

LOWER EASTFIELD FARM

Thurgoland, South Yorkshire

Written Scheme of Investigation for Historic Building Recording

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Northern Office

Cedar House
38 Trap Lane
Sheffield
South Yorkshire
S11 7RD

Tel: 0114 287 0323

Midlands Office

The Garden Room
Coleshill House (No.3)
75 Coleshill Street,
Sutton Coldfield
Birmingham
B72 1SH

Tel: 01543 479 226

Southern Office

The Old Tannery
Hensington Road
Woodstock
Oxfordshire
OX20 1JL

Tel: 01865 364 543

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I INTRODUCTION

I.1. BACKGROUND

I.1.1. This document forms a Written Scheme of Investigation (WSI) for a programme of historic building recording at Lower Eastfield Farm, Thurgoland, South Yorkshire (**Figure 1**), centred on National Grid Reference SE 29846 02736.

I.1.2. This programme of work was requested by Barnsley Metropolitan Borough Council (MBC) as a condition of planning permission for the conversion, renovation and extension of the existing barns and farmhouse. The condition (no. 9) states:

No development, including any demolition and groundworks, shall take place until the applicant, or their agent or successor in title, has submitted a Written Scheme of Investigation (WSI) that sets out a strategy for archaeological investigation and this has been approved in writing by the Local Planning Authority. The WSI shall include:

- *The programme and method of site investigation and recording.*
- *The requirement to seek preservation in situ of identified features of importance.*
- *The programme for post-investigation assessment.*
- *The provision to be made for analysis and reporting.*
- *The provision to be made for publication and dissemination of the results.*
- *The provision to be made for deposition of the archive created.*
- *Nomination of a competent person/persons or organisation to undertake the works.*
- *The timetable for completion of all site investigation and post-investigation works.*

Thereafter the development shall only take place in accordance with the approved WSI and the development shall not be brought into use until the Local Planning Authority has confirmed in writing that the requirements of the WSI have been fulfilled or alternative timescales agreed.

Reason: To ensure that any archaeological remains present, whether buried or part of a standing building, are investigated and a proper understanding of their nature, date, extent and significance gained, before those remains are damaged or destroyed and that knowledge gained is then disseminated.

I.2. CONSULTATION

I.2.1. The following Written Scheme of Investigation has been provided to the conservation officer at Barnsley MBC and South Yorkshire Archaeology Service (SYAS) for their approval.

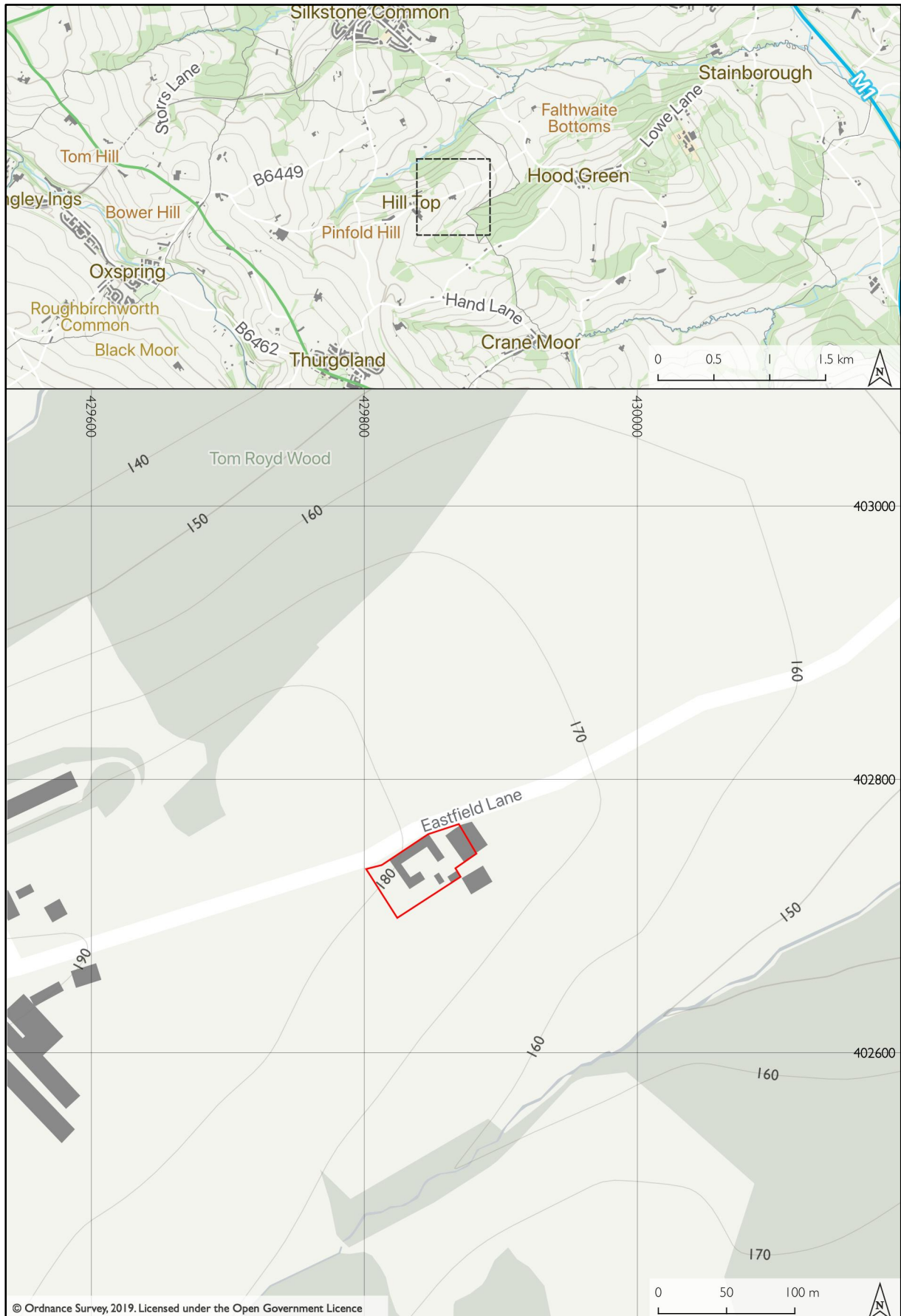


Figure 1: Site Location

2 SITE DETAILS

2.1. LOCATION

- 2.1.1. Lower Eastfield Farm situated on the southern side of Eastfield Lane in the parish of Thurgoland, c.1.75km north-east of Thurgoland and c.1.85km south of Silkstone Common.

2.2. ARRANGEMENT

- 2.2.1. The farm (**Figure 2**) comprises a collection of agricultural buildings and a farmhouse, principally arranged around a regular courtyard plan with detached buildings to the south-east and larger modern sheds beyond the site boundary to the south-east and east.



Figure 2: Site Layout showing proposed section and elevation drawings

3 HISTORIC BASELINE

3.1. HISTORICAL BACKGROUND

- 3.1.1. Lower Eastfield Farm has not been subject to previous historical research or investigation, and thus relatively little is known of its origins.
- 3.1.2. The farm was present on the 1815 enclosure plan for the township of Thurgoland, showing it lay within an area of irregular enclosures, presumably a combination of piecemeal enclosure and assart. The route of Eastfield Lane is shown as having followed a curvilinear path, passing through the centre of the farm yard at Lower Eastfield Farm. The present alignment is shown on the plan in red, diverting the road to the north of the farm. Buildings appear to be shown on the same footprint as Buildings 1-6, although the road is shown passing north of Building 1 and 2, cutting through what is now part of Building 3.
- 3.1.3. Later Ordnance Survey mapping of the 1850s and 1890s shows the addition of Buildings 7 and 8, with a cart passage shown at the position of the former road where it passed between Buildings 2 and 3.

4 AIMS AND STRATEGY

4.1. AIMS

4.1.1. The principal aim of the project is to record the structures of Lower Eastfield Farm, to make a permanent record in advance of their alteration, and to contribute to the understanding of the origin and development of the site. The specific objectives of the programme of archaeological recording are to:

- to provide a descriptive, drawn and photographic record of the buildings;
- to identify and record any structural evidence and fixtures/fittings that demonstrate the development and use of the buildings;
- to analyse the results of the survey including a systematic account of the building's origins, development and use, and a discussion of the buildings broader stylistic and historical context.

4.2. RESEARCH QUESTIONS

4.2.1. Based on currently available information, the following research questions are proposed:

1. What can be determined from the surviving fabric in relation to the phases of construction, including date of construction, planform, circulation and use?
2. What evidence is there for different functional spaces within the buildings, how did use change through time and what can that tell us of the evolution of the buildings?
3. How do the uses and changes evident in the evolution of the farm relate to the surrounding landscape, and to what extent do they relate to regional and national trends in farming?

4.3. DELIVERABLES

4.3.1. The outputs deriving from this project will include:

- A historic building record prepared to Historic England Level 3 standard collated into a fully indexed project archive for deposition with Barnsley Archives (sections 5.2 & 5.4);
- A descriptive report presenting the results of the survey to be distributed digitally to the Client and Barnsley Metropolitan Borough Council, and made publicly available through South Yorkshire SMR and OASIS (Online Access to the Index of archaeological investigations) (section 5.3).

5 METHODOLOGY

5.1. STANDARDS

- 5.1.1. The project will conform to current national guidelines as set out in the Chartered Institute for Archaeologists' Standard and Guidance for the archaeological investigation of standing buildings or structures (ClfA 2014a); Standard and Guidance for the creation, compilation, transfer and deposition of archaeological archives (ClfA 2014b); and Historic England's *Understanding Historic Buildings: a guide to good recording practice* (2016).
- 5.1.2. All work is to be undertaken by The JESSOP Consultancy, a ClfA Registered Organisation, who employees appropriately qualified and experienced staff who are Corporate members of the ClfA.
- 5.1.3. The proposed methodology has been designed in accordance with a **Level 3 (Analytical) Survey** as set out by Historic England (2016).

5.2. RESEARCH

- 5.2.1. A historical baseline for the property will be produced to identify evidence of the origins of the building, its history of use and any historical associations with people or events.
- 5.2.2. Research will be conducted using material and resources held by Barnsley Archives, and as accessible through other readily available sources (i.e. local library and online sources). Source of information will include:
 - 1. Plans and maps of the site and its environs;
 - 2. Trade and Business Directories;
 - 3. Place and street name evidence;
 - 4. Oral history evidence (where already recorded);
 - 5. Historical documents and photographs;
 - 6. Records and information held by Barnsley MBC;
 - 7. The South Yorkshire Sites and Monuments Record (SMR);
 - 8. Appropriate archaeological and historical journals and books; and
 - 9. Geotechnical data, where available.

5.3. BUILDING RECORDING METHODOLOGY

Photography

5.3.1. The exterior and interior areas of the building will be recorded prior to the development comprising b/w record photography. Where colour is determined to form an important part of the record, supplementary colour slide photography will also be taken. Metric ranging poles of an appropriate size, will be used as a scale and details of each image will be recorded on pro-forma recording forms.

5.3.2. The photographic record will comprise:

1. General views of the buildings in their wider setting (HE 2016, photography item 1).
2. The buildings' external appearance (HE 2016, photography item 2).
3. Further views as desirable to reflect the original design intentions of the builder or architect (HE 2016, photography item 3).
4. The overall appearance of the principal rooms and circulation areas (HE 2016, photography item 4).
5. Any external or internal detail, structural or decorative (HE 2016, photography item 5).
6. Any dates, signage, graffiti, makers plates etc. (HE 2016, photography item 7).
7. Any building contents which have a significant bearing on the building's history (HE 2016, photography item 8).

Measured Survey

5.3.3. Existing architectural drawings exist for the site and will be used as a base for archaeological observation during the course of the works. The accuracy of all drawings will be checked on site and corrected where required.

5.3.4. The drawn record (see **Figure 2**) will comprise:

1. Floor plans (drawn at 1:100 scale) illustrating all archaeological observations including the form and location of any structural features or evidence of fixtures of historic significance (HE 2016, drawn record items 2 and 6).
2. Sections (as shown on **Figure 2**; drawn at 1:50 scale) of Buildings 1, 2, 3, 4, 5 & 6;
3. South elevation (as shown on **Figure 2**; drawn at 1:50 scale) of Buildings 1 and 2;
4. Measured drawings, as necessary, of historically significant structural or architectural details at a suitable scale (HE 2016, drawn record items 3 and 5).
5. A plan or plans identifying the location and direction of accompanying photographs (HE 2016, drawn record item 8).

5.3.5. The measured survey will be supplemented with survey notes, recorded on pro-forma sheets, to document observations and details of features, phasing and construction not captured in the drawn record. The level of detail will proportionate to the objectives of the project.

5.4. REPORTING

5.4.1. At the end of the fieldwork programme a final report will be prepared to present the results and interpretations of the recording and monitoring.

5.4.2. The final report will include (encompassing HE 2016, report sections 1-3, 5-9, 11-13, 16, 18 & 23):

- Project specific fieldwork codes and dates
- Non-technical summary
- Site location and relevant designations
- Aims, purpose and research objectives of the fieldwork
- Methodology
- Discussion of the history of the site
- Evidenced account of the building's overall form and its successive phases of development
- Analysis of the results of the survey, including account of building's past and present uses
- Conclusion and recommendations for further analysis
- Acknowledgements
- Bibliography and References
- Illustrations and photographs

5.4.3. The report will be illustrated with an appropriate selection of drawings, plans and photographs that will be cross-referenced to the statement of results and discussion.

5.5. ARCHIVE

5.5.1. The completed archive comprising site notes, drawings, and photographs, will be in accordance with standard guidance (ClfA 2014b) and the specific guidelines of Bamsley Archives.

5.5.2. The archive shall include:

- Site notes;
- Drawings made in 5H pencil on archive stable drafting film;

- Photographs, professionally printed on silver-based archive stable paper, with negatives and prints provided in clear archive stable wallets. The photographs will be marked on their rear with the site name, grid reference, date, photographer and subject.
- A paper copy of the final report, including a copy of this WSI.

5.5.3. All records will be marked with the site name, with appropriate keys and scales as necessary, and the archive accession number if required. The archive will be accompanied by a full index.

6 MANAGEMENT OF THE ARCHAEOLOGICAL WORKS

6.1. TIMETABLE AND MONITORING

- 6.1.1. Bamsley MBC's conservation officer and South Yorkshire Archaeology Service will be offered the opportunity to undertake a site inspection, and sufficient notice of the commencement of fieldwork will be provided in order that this can be scheduled. All monitoring visits will be documented and agreed by each party.
- 6.1.2. On completion of the programme of archaeological recording, Bamsley MBC's conservation officer and South Yorkshire Archaeology Service will be notified and sufficient evidence of the record provided in order to demonstrate the successful completion of the recording stage. It is envisaged that at this stage Bamsley MBC will give permission for works to commence at the site
- 6.1.3. The final report on the archaeological recording will be finalised within 3 months of completion of the survey and provided to the Bamsley MBC's conservation officer and South Yorkshire Archaeology Service for approval.
- 6.1.4. The project archive will be deposited with the appropriate repository within 6 months of completion of the survey. Bamsley MBC's conservation officer and South Yorkshire Archaeology Service will be notified upon receipt of confirmation of transfer from the repository.
- 6.1.5. Any deviation from this programme should be documented and agreed by each party.

6.2. FEATURES OF UNEXPECTED SIGNIFICANCE

- 6.2.1. Should features of high value to the significance of the building/s, or of potential national archaeological importance, be identified that would be impacted by the permitted planning application, then, the archaeologist will notify the owner, project architect and Bamsley MBC's conservation officer and South Yorkshire Archaeology Service to discuss how these features might be preserved or enhanced within the scheme.

7 HEALTH AND SAFETY AND INSURANCE

7.1. HEALTH AND SAFETY

- 7.1.1. The archaeological monitoring will be undertaken in accordance with the 1974 Health and Safety at Work Act. Appropriate Personal Protective Equipment (PPE) will be worn at all times.
- 7.1.2. All equipment will be suitable for the purpose and in sound condition and comply with Health and Safety Executive recommendations.
- 7.1.3. A project specific Risk Assessment will be prepared prior to work commencing on site and all personnel will be made aware of all Risks and Hazards associated with the project.

7.2. INSURANCE

- 7.2.1. The JESSOP Consultancy currently holds (as of January 2020) Professional Indemnity cover of £2,000,000 (Hiscox policy no: PL-PSC10001920851/00), Public Liability cover for £5,000,000. (Aviva policy no: 24765101CHC/UN/000580), and Employers Liability cover for £10,000,000. (Aviva policy no: 24765101CHC/UN/000580).

8 COPYRIGHT

8.1. PAPER AND DIGITAL ARCHIVE

- 8.1.1. The copyright and ownership of the paper and digital archive from the archaeological work will rest with the originating body – The JESSOP Consultancy. The JESSOP Consultancy will deposit the material with the recipient museum or repository on completion of the contracted works, whereupon and to whom they will transfer title and/or licence the use of the records. This licence will allow the repository to reproduce material, including for use by third parties, with the copyright owner suitably acknowledged

8.2. REPORT

- 8.2.1. Full copyright of each report shall be retained by the originating body (the archaeological organisation undertaking the work) under the Copyright, Designs and Patents Act 1988 with all rights reserved, excepting that the Developer will be licensed: to use each report in all matters directly relating to the scheme; and to make each report available for public dissemination as part of the dissemination measures identified in section 3.4.

9 SUPPORTING INFORMATION

BIBLIOGRAPHY

Chartered Institute for Archaeologists (CIfA). 2014a. *Standard and Guidance for the archaeological investigation of standing buildings or structures*. CIfA: Reading

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