



Historic Environment
Consultancy.
HERITAGE AND ARCHAEOLOGY

LIGHTWOOD FARM, ASHBOURNE
ROAD, CHEADLE

WRITTEN SCHEME OF
INVESTIGATION FOR LEVEL 2
BUILDING RECORDING

AUGUST 2017

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SAPLING ASSOCIATES

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CLIENT: PAUL McCORMACK, SAPLING ASSOCIATES

PROJECT NAME: LEVEL 2 BUILDING RECORDING AT LIGHTWOOD FARM

PREPARED BY: HELEN MARTIN-BACON, MCIFA, DIRECTOR

A handwritten signature in black ink, reading 'Helen Martin-Bacon'.

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NON-TECHNICAL SUMMARY

Commercial Archaeology Ltd (CAL) has been commissioned by Mr. Paul McCormack of Sapling Associates to undertake the preparation of a Written Scheme of Investigation (WSI) for a level 2 building survey on a barn at Lightwood Farm, Ashbourne Road near Cheadle (NGR SK021428).

The Staffordshire Historic Environment Record (HER) contains no information relating to the farm apart from the fact that it is recorded on the Staffordshire Historic Farmsteads Survey as an isolated farmstead laid out around a regular U-plan courtyard with farmhouse set long side on to the yard. The farmstead also appears to be marked on William Yates's map of Staffordshire 1775 indicating that it had probably been established by at least the late 18th century.

As the barn is considered of local historical interest and a contributor to local distinctiveness and character Staffordshire Moorlands District Council, on the advice of the Staffordshire County Council Planning Archaeologist, requires a programme of building recording is carried out on the barn prior to its conversion for residential use (planning application number SMD/2016/0429).

*This WSI will provide a measurable standard for the programme of building recording and this will accord with the relevant standards and guidance laid out by the Chartered Institute for Archaeologists (CIfA) and will conform to guidance from Historic England as set out in its publication *Understanding Historic Buildings. A Guide to Good Recording Practice* (HE 2016).*



1 INTRODUCTION

A planning application (SMD/2016/0429) was submitted to Staffordshire Moorlands District Council for the conversion of an existing barn into dwellings at Lightwood Farm, Ashbourne Road, Cheadle. The barn forms the western range of a U-shaped set of farm buildings arranged around a courtyard. The central and eastern ranges of the farm buildings have already been converted for residential use under Class Q permitted development rights.

As conversion of the western range falls outside of Class Q permitted development Staffordshire Moorlands District Council, on the advice of the Staffordshire County Council Planning Archaeologist, has imposed a condition which states:

Prior to the commencement of the development hereby permitted, a written scheme of archaeological investigation shall be submitted to and approved by the Local Planning Authority. The scheme shall provide details of the programme of building recording to be carried out within the site, including appropriate publication. The approved scheme shall thereafter be implemented in full accordance with approved plans.

The programme of building recording is required prior to conversion works commencing on the barn.

Given the local heritage significance of the barn it has been advised by Staffordshire County Council Planning Archaeologist that a level 2 building recording survey is an appropriate and proportionate response. The building recording survey will be undertaken in accordance with the Historic England volume '*Understanding Historic Buildings. A Guide to Good Recording Practice* (HE 2016).

The latter document defines a level 2 building recording survey as a descriptive record which requires both the interior and exterior of a building to be described and photographed



resulting in an analysis of the building's development and use. A plan of the building along with additional sketched plans, sections and drawings may also be included where necessary.

The objective of this WSI is to establish a measurable standard of work which is acceptable to the Local Planning Authority acting on the advice of the Staffordshire County Council Principal Archaeologist. All stages of the work will be carried out in accordance with the requirements contained within Historic England guidance entitled the *Management of Research Projects for the Historic Environment* (MoRPHE).

2 HISTORICAL AND ARCHAEOLOGICAL BACKGROUND

The Staffordshire Historic Environment Record contains no entries relevant to Lightwood Farm apart from the fact that it is recorded on the Staffordshire Historic Farmsteads Survey as an isolated farmstead laid out around a regular U-plan courtyard with farmhouse set long side on to the yard. The farmstead also appears to be marked on William Yates's map of Staffordshire 1775 indicating that it had probably been established by at least the late 18th century.

3 PROJECT OBJECTIVES

The objectives of the level 2 building recording survey are to:

- Identify the earliest element of the barn at Lightwood Farm and prepare a written, photographic and drawn record which elucidates the functional and developmental history of the barn;
- Record the presence of fixtures and fittings along with any other evidence for the introduction of power/mechanisation to the structure during the 19th century;
- To place the barn within the context of the history of the farmstead and of the wider landscape.



4. METHODOLOGY

A written record of the building recording survey will be maintained and supported by the production of annotated plans. Existing architect plans will be used for this purpose. All plans will be drawn at an appropriate scale. Where appropriate, individual scaled records will be made of timber jointing, chamfered/stopped beams, fixtures and fittings etc. Where appropriate the building recording will identify possible timbers suitable for dendrochronological dating and if appropriate this will be carried out as part of the works.

A full photographic record (colour and black and white digital photographs) will also be maintained including contextual shots, general shots of structures and detailed images of fixtures, fittings and phase change evidence. This will be supported by a photographic index. All photographs will include a scale and where appropriate a north arrow.

A site specific Risk Assessment will be prepared prior to the building recording survey commencing and all relevant health and safety requirements will be abided by throughout the course of the building survey.

5. REPORTING AND ARCHIVING

A report on the building recording survey will be prepared within 8 weeks of completion of the fieldwork. This report will be written in accord with the ClfA *Standards and Guidance for Archaeological Investigation and Recording of Standing Buildings and Structures* 2014.

The report will contain the following elements:

- Non-technical summary;
- Introduction to the site and planning background;
- Aims and objectives of the project;
- Methodology;
- Structural description;



- Documentary and cartographic research;
- Interpretation and conclusion;
- Supporting drawings and plans;
- Photographic gazetteer;
- Location of archive, and
- References.

The conclusion will include a description of the phased development of the barn and a review of any innovative technologies, functions or mechanisations identified during the course of the building recording survey. Where appropriate these elements will be considered within the context of the West Midlands Regional Research Framework - *The Archaeology of the West Midlands - A Framework for Research* (2011).

The report will also make reference to the Staffordshire County Council document *Staffordshire Farmsteads Character Statement*.

All written, drawn and photographic material arising from the building recording survey will form the site archive and will be deposited with the Potteries Museum and Art Gallery under a unique accession number. The site archive will be prepared in accordance with established professional guidelines.

All digital records will be securely stored in an appropriate format which can be maintained in perpetuity in their original form and in line with current best practice as laid down in *Archaeological Archives: A guide to best practice in the creation, compilation, transfer and curation* (Brown, D 2007).

Should significant remains be recorded during the project it may be necessary to undertake a full programme of analysis and publication in accordance with the guidelines contained in Historic England's *Management of Research Projects for the Historic Environment* (MoRPHE).

A copy of the report will be submitted to the client, to the SCCPA and the Staffordshire HER. A short summary report for inclusion in the next edition of the journal *West Midlands*



Archaeology will also be prepared should the results of the building recording survey warrant it.

6 PERSONNEL

The building recording will be undertaken by a suitably qualified individual or organisation operating in accordance with the relevant Chartered Institute for Archaeologists (CIfA) standards and guidance.





HERITAGE SERVICES:

Constraints reports for land acquisition.
Desk-Based Assessments.
Heritage Impact Assessments.
Heritage Statements and Assessment of Significance.
Listed Building and Scheduled Monument Consents.
Historic Landscape Assessments.
Conservation Area Appraisals and Management Plans.
Historic Building Recording.
Setting Assessments.

ARCHAEOLOGICAL SERVICES:

Project Management and Set Up.
Preparation of Methodologies.
Scoping and negotiation with LPAs
Preparation of Mitigation Strategies.
Preparation of WSIs.
Full range of Fieldwork Services.
Consultancy and Advice.
Preparation of Risk Assessments.
PR & CSR/Public Outreach.

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