

# Old Hall Farm, Oswald Street, Burnley, Lancashire:

## Written Scheme of Investigation

### for Building Recording, Analysis & Reporting

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**Burnley Borough Council, ref: FUL/2022/0705, condition 8**

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#### 1 Introduction

- 1.1 This written scheme of investigation (WSI) sets out the work proposed for the recording of Old Hall Farm, as commissioned by the developer Mr Chaudhry via his agent Peak Architecture Ltd. The work is required by condition 8 of planning permission for "*Conversion of farmhouse & former barn to six dwellings (Use Class C3) with associated parking and landscaping*".

#### 2 Location

- 2.1 Old Hall Farm stands about 1km north of Burnley town centre, on the east side of Oswald Street, at NGR: SD 83893 33749. It stands alone within an area of undeveloped land, and comprises a single, south-facing linear range of stone buildings, the farmhouse forming the west end and the barn the east.
- 2.2 The agricultural setting for the buildings has been entirely lost, but it still presently remains isolated in the landscape.

#### 3 Project context

- 3.1 The buildings at the site form a non-designated heritage asset included on the council's local list, and planning consent was granted on 22 August 2023.
- 3.2 In their consultation response<sup>1</sup> to the application, Lancashire County Council's Historic Environment Team noted that the farmhouse and barn are recorded as eighteenth century, and are therefore of sufficient interest to merit a record prior to conversion.
- 3.3 Consequently, condition 3 of the consent stipulates:  
No development shall take place until the applicant or their agent or successors in title has secured the implementation of a programme of building recording, analysis and reporting work. 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.

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<sup>1</sup> of 3 January 2023

- 3.4 The owner has commissioned Stephen Haigh to carry out the work necessary to satisfy this requirement.

#### 4 Archaeological and historical background

- 4.1 The site is recorded in the Lancashire Historic Environment Record as PRN6383, where there is a very brief note on its historical background and recent appearance.
- 4.2 A heritage statement concerning the barn was supplied by Stephen Haigh to support the planning application. This found that the buildings retain much of their eighteenth century external appearance, but internally there have been major changes, particularly to the barn, as the site was adapted to use as a care home or guest house in the late twentieth century<sup>2</sup>. Within the barn this involved the insertion of many new openings, a new first floor and attic, and numerous dividing walls.



South front, June 2023

- 4.3 RCHME<sup>3</sup> undertook some recording at the site in 1984 (probably shortly before the building was converted from agricultural use), including photography of the barn's roof trusses<sup>4</sup>. The Historic England Archives catalogue notes eleven photographs.
- 4.4 Historic England Research Records also suggest that RCHME or English Heritage conducted an investigation in 1995, but it is not clear whether this is simply a duplication of the 1984 entry<sup>5</sup>.

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<sup>2</sup> Details of that conversion are not available on the council's online planning archive

<sup>3</sup> Royal Commission on the Historical Monuments of England - now part of Historic England

<sup>4</sup> <https://historicengland.org.uk/images-books/photos/volume/BF103926>

<sup>5</sup> [https://www.heritagegateway.org.uk/Gateway/Results\\_Single.aspx?uid=1337390&resourceID=19191](https://www.heritagegateway.org.uk/Gateway/Results_Single.aspx?uid=1337390&resourceID=19191)

## 5 Aims of the project

- 5.1 The proposed conversion will lead to the loss or masking of some historic features, fabric, and character. The aim of the project is to identify, interpret and record significant evidence relating to the buildings' historic character and development, and place this in the public domain by deposition with the Lancashire Historic Environment Record and the Archaeology Data Service.

## 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 to Historic England's Level 3, an "analytical" study<sup>6</sup>.
- 7.2 Recording will include drawn, photographic, and written records of the farmhouse and barn. Limited historical research, mainly concerned with historic mapping, will also be carried out.
- 7.3 The drawn record will include a ground floor plan of the range at 1:100 scale, together with a cross-section through the barn at 1:50. These will be achieved by new measured survey, and will show all features of historic and architectural interest, such as additions to or insertions within the buildings, historic structural timbers, blocked openings, and significant fixtures and fittings. Conventions used in the drawings will be those specified by Historic England.
- 7.4 The photographic 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 site and setting, and the exteriors and interiors of the buildings, 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.
- 7.5 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,

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<sup>6</sup> Historic England 2016 *Understanding Historic Buildings*

sufficient independently to establish the scale of all elements of the building and its structure. 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.

- 7.6 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 spring 2024, although the start date is clearly subject to prior approval of this WSI by the local planning authority.

## **9 Report preparation**

- 9.1 Following all site work, a report on the recording will be produced within two months. It will be illustrated appropriately, with location maps, extracts from historic maps, copies of the survey drawings, and photographs. It will be supplied to the client for him to forward to the local planning authority, and Stephen Haigh will submit it to OASIS<sup>7</sup>, from where it is expected to be published to the Archaeology Data Service Library.
- 9.2 It is presumed that insofar as condition 8 is concerned, development at the site may proceed as soon as site recording has been completed, but before completion and deposition of the report.

## **10 Archive deposition**

- 10.1 The project archive will be entirely digital. It will comprise a full set of photographs at original size and resolution, and will be submitted to the Archaeology Data Service via ADS-easy for long term curation. This will be linked to the full report containing a full set of drawings, which will be submitted via OASIS to the ADS as above.

## **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. He reserves the right to seek amendments to this project design where dictated by professional judgement or

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<sup>7</sup> An online reporting form to provide information about archaeological investigations to Historic Environment Records, etc <https://oasis.ac.uk/>

health and safety considerations for example, but any changes will be agreed with the planning authority as appropriate.

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