildings, checked on site and amended where necessary, will be adapted to Historic England conventions with phasing (where evident) shown.

3.3. Monitoring Arrangements

3.3.1. Whilst the work is undertaken for the client, Chorley Council and their archaeological advisors will be kept fully informed of the work and its results. Any proposed changes to the project design will be agreed with Chorley Council in consultation with the client.

3.4. Report

3.4.1. Following completion of the building recording, an illustrated report will be produced according to ClfA guidelines (2014) which will contain the following as a minimum.

- Non-technical summary
- Introduction, to include acknowledgements, project circumstances, outline details of archaeological and geological background and site description
- Location Plan
- Detailed historical background to the house including historic mapping and where possible details from the census.
- Aims and Objectives
- Methodology
- Objective statement of results
- Conclusion and statements regarding confidence in the conclusion
- Archive Location
- Photographic or other illustrations as appropriate
- Any supporting data in either tabulated or appendix form
- References and Bibliography

3.4.2. The report will be submitted to Chorley Council and the Lancashire Historic Environment Record within three months of completion of the project.

3.5. Archive deposition

3.5.1. The paper, material and photographic archive will form the basis for an assessment of its implications for local, regional and national research objectives, where appropriate.

3.5.2. A full archive comprising the paper and digital material generated during the project will be collated and curated according to English Heritage MAP 2 (1991) and Brown (2007).

3.5.3. The archive will be deposited with the Lancashire Archives and Lancashire Historic Environment Record with the site owners' consent.

3.5.4. At the start of work (immediately before fieldwork commences) an OASIS online record will be initiated, and key fields completed on Details, Location and Creators forms. All parts of the OASIS online form will be completed for submission to the Lancashire HER. This will include an uploaded pdf version of the entire report (a paper copy will also be included within the archive).

3.6. Copyright

3.6.1. North Star Archaeology shall retain full copyright of any commissioned reports, tender documents, or other project documents, under the Copyright, Designs and Patents Act 1988 with all rights reserved, excepting that it hereby provides an exclusive licence to the

client for the use of such documents by the client in all matters directly relating to the project as described in the project design.

4. Timetable and staffing proposals

- 4.1.1. It is envisaged that the building recording will take one day to complete.
- 4.1.2. The building recording will be managed by Ric Buckle, who has considerable experience of managing and conducting projects of this nature. All staff will be suitably competent to undertake the tasks to which they are appointed.

5. General items

5.1. Health and safety

- 5.1.1. North Star Archaeology provides a Risk Assessment for each project. All site procedures are in accordance with the guidance set out in the Health and Safety Manual compiled by the *Standing Conference of Archaeological Unit Managers* (1997). A written risk assessment will need to be read and understood by any site staff prior to the commencement of work, and copies will be made available on request to all interested parties.

6. References

Chartered Institute for Archaeologists (CIfA). 2014a. *Code of Conduct*.

Chartered Institute for Archaeologists (CIfA) 2014b. *The Standards and Guidance for Archaeological Building Recording*.

Ministry of Housing, Community and Local Government (MoHCLG). 2018. National Planning Policy Framework. Crown Copyright, London.

Historic England 2016. *Understanding Historic Buildings. A Guide to Good Recording Practice*. London, Historic England.

Rowan, I 2020. *Heritage Statement in connection with proposed development at Roecroft Farm, Ulnes Walton Lane, Chorley*.

Standing Conference of Archaeological Unit Managers (SCAUM) 1997, *Health and Safety in Field Archaeology*.