

THE BARN, OFF CHURCH STREET,
BOLTON-ON-DEARNE, BARNSLEY S63 8LP
(Listed Building Consent application 2016/1335)

WRITTEN SCHEME OF INVESTIGATION FOR
A PROGRAMME OF ARCHITECTURAL
AND ARCHAEOLOGICAL RECORDING

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WRITTEN SCHEME OF INVESTIGATION FOR A PROGRAMME OF ARCHAEOLOGICAL AND ARCHITECTURAL RECORDING PRIOR TO DEMOLITION, THE BARN, OFF CHURCH STREET, BOLTON-ON-DEARNE, BARNSELEY S63 8LP (Listed Building Consent application 2016/1335)

1 SUMMARY

- 1.1 This Written Scheme of Investigation (WSI) details a programme of archaeological and architectural recording that will be undertaken prior to the demolition of a number of buildings on land off Church Street, Bolton-on-Dearne, Barnsley S63 8LP (NGR SE 45472 02475 centred). This written scheme has been produced by Ed Dennison Archaeological Services Ltd (EDAS), at the request of the applicant's agents, Townsend Planning Consultants.

2 SITE LOCATION AND DESCRIPTION

- 2.1 The to-be-demolished buildings lie in a now derelict piece of land off the south side of Church Street, which itself runs between High Street and Angel Street, in Bolton-on-Dearne, Barnsley. The site, which will subject to re-development once the existing buildings have been demolished, is surrounded by residential housing to the east and west, by a depot to the south and Church Street and the Cross Daggers Public House to the north (see figure 1).
- 2.2 The site was formerly part of a farm in the centre of Bolton-on-Dearne, unnamed on historic maps. The farmhouse lay at the north end of the rectilinear north-south aligned plot, with two agricultural ranges forming an L-shape to the south. The north-south range was slightly longer, lying parallel to the east side of the plot, while the east-west range connected with its south end and extended across almost the full width of the plot. The historic maps show open ground, presumably a yard, to the south of the buildings.
- 2.3 A barn on the site, representing the east-west range, is a Grade II Listed Building, named as "Barn approximately 50 metres to south of Cross Daggers Public House" and first listed on 18th April 1985. The description states: *Barn now joinery works. Coursed sandstone rubble, Welsh slate roof. Single storey. Five bays, central cart entrance. Quoins. Central boarded doors in chamfered quoined opening, segmental arch with voussoirs. Rubble stone buttresses to right of entrance. Slit vents to lower and upper part of wall, now mostly blocked in brick. Inserted window to ground floor right. Shaped kneelers, gable copings (partly missing). Rear: matching, but taller, cart entrance. Interior: four principal rafter trusses with double trenched purlins and diagonal-set ridge. Rear cart entrance walled up internally. Attached buildings to rear not of special interest.*
- 2.4 The buildings remained in use as a joinery workshop until c.2010, when there was a major fire. This led to the abandonment of the complex, and the eastern half of the east-west range forming Listed Building was demolished soon after (see plate 1). The land and property remained in the ownership of the applicant's father and she inherited the responsibility for the derelict site in 2016. The main surviving north-south range was in a deteriorating state, and so some emergency repair work was undertaken and the site securely fenced off from trespassers. Since then, the buildings have continued to deteriorate, so that they are now in a fragile and unsafe state; there is also evidence of unauthorised access. Only the two storey north-south range is partially roofed,

although many the roof timbers and floors are rotten or have fallen (see plates 2 and 3), and the west end of the east-west range remains as an overgrown and roofless shell (see plate 1). A more modern brick structure runs north from the east-west range (see plate 4).

- 2.5 A Statement of Significance, and a separate Design and Access Statement, for the proposed demolition works has been issued by the agents for the developer, and these have been submitted with the current Listed Building Consent application (2016/1335).

3 PLANNING BACKGROUND

- 3.1 An application for Listed Building Consent for the demolition of the barn was approved by Barnsley MBC on 25th October 2017. Permission was granted, subject to a number of conditions, including one which relates to archaeological recording.

- 3.2 This condition (no. 3) states: *No development, including any demolition or groundworks, shall take place until the applicant, or their agents or successors 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 programme of 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.

- 3.3 Full planning permission was also approved for the subsequent re-development of the site, for five residential units, by Barnsley MBC on 25th October 2017. No conditions requiring archaeological recording were attached to this permission.

- 3.4 This document forms the 'Written Scheme of Investigation' required by Condition 3 of the Listed Building Consent, and its content has been discussed and agreed with the Local Planning Authority's archaeological advisors, the south Yorkshire Archaeology Service. It should be noted that discussions have been held with the archaeological advisors to confirm that the archaeological and architectural recording only relates to the standing buildings, and that no subsequent archaeological investigation will be required prior to or during subsequent development of the site.

4 SURVEY METHODOLOGIES

Aims and Objectives

- 4.1 The aims and objectives of the archaeological and architectural recording work are to record the existing structures on the site, prior to their demolition.

General Comments

- 4.2 The scale and scope of the architectural and archaeological survey work will be determined by this WSI. Additional standards and guidance published by the Chartered Institute for Archaeologists, in their 2014 publication *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures*, will also be followed.
- 4.3 The architectural and archaeological recording work should not unduly delay the overall programme of site works, and much can be achieved through effective liaison and co-operation with the building contractor/developer. However, all parties should ensure that EDAS have sufficient time and resources to ensure compliance with all elements of this WSI. It is likely that the pre-demolition recording work will be accomplished through a limited number of separate site visits. Access to the site will therefore be afforded to EDAS at all reasonable times.

Documentary Research

- 4.4 An appropriate level of documentary research will be undertaken in local libraries and archives, as well as the Internet, to provide a history and context for the site. This work will include a consideration of the following sources:
- (i) archival plans and maps of the site and its environs, including historical pictorial and surveyed maps and including pre- and post-war Ordnance Surveys up to the present day;
 - (ii) trade and business directories;
 - (iii) relevant archaeological archives and historical journals and books;
 - (iv) place and street name evidence;
 - (v) oral history evidence (where available);
 - (vi) historical documents, leases, bills of sale, plans and historic photographs etc.
- 4.5 The South Yorkshire Sites and Monuments Record (SYSMR) and Historic England's 'Heritage Gateway' database, which provides links to the National Heritage List for England, the National Record of the Historic Environment (Pastscape) and the National Monument Record Excavation Index, will be consulted for all relevant entries for an area around the site not exceeding 500m. These entries will cover known archaeological sites as well as historic records and details of any previous archaeological investigations in the neighbourhood.
- 4.6 The results of the documentary research will be used to discuss the development of the site over time and the sequence of construction and uses of the buildings. Where possible, the results will be used to put the site and the standing building in context and establish their archaeological, architectural and historical significance.

Architectural and Archaeological Survey

- 4.7 Discussions with the South Yorkshire Archaeology Service Partnership have confirmed that a Level 3 historic building survey, as outlined by English Heritage (now Historic England) in their 2006 publication *Understanding Historic Buildings: A Guide to Good Recording Practice*, should be undertaken, subject to health and safety considerations. A report on the survey work will then be produced and an ordered archive prepared. A Level 3 survey is essentially an analytical record augmented by detailed photographs and appropriate plans.
- 4.8 It is accepted that it will not be possible to produce a complete survey of the complex, due to the health and safety issues. It is, for example, extremely dangerous to enter the roofed north-south agricultural range, and there is certainly no access to first floor level. However, it may be possible to undertake some limited internal survey work by standing in the doorways etc, to take photographs and remotely record room dimensions etc.

Vegetation Clearance

- 4.9 It can be seen from the accompanying photographs that there is some vegetation encroachment around the disused buildings, specifically localised growths of shrubby bushes. These will be cut down to ground level prior to any survey, and the debris removed away from the buildings so as not to obscure subsequent recording.

Measured and Drawn Survey

- 4.10 A new set of 1:50 scale ground floor plans of the existing buildings will be produced, to record the ground floor as they currently stand. As noted above, It is accepted that it will not be possible to complete the internal surveys, due to health and safety issues. If possible, depending on access, a section through the two storey north-south range will also be produced. The resulting drawings will show all visible architectural detail such as openings (blocked or unblocked), constructional detail, tool or timber marks, fixtures and fittings etc, and would conform to Historic England guidelines. The plans would be supplemented by more detailed drawings (e.g. at 1:20 and/or 1:10 scales to show original fixtures, fittings, joinery etc), sketch illustrations, phased plans etc where appropriate and relevant.

Photographic Survey

- 4.11 A general photographic record of the buildings and any readily-accessible ground floor spaces, together with close-up photography of significant details, will be undertaken. The guidelines produced by Historic England will be followed and each photograph will be provided with a scale where appropriate.
- 4.12 External photographs will be taken, as far as is possible, at a right angle to the external elevations, whilst the interior coverage will aim to produce a record of all significant spaces and individual details (subject to access). Artificial lighting and tripods will be used where necessary, subject to practicalities and access.
- 4.13 The primary photographic record will be produced using a medium format camera with perspective control using black and white silver-based film,

supplemented with 35mm colour slide photography. Additional digital photographs will be taken for illustrative purposes, using an SLR digital camera which has 12 mega-pixel resolution.

- 4.14 All photographs will be clearly numbered and labelled with the subject, orientation, date taken and photographer's name, and will be cross referenced to film and frame numbers. A photographic register detailing the location and direction of each film-based photograph will be completed, and the location and direction of each photograph will be noted on the relevant site and floor plans of each building.

Written accounts

- 4.15 Sufficient notes will be taken on site in order for a detailed description of the building to be prepared, illustrated with the drawn and photographic records. The written accounts will also include a list of salvageable material that could be taken from the buildings during demolition, for subsequent use in any later redevelopment of the complex.

Scientific Analysis

- 4.16 Given the nature of the surviving buildings, it is envisaged that no specialist architectural analyses will be required, for example the analysis of paint, mortar, stucco, etc and/or dendrochronological dating of timbers, radiocarbon dating etc. However, if it is felt that such work would be worthwhile and justified by any newly revealed features, discussions will be held with the client in advance of carrying out such work.

Modifications

- 4.17 The programme of recording work outlined above may be modified in accordance with the professional judgement of the staff undertaking the work, insofar as the overall provisions and objectives of this WSI would not be changed. Any variations in the project would be discussed and agreed in advance with the client and the South Yorkshire Advisory Service.

5 REPORTING AND ARCHIVING

- 5.1 Once the on-site fieldwork is completed, a fully indexed field archive would be prepared, following the guidance produced by Historic England. The archive will comprise primary written documents, plans, sections and photographs, and an index to the archive would also be produced. Black and white medium format photographs would be printed at a size of 6" x 4" (or equivalent), and prints will be labelled on the back of the print to include film and frame number, date recorded and photographers name, name and address of feature/building, and national grid reference. All material within the archive will be stored in archival-stable material, to include appropriate sleeves for the photographic prints and slides.
- 5.2 EDAS will obtain the site owner's consent for the donation of the building recording archive in the local record office (Barnsley Archives). EDAS will adhere to any specific transfer and donation requirements which the record office might impose; these might include charges for the storage and long-term curation of the site archive.

5.3 Within six weeks of the completion of all the site work (or longer if agreed with relevant parties), an EDAS survey archive report detailing the results of the building recording will be produced. The final report will include the following (as appropriate):

- A non-technical summary;
- Site code/project number;
- Planning reference number and SMR casework number;
- Dates of fieldwork visits;
- National Grid reference;
- A brief account of the project plan, research objectives, survey methodology, procedures and equipment used;
- A summary of the historical and archaeological background to the site;
- The results of the architectural and archaeological survey work, and an account of the overall form and development of the site and of the evidence supporting any interpretation, in the context of the known architecture/archaeology of the area;
- Conclusions, including an assessment of the importance of the findings in relation to the other remains on the site and in the region as a whole;
- Recommendations for any further analysis / work relating to the recorded finds;
- A bibliography and list of sources consulted;
- Site location plans, with scales;
- Survey plans and section drawings, showing ground level, Ordnance Datum and vertical and horizontal scales;
- Scanned copies of the black and white photographic prints, at 600dpi;
- Selected illustrative material, including general site photographs and photographs of any significant architectural features that are encountered;
- Specialist artefact and environmental reports, as necessary;
- Appendices containing a copy of this WSI, together with the details of any departures from that design, survey data and photographic registers and catalogues.

Appropriate drawn records of the structures and the complex as a whole would be produced as reduced A4 or A3 size paper copies within the body of the report; full scale drawings would be included within the site archive.

5.4 Copies of the final report will be supplied, for distribution to the client, the Local Planning Authority Planning Department and Conservation Officer, and the SYSMR. A copy of the final report will also be included with the site archive. The SYSMR, and other relevant interested parties, would also receive an electronic version of the report as a pdf file.

5.5 If the architectural/archaeological recording produces results of sufficient significance to merit publication in their own right, allowance will be made for the preparation and publication of a brief note detailing the findings of the project in an appropriate local journal.

6 MONITORING

6.1 It is assumed that the building recording work will be monitored, either by the SYSMR or the Local Authority Building Conservation Officer. EDAS would give a minimum of one week's notice of the commencement of site work so that arrangements for monitoring can be made as appropriate.

7 HEALTH AND SAFETY

- 7.1 As has already been noted, the site and the ruined buildings have significant health and safety issues. All site recording work will therefore be carried out with due regard for all health and safety considerations, and health and safety will take priority over archaeological matters. EDAS would comply with the Health and Safety at Work Act of 1974 while undertaking the work. A full copy of their Health and Safety Policy is available on request, and a Risk Assessment would be produced in advance of any site work. The site is privately owned and EDAS would indemnify the landowner in respect of their legal liability for physical injury to persons or damage to property arising on site in connection with the recording brief, to the extent of EDAS's Public Liability Insurance Cover (£5,000,000).

Ed Dennison, EDAS
1st December 2017



Plate 1: Remains of east-west agricultural range, showing upstanding western half and demolished eastern half, looking NE.



Plate 2: West side of north-south agricultural range, showing collapsing south end, looking NE.



Plate 3: East side of north-south agricultural range, showing collapsing roof and recent repairs, looking SW.



Plate 4: Modern brick structure on north side of east-west agricultural range, looking NW.