

SYKE HOUSE FARM

Syke Road

Rochdale

Greater Manchester

OL15 0AH



**Written Scheme of Investigation
For Archaeological Building Recording**

North Star Archaeology

For Mr J Bullock

February 2024

Job no 3/2024

NGR SD 94776 14902

Planning application reference: 23/00507/FUL

1. Introduction

1.1. Project and planning background

- 1.1.1. Mr J Bullock has proposed a redevelopment of the site of Syke House Farm, Syke Road, Rochdale, Greater Manchester (NGR SD 94776 14902). The proposal comprises the change of use and conversion of barn to 1 dwelling and 1 holiday home with alterations to an existing outbuilding including a single-storey extension and alterations to the roof to create another holiday home. The proposal also includes alterations to fenestration at all elevations and associated car parking, landscaping and boundary treatment.
- 1.1.2. Greater Manchester Archaeological Advisory Service (GMAAS) has recommended an archaeological building recording at level 1-2 to reduce the impact of the proposed development on the cultural heritage resources. The condition wording is as follows:

No development shall take place (on the Grade II Listed Barn) until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological works. The works are to be undertaken in accordance with a Project Design (PD) submitted to and approved in writing by the local planning authority. The PD shall cover the following:

- 1. Informed by the North West Historic Environment Research Framework, a phased programme and methodology of investigation and recording to include:*
 - a) historic building recording at Historic England Level 1 to 2*
 - b) informed by the above, a watching brief during any strip-out works that might reveal concealed historic fabric that would enhance the record, including the identification of at-risk timbers that could be suitable for dendrochronological dating*
- 2. A programme for post-investigation assessment to include:*
 - a) analysis of the site investigation records and finds*
 - b) production of a final report on the significance of the archaeological and historical interest represented.*
- 3. Deposition of the final report with the Greater Manchester Historic Environment Record.*
- 4. Dissemination of the results commensurate with their significance.*
- 5. Provision for archive deposition of the report and records of the site investigation.*
- 6. Nomination of a competent person or persons/organisation to undertake the works set out within the approved PD.*

Reason: In accordance with NPPF Section 16, Paragraph 211 - 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.

- 1.1.3. Mr J Bullock invited North Star Archaeology to conduct the requisite work in February 2024. This document comprises a project design setting out the schedule of works. This document is tailored to satisfy the requirements of Rochdale Council and their archaeological advisors, GMAAS. It has been prepared in accordance with current best archaeological practice as defined in the Chartered Institute for Archaeologists' *Code of Conduct* (CIfA 2014a, revised October 2021), '*Standard and guidance for the*

archaeological investigation and recording of standing buildings and structures' (2014b, revised October 2021) along with the procedural documents, *Management of Archaeological Projects 2* (EH1991) and *Management of Research Projects in the Historic Environment (MoRPHE)* (HE 2015b). This document sets out the project aims, fieldwork methodology, post-fieldwork methodology and archiving proposals.

- 1.1.1. The Project Design is for the historic building recording of the Grade II listed barn at Syke House Farm to Historic England Level 1 to 2. The remaining farm buildings are not a part of this application.

1.2. Site description

- 1.2.1. The application property is the barn at Syke House, an isolated moorland farm at Littleborough in the Metropolitan Borough of Rochdale, Greater Manchester. The barn is a large two-storeyed structure of 18th and 19th century date, adjoined by a freestanding late 20th century single-storey outbuilding. The barn is currently used only as stables and for storage. The house itself is unaffected by the application.

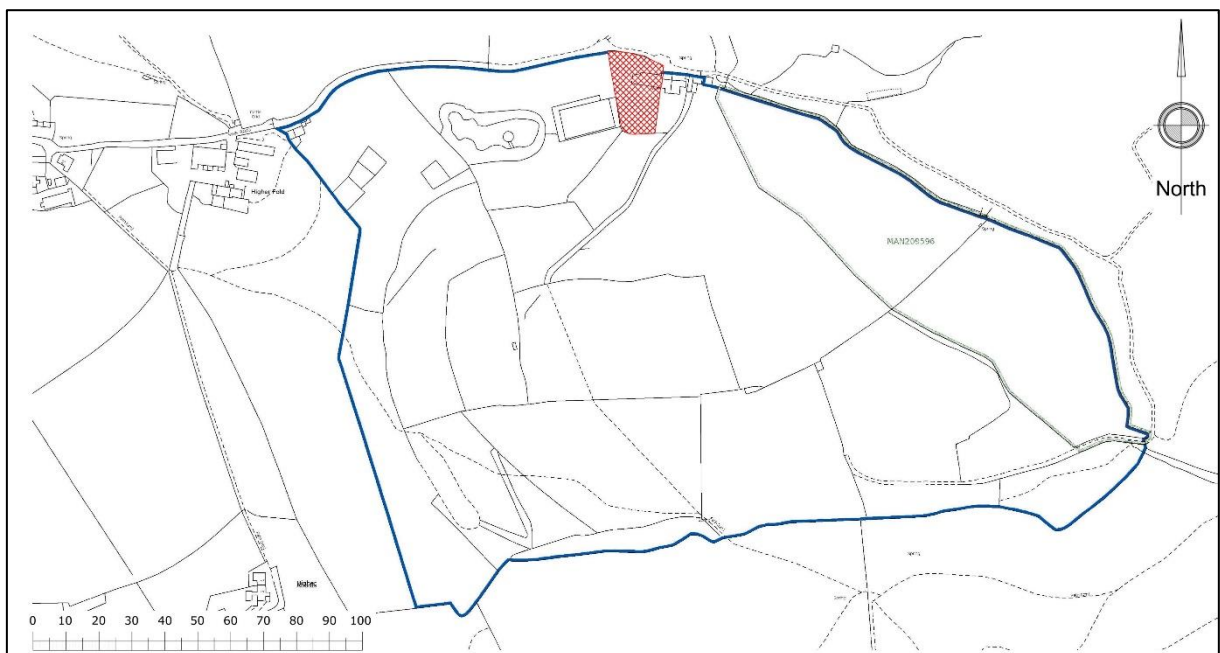


Figure 1 Site location

2. Archaeological and historical background

2.1. Historical background

- 2.1.1. A heritage assessment was produced for the site by Garry Miller heritage consultancy in 2023. The document outlines the historical development of the application site and its significance.

- 2.1.2. The site is of 18th century or earlier origin and was associated with the Butterworth family: the name of James Butterworth, yeoman, appears in an indenture of 1735 kept at the house. His initials appear on a datestone of 1758 formerly on the end wall of the barn, but which is now internal following addition of a further stable at the western end in the later 19th century. The property is likely always to have been of *laithouse* type, with house and barn attached as they are now, but the house element was rebuilt and gentrified in the mid-19th century.

2.1. Map regression

- 2.1.1. The OS six-inch mapping of the mid-1840s shows the barn at that time occupied a more irregular plan than now but had adopted its present form by the early 1890s.

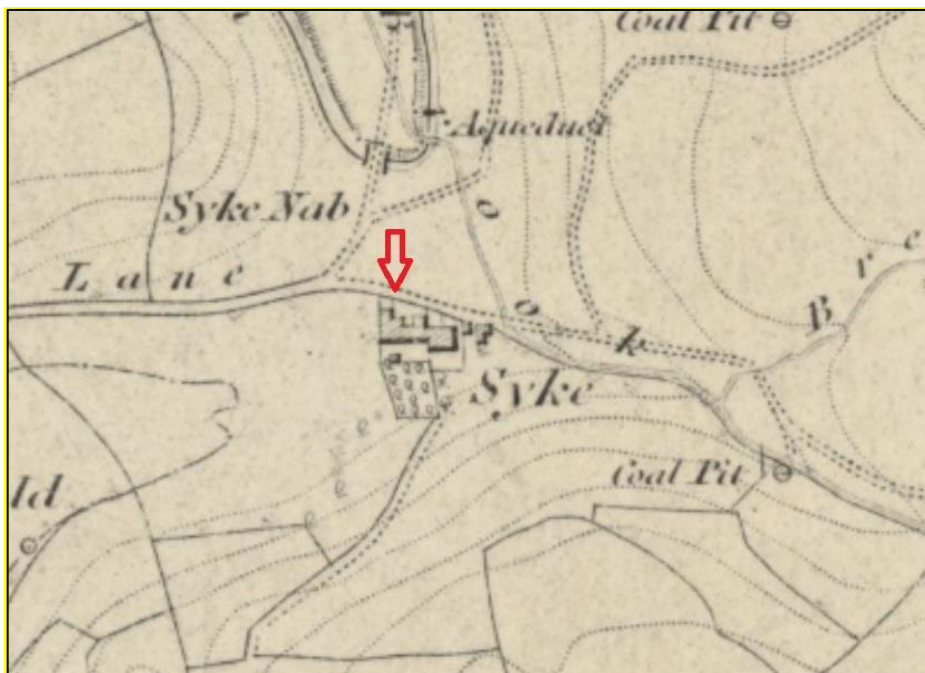


Figure 2 Extract from the 6" to one mile OS map of 1851

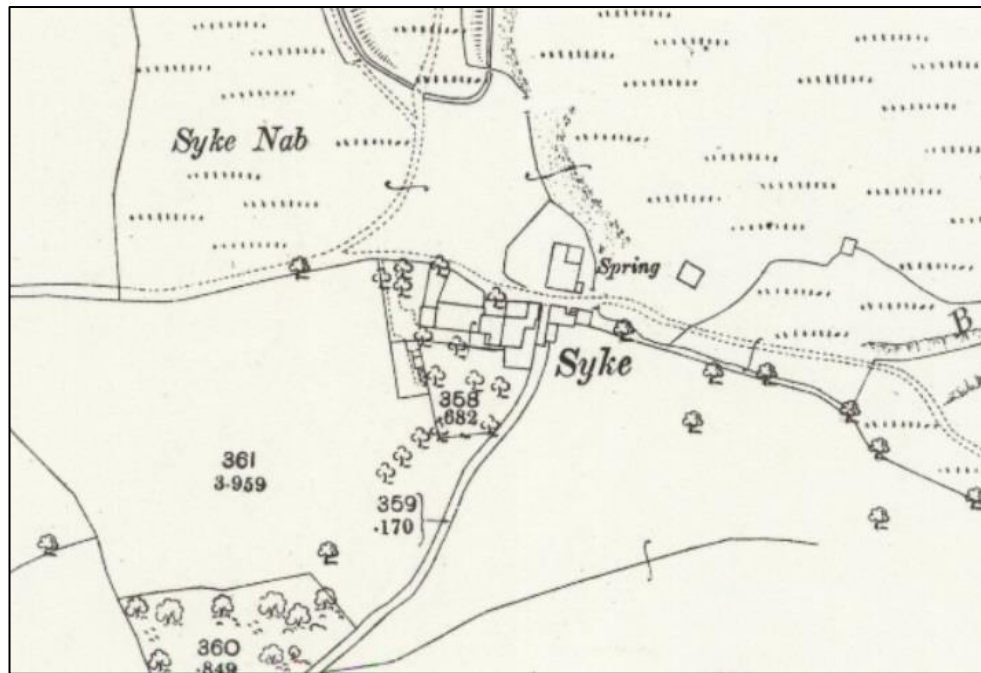


Figure 3 Extract from the 25" to one mile OS map of 1893



Figure 4 Extract from the 6" to one mile OS map of 1895



Figure 5 Extract from the 6" to one mile OS map of 1910



Figure 6 Extract from the 25" to one inch OS map of 1910

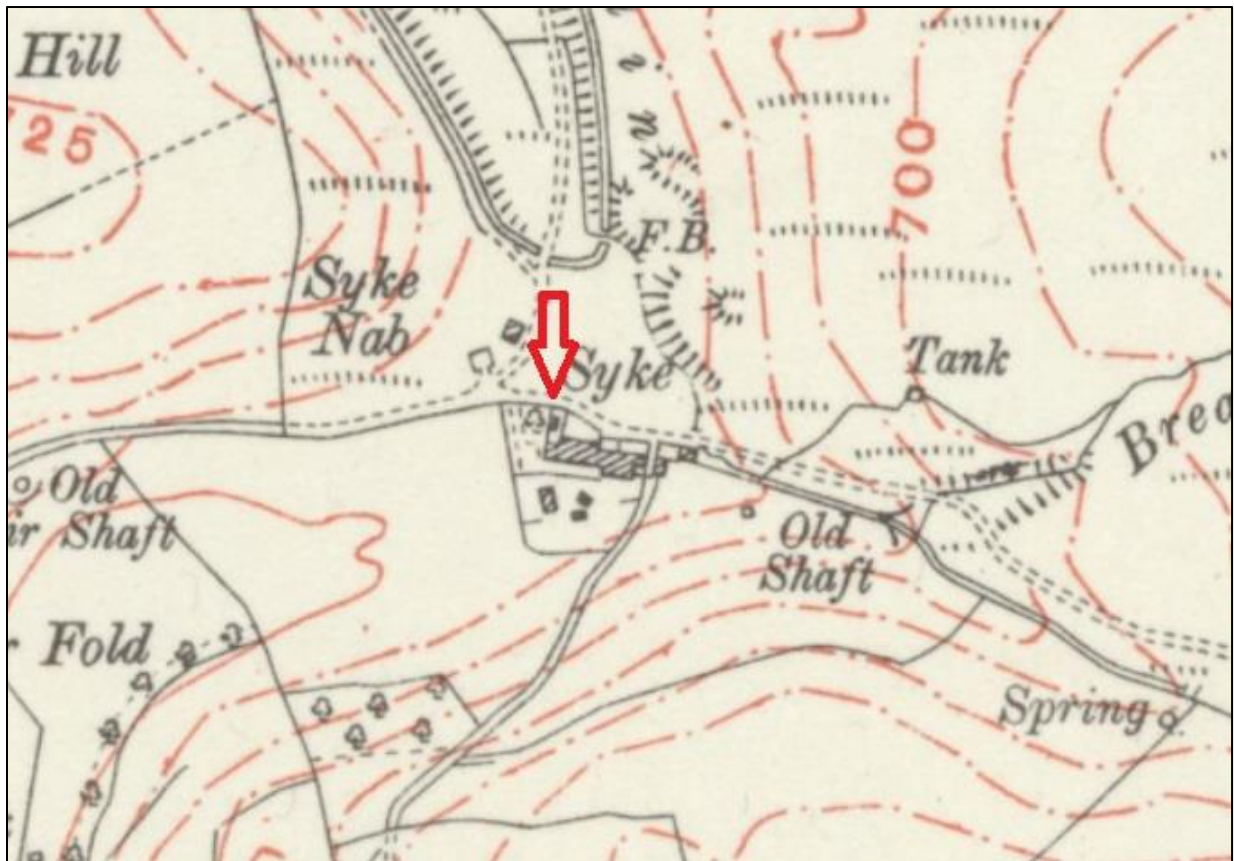


Figure 7 Extract from the 6" to one mile OS map of 1930



Figure 8 Extract from the 25" to one mile OS map of 1930

3. Historic building recording

3.1. Historic building recording objectives

3.1.1. The objectives of the building recording are as follows.

- To produce a detailed description of the Syke House Farm barn.
- To produce a photographic record based on high quality digital colour images, with photographic scales with all photographs descriptively captioned and cross referenced to a plan(s) clearly showing the viewing position, direction and photographic image reference.
- To produce and appropriate historic context account for the Syke House Farm barn to outline its historic significance.
- To establish the phasing of the elements of the building and potentially identify timbers suitable for dendrochronological analysis.
- In accordance with the North West Regional Research Framework regarding the post-medieval period (PM15) the building recording will seek to understand farming landscapes, field patterns, distributions of buildings and building types.
- The aims and objectives will be revisited during and following production of the record and report so that discussion and concluding remarks can relate back to the framework.

3.2. Historic building recording procedure

3.2.1. The survey will take the following form:

Phase 1. An exterior and interior survey of the building in its present state, before works commence. This will form the principal record.

Phase 2. Informed by the above, a watching brief during any strip-out works that might reveal concealed historic fabric that would enhance the record, including the identification of at-risk timbers that could be suitable for dendrochronological dating.

4. Methodology

4.1.1. All aspects of the building recording will be conducted according to the guidelines in '*Understanding Historic Buildings – A guide to good recording practice*' by Historic England (2016), ClfA's '*Code of Conduct*' (2014a, revised 2021) and '*Standard and guidance for the archaeological investigation and recording of standing buildings and structures*' (2014b, revised October 2021).

- 4.1.2. The programme of works will comprise the creation of a record of the building to Level 1 to 2 as set out in 'Understanding Historic Buildings' (Historic England 2016). There will be elements from both types of record required, to be judged at the discretion of the individual undertaking the survey. According to the requirements for level 2 building recording, both the exterior and interior of the building will be seen, described and photographed. The examination of the building will produce an analysis of its development and use, and the record will include the conclusions reached.
- 4.1.3. The photographic record for the barn will include:
- A general view or views of the building (in its wider setting or landscape).
 - The building's external appearance. A series of oblique views will show all external elevations of the building and give an overall impression of its size and shape.
 - The overall appearance of the principal rooms and circulation areas.
 - Any external or internal detail, structural or decorative, which is relevant to the building's design, development and use, with scale where appropriate.
 - Any dates or other inscriptions; any signage, makers' plates or graffiti which contribute to an understanding of the building.
 - Any building contents which have a significant bearing on the building's history.
 - Copies of maps, drawings, views and photographs, present in the building and illustrating its development or that of its site.
- 4.1.4. The photographic record will be undertaken using colour digital photography taken using a high quality SLR cameras. Where possible, photographs will include a graduated scale and cameras will be mounted on tripods for extra stability. Details of the photographs will be recorded on pro-forma index sheets, which include location, subject and orientation. Digital recording will be undertaken in accordance with Historic England's 2015 *Digital Image Capture and File Storage: Guidelines for Best Practice*.
- 4.1.5. The building recording drawn record will include the following:
- Site location plan at a suitable scale (preferably indicating the position of the site within the country, within the county and a clear plan of the precise location/outline of the structure i.e. 1:50).
 - A plan or plans identifying the location and direction of accompanying photographs.
 - Existing architects' floor plans of the buildings, checked on site and amended where necessary, will be adapted to Historic England conventions with phasing (where evident) shown. Plans will show the form and location of any structural features of historic significance, such as blocked doorways, windows and fireplaces, masonry joints, ceiling beams and other changes in floor and ceiling levels, and any evidence for fixtures of significance.

- Drawings of the elevations, adapted from architects' drawings and amended when necessary

4.2. Contingency Arrangements

- 4.2.1. Archaeological monitoring during demolition may be required, should it be considered that this is necessary to better record aspects/features of the building which otherwise would be difficult to see, or access safely. The archaeological monitoring could enable access to previously concealed historic fabric, or areas where further information on phasing may be revealed including identification of at-risk timbers that could be suitable for dendrochronological dating. If the interior is stripped out allowing for historic fabric to be recorded and the relationships between different phases to be established, then no further work would be necessary. This would be decided at the discretion of the archaeological contractor undertaking the survey and in consultation with GMAAS.

4.3. Monitoring Arrangements

- 4.3.1. Whilst the work is undertaken for the client, Rochdale Council and their archaeological advisors will be kept fully informed of the work and its results. Any proposed changes to the project design will be agreed with Rochdale Council in consultation with the client.

4.4. Report

- 4.4.1. Following completion of the building recording, an illustrated report will be produced according to ClfA guidelines (2014b) which will contain the following as a minimum.

- Non-technical summary
- Introduction, to include acknowledgements, project circumstances, outline details of archaeological and geological background and site description
- Location Plan
- Detailed historical background to the house including historic mapping and where possible details from the census.
- Aims and Objectives
- Methodology
- Objective statement of results
- Conclusion and statements regarding confidence in the conclusion
- Archive Location
- Photographic or other illustrations as appropriate
- Any supporting data in either tabulated or appendix form
- References and Bibliography

- 4.4.2. Digital copy of the report will be initially submitted for review to Greater Manchester Archaeological Advisory Service. The final draft of the report will be sent to the client,

GMAAS and a copy to the Historic Environment Record within three months of completion of the project.

4.5. Publication and confidentiality

- 4.5.1. Following submission of a draft for comments, any edits would be completed, and a final version submitted for inclusion on the HER. This would satisfy basic requirements of dissemination, though further requirements may be necessary, dependent upon the results of the survey.

4.6. Archive deposition

- 4.6.1. The paper, material and photographic archive will form the basis for an assessment of its implications for local, regional and national research objectives, where appropriate.
- 4.6.2. A full archive comprising the paper and digital material generated during the project will be collated and curated according to English Heritage MAP 2 (1991) and Brown (2011).
- 4.6.3. The archive will be deposited with the local archive service with the site owners' consent. A digital archive will be produced and deposited with the Archaeology Data Service (ADS) and will follow the ADS standards and guidelines for deposit. The project archive will be prepared in line with the ClfA Standard and Guidance for the creation, compilation, transfer and deposition of archaeological archives (ClfA 2014c).
- 4.6.4. At the start of work (immediately before fieldwork commences) an OASIS online record will be initiated, and key fields completed on Details, Location and Creators forms. All parts of the OASIS online form will be completed for submission to the HER. This will include an uploaded pdf version of the entire report (a paper copy will also be included within the archive).

4.7. Copyright

- 4.7.1. North Star Archaeology 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 provides an exclusive licence to the client for the use of such documents by the client in all matters directly relating to the project as described in the project design.

5. Timetable and staffing proposals

- 5.1.1. It is envisaged that the building recording will take one day to complete.
- 5.1.2. The building recording will be managed by Ric Buckle, who has considerable experience of managing and conducting projects of this nature. The survey will be carried out by Ric

Buckle and Karolina Siara. All staff will be suitably competent to undertake the tasks to which they are appointed.

6. General items

6.1. Health and safety

- 6.1.1. North Star Archaeology provides a Risk Assessment for each project. All site procedures are in accordance with the guidance set out in the Health and Safety Manual compiled by the *Standing Conference of Archaeological Unit Managers* (1997). A written risk assessment will need to be read and understood by any site staff prior to the commencement of work, and copies will be made available on request to all interested parties. Any areas of the building which are ultimately considered inaccessible for safety reasons will not be surveyed and will be identified as such within the report.

7. References

Brown D 2011, *Archaeological Archives: A guide to best practice in creation, compilation, transfer and curation*, second edition, Archaeological Archive Forum, London

Chartered Institute for Archaeologists (CIfA) 2014a. *Code of Conduct* (revised October 2022).

Chartered Institute for Archaeologists (CIfA) 2014b. *Standard and guidance for the archaeological investigation and recording of standing buildings and structures* (updated October 2020).

Chartered Institute for Archaeologists (CIfA) 2014c. *Standard and Guidance for the creation, compilation, transfer and deposition of archaeological archives* (updated October 2020).

English Heritage 1991, *Management of Archaeological Projects*, second edition, London 1991

Historic England, 2015a. 'Digital Image Capture and File Storage: Guidelines for Best Practice'.

Historic England 2015b. *Management of Research Projects in the Historic Environment* (MoRPHE).

Historic England 2016. *Understanding Historic Buildings. A Guide to Good Recording Practice*. London, Historic England.

Miller, G, 2020 *Proposed change of use of barn at Syke House Farm. Heritage Assessment*, unpublished report.

Standing Conference of Archaeological Unit Managers (SCAUM) 1997, *Health and Safety in Field Archaeology*.

The North West England Regional Research Framework (researchframeworks.org).