

**PYE HOUSE FARM, GRAVEL PIT HILL, CADNEY, BRIGG  
NORTH LINCOLNSHIRE, DN20 9HR**

**SPECIFICATION FOR A SCHEME OF ARCHAEOLOGICAL  
BUILDING RECORDING**

NGR: TA 01507 03498  
Planning application: PA/2017/385  
PCAS job no. 20/2313  
Archive acc. no.: TBC

Prepared for  
JPPC Chartered Town Planners

by  
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# PCAS ARCHAEOLOGY LTD.

## Specification for Archaeological Building Recording

Application: PA/2017/385  
Site: Pye House Farm, Gravel Pit Hill, Cadney, Brigg, North Lincolnshire DN20 9HR  
Company: JPPC Chartered Town Planners  
NGR: TA 01507 03498  
Date: January 2020  
Type: Photographic Building Survey (Level 2)  
Archive Repository: North Lincolnshire Museum  
PCA Contract Ref: 20/2313

### 1 Introduction

*Planning permission has been granted to 'erect a detached dwelling and demolish existing' at Pye House Farm, Gravel Pit Hill, Cadney, DN20 9HR' (PA/2017/385).*

Pye House Farm and farmstead is located at the western edge of the settlement of Cadney at the junction of Brigg Road and Gravel Pit Hill, an extension of Main Street. The village of Cadney is situated approximately 1.5 km to the east of the New River Ancholme, some 3.7km SSE of Brigg, within the administrative area of North Lincolnshire.

The building which is subject to this development comprises a detached three-storey farmhouse fronting on to Gravel Pit Hill. It is of three bays with a single-storey extension to the left and a 1½-storey element to the rear. A modern porch has a date stone of 1699. It occupies the southeast corner of a large grassed plot, with farm outbuildings and modern agricultural sheds to the north – these buildings are not included in this development. The plot is centred on NGR TA 01489 03507, while the farmhouse is located at TA 01507 03498.

Lincolnshire Farmstead Mapping records: *Pye House Farm, Cadney. Partially extant 19th century unlisted farmstead. Loose courtyard with L-plan range plus detached buildings to the third side of the yard. The farmhouse is detached from the main working complex. There has been significant loss (greater than 50%) of traditional buildings. Located within or in association to a village. Large modern sheds are located on the site.* (Heritage Gateway - Locus Consulting, 2014, *Lincolnshire Farmstead Mapping, 1536* (TABLE). SLS6966.)

Pye House Farm appears on the 1886-8 Ordnance Survey 25" first edition mapping and appears to be of Late 18<sup>th</sup> or early 19<sup>th</sup>-century date with some later additions. The datestone reset into the modern porch suggests an even earlier origin of the farm and the current building may contain elements within its fabric of this earlier date. The farmhouse is consequently of architectural and archaeological interest and local historic significance

Farmhouses are an important element of the Lincolnshire landscape and provide evidence of farming practices that have now largely disappeared, as well as contributing a sense of place and character. As its demolition will result in the loss of a non-designated heritage asset of local significance, the North Lincolnshire HER Officer has recommended a scheme of photographic building recording prior to and, if necessary during demolition to ensure that such information is not lost and in order to identify and record any surviving early structural remains.

## **2 Purpose**

Condition 8 placed on the full Planning Permission (PA/2017/385) stipulates that 'no demolition shall take place until the applicant, or their agents or successors in title, has produced an historic building record in accordance with a written specification, including a timetable for the recording, which has been submitted by the applicant and approved in writing by the Local Planning Authority prior to any development commencing.'

Where loss of heritage assets as a result of development is considered justified, paragraph 141 of the NPPF states that the 'Local Planning Authority... should also require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible [within the Historic Environment Record]'. This procedure also accords with saved Local Plan policy HE9.

As the proposed development will demolish the historic building – a non-designated heritage asset of local significance, a programme of building recording will be undertaken to preserve it by record prior to the commencement of the development.

This specification has been produced to detail the photographic building recording works. It has been prepared in accordance with a generic brief issued by the North Lincolnshire Historic Environment Record (henceforth 'NLHER') Officer and the requirements of the National Planning Policy Framework, 2019 (Dept for Communities and Local Government, 2019) as adopted in the relevant local plan policies. The works will be carried out in accordance with current best practice and the appropriate national and regional standards and guidelines, including:

- Code of Conduct (Chartered Institute of Field Archaeologists, 2014 as revised);
- Standards and Guidance for Archaeological Watching Briefs (CIFA, revised 2014);
- Standard and Guidance for Archaeological Standing Building Recording (CIFA, revised 2014);
- Understanding Historic Buildings: A guide to good recording practice (Historic England, 2016);

The report on the recording of the structure will be placed on the NLHER, a publicly accessible resource, and will form a long-term record of the building's history. It should be noted that separate conditions for a scheme of archaeological monitoring and recording on the groundworks are dealt with in a separate document, in preparation by this company.

## **3 Constraints**

There are no known constraints.

## **4 Scope of Works**

The photographic building survey will be undertaken broadly to Level 2 as outlined in Historic England, 2016 (see above). In summary, a level 2 photographic survey is a descriptive record, comprising a primary photographic archive of the structure and its setting and a general account of the building's origin, development and use, supplemented by drawn records as required.

The recording will be carried out in advance of any demolition commencing, including of outbuildings, and some circumstances may require further recording of specific parts of the building or of features that may only be revealed during the demolition.

On completion, an ordered project archive will be prepared and deposited with the North Lincolnshire Museum, for long-term curation.

## **5 Implementation**

Initial on-site photographic fabric recording and visual analysis will be undertaken over a period of one-two working days. In addition, monitoring visits may be made during the demolition of the building, to ensure that any hidden features that become exposed during the works are recorded.

The works will be undertaken in accordance with the following method statement.

## **6 Method Statement**

### *Aims and objectives*

The aims of this scheme of works are:

- to preserve, by record, the fabric and setting of the existing building, including any outbuildings prior to development;
- to record archaeological evidence of any earlier structure which may be revealed during demolition works.

This will be attained through the following objectives:

- to produce a photographic record of the existing building fabric, supplemented by a written description and basic plan
- to provide a short report on the results of the building recording detailing the methodology of the survey, and a description of its structure, date, development and use.
- to produce a photographic and documentary archive

### *Building Survey Fieldwork*

Site recording will be undertaken to Level 2 as outlined in Recording Historic Buildings: A Descriptive Specification (RHCM(E), 1986); and Understanding Historic Buildings: A Guide to Good Recording Practice (Historic England, 2016).

The recording will be carried out in accordance with the developer's proposed timetable; the archaeologist monitoring the demolition works will cause the least possible disruption to the development programme, but at any time may request a pause in the works to assess any newly exposed structural features and to allow the adequate recording of any features that have been identified.

Photography will be undertaken in 35mm monochrome, supplemented by 35mm colour slide where this would add detail not otherwise recoverable, and the resultant archive will comprise the primary fabric record. This may be supplemented with 10.2 mp digital images for presentation purposes. It will include general shots of the site and detailed photography of room arrangement, main elevations and constructional details such as window openings and roof structure. Fixtures and fittings, such as doors and window fenestration will also be

subject to detailed photography. Photography will be undertaken both internally and externally, employing suitable photographic scales wherever practical.

Drawings will include scale plans and elevations annotated with relevant details such as changes in build, coursing and additions if present, and may utilise plans and elevations drawn by any architectural agents (re-checked for accuracy) rather than re-measuring. Drawings will include a scale plan with directional arrows to indicate where photographs have been taken. Measured sketches may also be made of any details that cannot be adequately recorded or explained by photography and/or written description.

The written element will comprise both quantitative and qualitative data to cover physical descriptions and dimensions of the basic building fabric, layout and condition, together with a general account of the setting of the building. A photographic register detailing (as a minimum) location and direction of each shot together with a basic description of the view will also be completed.

Recording will be undertaken on pro-forma record sheets, including:

- PCAS Brickwork Recording Form
- PCAS Room-Based Recording Form
- PCAS Building Survey Drawing Schedule
- PCAS Timber Recording Sheet
- PCAS Building Survey Photographic Schedule

### *Reporting*

A brief report will be prepared on the completion of site works to accompany the photographic archive, and will consist of:

- a title page detailing site address, site code and accession number, NGR, author/originating body, client's name and address;
- a non-technical summary of the findings;
- a brief description of the historical background;
- a description of the methodologies employed;
- a written description of the building, including basic dimensions and layout, structural detail and construction, fabric and roof covering, and any observations on date, development and function ascertained from the building itself.
- plans with directional arrows to indicate where photographs included in the archive have been taken and a full list of these photographs;

Receipt of satisfactory photographs may be acknowledged by NLHER, who will then advise the planning case officer that the planning condition has been complied with and can be discharged, before the report is finalised.

Copies of the report text will be sent to the client for approval, after which the report will be finalised and a copy will be sent in pdf format, including a list of archive content for inclusion on the North Lincolnshire HER.

## Archive

The project archive will be prepared according to the recommendations in *Guidelines for the Preparation of Excavation Archives for long term storage* (UKIC 1990) and *Standards in the Museum Care of Archaeological Collections* (Museums and Galleries Commission 1992) and deposited at North Lincolnshire Museum, in this case, combined with the archive for the scheme of archaeological monitoring.

Photographs will be presented as 6" x 4" prints or colour slides and will be packaged and marked in suitable materials, cross-referenced to photographic registers and plans and the archive will include a full set of development plans.

The archive will be deposited with the receiving museum within 3 months of the completion of site works.

## 7 Timetable and Personnel

The duration of site works will be in the region of one person for one - two days; subsequent monitoring will be dependent on the contractors' timetable. Supporting research will be undertaken over a period of a further half to one person-day. Reporting and deposition of the archive will be in the region of four to six weeks, depending on the lead-time of specialist archival film processing. No development should take place until satisfactory photographs have been received by PCAS Archaeology Ltd from their film developer, in case of film failure.

Simon Savage BA (Hons.) will have overall direction of the project and will be the first point of contact.

## 8 Insurance

PCAS Archaeology Ltd. holds the following insurance levels:

- Public Liability £5m
- Professional Indemnity £1m
- Employers Liability £10m

## 9 Health and Safety

It is the policy of PCAS Archaeology Ltd. [‘the Employer’] to conform fully with the requirements of the Health & Safety at Work etc. Act (1974).

It is accepted that it is the duty of the Employer to ensure, so far as is reasonably practical, the health and safety of all his employees at work.

The employer also has a duty to ensure that his employees are aware of their responsibility for their own health and safety, and for the health and safety of others, including the general public, who might be affected by their work.

Where employees are temporarily engaged at other workplaces, they are to respect relevant local regulations, both statutory and as imposed by other employers within the Health and Safety at Work etc. Act (1974).

In furtherance of the duty of care imposed by the Health & Safety at Work etc. Act (1974), the Employer shall make available to his employees whatever reasonable facilities are required

by particular circumstances, e.g. appropriate protective clothing, safety equipment, rest breaks for specialised tasks, etc.

Attention is paid to the requirements of more recent legislation and guidance including the provision and use of Work Equipment Regulations, the Management of Health and Safety at Work Regulations and the Construction (Design and Management) Regulations.

A risk assessment will be undertaken, a safety officer appointed, and all aspects of health and safety nominated during work.

### 10 Copyright

PCAS Archaeology Ltd. 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 provide exclusive licence to the client for use of such documents by the client in all matters directly relating to the project as described in the project design.

Copies of the report deposited with public bodies such as the Historic Environment Record Office will be given on condition that any archaeologist may request a full copy of the report and that no charge will be made for this above the cost of copying; and on condition that PCAS Archaeology Ltd. is fully credited as the originating body in any subsequent publication or grey literature report.

