



# Hedrick Rigg: Level 2 Building Survey

Written Scheme of Investigation

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Stuart Noon

# Hedrick Rigg

## Level 2 Building Survey

Prepared on behalf of:

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## Purpose of document

This document has been prepared as Written Scheme of Investigation for Level 2 Building Survey for Mr Stephen Wilcock and the Archaeology Section at Durham County Council. The purpose of this document is to provide an outline of planned works, aims and objectives of the building survey, and methodology to be employed.

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## Project summary

|                          |  |
|--------------------------|--|
| OASIS ID                 | digventu1-502188   |
| DV project code and type | HKR21 Watching Scheme of Investigation   |
| National Grid Reference  | NZ 0532821725  |
| Designations             | Non-designated heritage asset  |
| County                   | Durham   |
| Title:                   | Hedrick Rigg Building Survey Level 2 WSI   |
| Author(s):               | Stuart Noon MCIfA  |
| Origination date:        | 16/08/21   |
| Circulation:             | Stephen Wilcock<br>Nick Boldrini Historic Environment Record Officer for the<br>Archaeology Section at Durham County Council |
| Reviewed by:             | Manda Forster MCIfA  |
| Approval:                | Brendon Wilkins MCIfA  |

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## Acknowledgements

We'd like to begin with a sincere thank you to Stephen Wilcock for commissioning us to undertake this project. In addition, we would like to acknowledge the advice and support of and Nick Boldrini Historic Environment Record Officer for the Archaeology Section at Durham County Council. The project will be managed by DigVentures. Stuart Noon will manage the project with Lisa Westcott Wilkins, Managing Director, acting as Project Executive.



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# 1 INTRODUCTION AND SCOPE

## 1.1 Project background

1.1.1 DigVentures has been appointed by Stephen Wilcock (hereafter “the Client”) to prepare a Written Scheme of Investigation (WSI) for a building survey level 2 to be undertaken at Hedrick Rigg (hereafter “the site”) by Tuesday the 30th of November 2021.

1.1.2 The site is located at Hedrick Rigg, Marwood, Barnard Castle, Co. Durham DL12 8SG at grid reference NZ 0532821725, situated in just off the B6279 via the entrance which leads to the existing farmhouse and the proposed conversions. Planning permission has been granted and the works conditioned for the conversion of Farm Buildings to create three residential units (DM/21/01835/FPA). The site is a non-designated heritage asset which is not within any Conservation Area or the North Pennines AONB.

1.1.3 The current document presents a WSI for a building survey level 2 on the site (Figure 1), to be agreed in advance by Durham County Council’s Archaeology Section (DCCAS), who have advised on the requirement for the survey in accordance with a WSI (DM/21/01835/FPA).

## 1.2 Scope of document

1.2.1 This WSI sets out the strategy and methodology by which the archaeological contractor will implement the approach of the level 2/3 building survey. In format and content, it conforms with current best practice and to the guidance outlined in section 5.2 and 5.3 of *Understanding Historic Buildings* (Historic England 2016a. P.26), the Chartered Institute for Archaeologists (CIfA) *Standard and Guidance for the archaeological investigation and recording of standing buildings or structures* (2014, updated 2019), the *North East Regional Research Framework for the Historic Environment* (Petts and Gerrard 2006) Draft Resource Assessments (NERFF 2020), and *Standards for all Building Recording work in County Durham and Darlington* (DCCAS 2021). This WSI is to be submitted for approval prior to the commencement of the building survey programme to DCCAS who provide archaeological planning advice to the Local Planning Authority.

## 1.3 Site location, topography and geology

1.3.1 Hedrick Rigg, Marwood, Barnard Castle, Co. Durham DL12 8SG is located at grid reference NZ 0532821725, just off the B6279 via an entrance leading to the existing farmhouse and the proposed conversions (DM/21/01835/FPA).

1.3.2 The habitat is seasonally wet pastures and woodlands. The landcover is grassland with some arable and forestry. The agricultural land is mostly suited to grass production for dairying or beef; some cereal production often for feed. The soils are slowly permeable seasonally wet acid loamy and clayey soils (Soilscapes, <http://www.landis.org.uk/soilscapes/>).

1.3.3 The underlying bedrock geology is the Stainmore Formation - Mudstone, siltstone and sandstone. Sedimentary bedrock formed between 329 and 319 million years ago during the Carboniferous period. The superficial geology comprises of Till, Devensian



- Diamicton. Sedimentary superficial deposit formed between 116 and 11.8 thousand years ago during the Quaternary period (BGS, <http://mapapps.bgs.ac.uk>).

#### 1.4 Historic background

1.4.1 The following is taken primarily from a Design & Access Statement generated by Colling Morris Architectural Services (2021).

1.4.2 The proposed development involves conversion of existing stone buildings and the demolition of old pole barns at Hedrick Rigg Farm. As the farm has developed, the barns have been erected and to some degree, the stone buildings are obscured by these recent sheds. The buildings form a traditional farmyard with a two-storey building with granary steps completing the original structures. Hedrick Rigg is currently a working farm, mainly livestock, however the buildings are no longer used as their size and form make them impractical for modern farming. Some are currently used as storage and stabling for the family's horses. The buildings are approximately 11m away from the farmhouse at the nearest point but are no longer used in association with the farm.

1.4.3 Although the farm is not within any Conservation Area or the North Pennines AONB it is a non-designated heritage asset within the hinterland of Barnard Castle which is known to be a medieval foundation with a significant history and is also a conservation area. Barnard Castle is the largest settlement in Teesdale and is self-sufficient as a market town. Situated on the A67, Barnard Castle is a town made up of varying architectural styles, traditional in the central part of town and more modern styles as buildings fan out. Barnard Castle has many historic features and is a great attractor of tourists and visitors alike. The town has a number of primary and secondary schools, the Witham Hall, a wide variety of shops including two supermarkets, public houses and restaurants, and places of worship catering for various religions.

1.4.4 Building materials in the locale are predominantly stone, dressed, coursed and rubble being evident on nearby properties. Roofing materials vary between blue slate, stone slates and clay tiles. Timber and uPVC are evident as window and door materials. Many of the properties in the area are owned by The Raby Estate and display the typical whitewashed facades.

1.4.5 The farm buildings at Hedrick Rigg represent traditional stone-built structures. The buildings are typical of the area, thick stone walls with dressed quoins, heads and cills, ventilation slits and kingpost trussed roofs. The walls are mainly constructed from rubble stone. Roofs vary between Teesdale slate, steel profiled sheet and fibre cement profiled sheet. The windows and doors are timber, albeit in poor condition. The retention of the stone-built buildings and the conversion to dwellings is seen as a positive way of maintaining their appearance and form.

#### 1.5 Research and planning frameworks

1.5.1 The building survey at Hedrick Rigg holds some potential to address research themes and questions posed in the North-East Regional Research Framework (NERRF, Petts and Gerrard 2006), as well as investigate questions raised in recent developer-led archaeological fieldwork, Historic Farmsteads Preliminary Character Statement North-



east region and potentially Historic Built Environment Knowledge Exchange (HistBeke).

1.5.2 The investigation may address the following NERRF themes;

- Chronology - establishing chronologies for human activity in the past remains one of the most critical aspects of archaeological research. This is highlighted in each of the cultural periods defined in the NERRF (Petts and Gerrard 2006).
- Settlement – There is growing evidence for the survival of medieval structures masked behind more recent facades. The settlement pattern of the later medieval North-East was overwhelmingly rural but the stock of standing later medieval vernacular buildings, both domestic and agricultural, is very modest. There is greater potential than has hitherto been recognised for the survival of urban domestic structures, and there is still a need to understand the architecture of non-domestic buildings. They have the potential to inform us about the impact of urbanism on vernacular architectural traditions while their layout and organisation also has implications for the use of space in medieval towns.
- Vernacular architecture – A wider understanding of the vernacular architecture of the North-East has been highlighted as being of paramount importance. There were changes in all aspects of the region's architecture, both vernacular and high status in the Industrial Revolution with its roots in the 16th and 17th century. A requirement for basic work has been emphasised on less high-profile buildings, including rural vernacular building traditions and sub-urban building stock (Petts and Gerrard 2006, 90, 175, 179). The period between 1790 and 1830 was the peak for industrial intensification and innovation. This period must be a focus for in depth research, not only into industrial production and manufacture, but also into major contemporary developments in agriculture, including stockbreeding, enclosure and vernacular architecture.
- From an extensive survey of vernacular farmhouses and related structures by the North-East Vernacular Architectural Group it would appear that in the 19th century the uplands also went through a period of 'improvement'. Although not as intense as in the lowland, there were significant alterations to many upland farmsteads, covered stock yards and sheds were added and networks of external enclosures for stock control. (Petts and Gerrard 2006, 63, 64, 90, 159, 171, 175, 197).

1.5.3 The archaeology of 20th century agriculture has not been studied in depth anywhere in the country. Nonetheless, it was an important time for agriculture. A better understanding of the development of 20th century agricultural changes has been highlighted in the draft updates of the NERRF. As has further research into major alterations made to farmsteads brought about by increasing mechanisation and intensive farming as a result of two world wars especially in terms of the construction of corrugated iron sheds and silos which have not been studied in the region though large numbers exist. Particular priority should be given to the chronological development of building types, including evidence for the origins of building forms (NERRF 2020).

1.5.4 National Planning Policy Framework (NPPF) (Updated 2021) puts the presumption in favour of sustainable development at the heart of planning policy and the planning system. The NPPF seeks to boost significantly the supply of housing (para 60). Planning policies and decisions should avoid the development of isolated homes in the countryside unless the development would re-use redundant or disused buildings and





enhance its immediate setting (para 80). In determining applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness (para 196). When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. The developer is required to record and advance understanding of the significance of heritage assets, and to ensure information gathered becomes publicly accessible (para 199).

- 1.5.5 Whilst the building survey is limited in its scope, there is still potential that observations made, and buildings recorded can contribute some information to our understanding of the development of vernacular architecture in the hinterland of Barnard Castle especially relating to agricultural improvement in the 19th century and in particular the effects of increased mechanisation on farm buildings in the 20th century.

## 2 METHODOLOGY

### 2.1 Building survey

- 2.1.1 The building survey is recommended as a Level 2. The building survey will comprise a descriptive record where both the exterior and interior of the building will be, described, drawn and photographed, and an analytical record containing a systematic account of the building's origins, development and use. This will conform to the standards set out in 'Understanding Historic Buildings Section 5.2 and 5.3 (Historic England. 2016. P.26).

### 2.2 Building survey methodology

- 2.2.1 The photographic survey will consist of archival quality born digital images captured at a minimum resolution of 10 megapixels, in colour following the guidelines specified in Historic England's *Digital Image Capture and File Storage: Guidelines for Best Practice* (2015b). The survey generally consists of:

- a general view or views of the building in its wider setting
- the building's external appearance with a series of oblique views that will show all external elevations of the building and give an overall impression of its size and shape. Where individual elevations include complex historical information views at right-angles to the plane of the elevation will be taken
- further views to reflect the original design intentions of the builder or architect, where these are known from documentary sources or can be inferred from the building or its setting
- 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 plant, or evidence for its former existence
- any dates or other inscriptions; any signage, makers' plates or graffiti which contribute to an understanding of the building. A transcription should be made wherever characters are difficult to interpret
- any building contents which have a significant bearing on the building's history
- copies of maps, drawings, views and photographs, present in the building illustrating its development or that of its site.

### 2.2.2 The building record generally consists of:

- measured plans (to scale or fully dimensioned) as existing. Plans should 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
- measured drawings recording the form or location of other significant structural detail (for example timber or metal framing).
- measured elevations, where these are necessary to an understanding of the building's design, development or function or comprehensive photographic coverage, with overlapping images taken at right-angles to the building. A selection of general photos should contain a formal scale indicator e.g., a ranging rod with division sizes stated. Detail photos should centre the item being recorded and include an appropriately sized photographic scale (and standard colour bar if appropriate).
- a site plan relating the building to other structures and to any related topographical and landscape features.
- a plan or plans identifying the location and direction of accompanying photographs.

### 2.2.3 The written account generally consists of (see Section 3.1):

- the precise location of the building as an address and in the form of a National Grid reference.
- a note of any statutory designation (that is, listing, scheduling, Register of Historic Parks and Gardens, conservation area). Non-statutory designations (local lists) may be added.
- the date when the record was made, the name(s) of the recorder(s), the location of any archive material and the weather during the survey.
- a contents list; a list of illustrations or figures.
- a summary statement of the building's form, function, date, and sequence of development. The names of architects, builders, patrons, and owners should be given if known.



- an introduction briefly setting out the circumstances in which the record was made, its objectives, methods, scope and limitations, and any constraints.
- acknowledgements to all those who have made a significant contribution to the making of the record, or who have given permission for copyright items to be reproduced.
- a discussion of the published sources relating to the building and its setting.
- an account of the building's overall form (structure, materials, layout) and of its successive phases of development, together with the evidence supporting this analysis.
- an account of the building's past and present use, and of the uses of its parts, with the evidence for these interpretations.
- any evidence for the former existence of demolished structures or removed plant associated with the building.
- a summary of the findings of any specialist reports (for example dendrochronology or paint analysis).
- a discussion of the building's past and present relationship to its setting: its relationship to local settlement patterns or other man-made features in the landscape; its part in a larger architectural or functional group of buildings; its visual importance as a landmark, etc.
- an assessment of the potential for further investigative or documentary work, of the potential survival of below-ground evidence for the history of the building and its site, and a statement regarding any potential for burials.
- any further information from documentary sources, published or unpublished, bearing on any of these matters, or bearing on the circumstances of its building, designer, craftsmen, ownership, use and occupancy, with a note on the sources of the information.
- an outline of the significance of the building in terms of both the significance of different features or phases of development in the building relative to each other and set important aspects of the building in a regional or national context.
- full bibliographic and other references.
- a glossary of architectural or other terms likely to be unfamiliar to readers.

2.2.4 It is proposed that the programme for the building survey will be carried out, subject to prior and adequate notification being given by the Client. Currently, the building survey is programmed to be carried out by the 30th of November, subject to any change instigated by the Client.

2.2.5 Suitably qualified buildings specialist Andrew Hawthorne will undertake the work. All works will be undertaken in accordance with the standards set out within the WSI provided by DigVentures and the requirements of DCAAS. The Client will afford reasonable access in order the building can be investigated and recorded



appropriately. All recording will be undertaken using DigVentures pro forma recording system, to compile a photographic record.

## 2.3 Standards and monitoring

2.3.1 The work will conform to Historic England's *Understanding Historic Buildings* (2016a & b) and Chartered Institute for Archaeologists (CIfA) *Standard and Guidance for the archaeological investigation and recording of standing buildings or structures* (2014, updated 2019).

2.3.2 Access to the site can be arranged for representatives of DCAAS should they wish to make a site visit to inspect and monitor the building survey as it progresses. Variations to the WSI and method statement will be agreed in advance with the Client and DCAAS.

## 3 ANALYSIS AND REPORTING

### 3.1 Building survey and watching brief report

3.1.1 Within six weeks of completion of all fieldwork, a building survey draft report setting out the results will be produced and forwarded to the DCAAS for approval drafted by buildings surveyor Andrew Hawthorne and project manager Stuart Noon from DigVentures core staff. The report will be prepared in accordance with the guidance given in *Understanding Historic Buildings* Section 5.5 (Historic England. 2016a. P.26), Historic England. 2016b) and The Chartered Institute for Archaeologists (CIFA). *Code of Conduct & Standard and Guidance for the archaeological investigation and recording of standing buildings or structures* (2014, updated 2019), except where superseded by statements below. An OASIS online record has been initiated before the start of work. On approval, a final version of the report will be submitted to the DCC HER, and a digital copy uploaded to OASIS within three months of approval by DCCAS with a copyright licence granted to Durham County Council to use the report for the purposes of the HER.

3.1.2 Where appropriate and subject to further agreement, further analysis may be undertaken, and the results published in a journal appropriate to the significance of finds. Should further work be required, an Updated Project design will be included in the report.

## 4 ARCHIVE

### 4.1 Preparation and deposition

4.1.1 The complete project archive will be prepared in accordance with DigVentures' Guidelines for Archive Preparation and DCCAS's Standards (DCCAS 2021), and in accordance with best practice guidance (English Heritage 1991; Historic England 2015a; 2015b; Walker 1990; Watkinson and Neal 2001). Where appropriate, the selected material archive from the project, including the finds and subject to the wishes of the landowner, will be deposited in the Sevenhills Repository at Spennymoor.



- 4.1.2 Guidelines for preparation and deposition have been fully reviewed to ensure that the curator's requirements can be fully met. Deposition of the Digital Archive will follow guidelines outlined by the Archaeological Data Service (ADS).

## 5 PROJECT MANAGEMENT, STAFFING AND PROFESSIONAL STANDARDS

### 5.1 Staffing

- 5.1.1 The survey will be undertaken by an experienced buildings surveyor Andrew Hawthorne, who will be on site, having been given prior notification by the Client. The overall responsibility for the conduct and management of the project will be held by DigVentures' Project Managers Stuart Noon, who will visit the survey as appropriate to monitor progress and to ensure that the scope of works is adhered to. The appointed Project Manager and Building Surveyor will be involved in all phases of the building survey through to its completion.

### 5.2 Quality and professional standards

- 5.2.1 DigVentures is a Registered Organisation with the Chartered Institute for Archaeologists. All senior managers are MCIfA registered. The company endorses the *Code of conduct* of the Chartered Institute for Archaeologists.
- 5.2.2 All core staff employed by DigVentures are appropriately qualified CfA members and employed in line with Chartered Institute for Archaeologists *Code of conduct*. DigVentures operates a Project Management System based on MoRPHE. All projects are undertaken under the direction of the Project Manager who is responsible to the Projects Director, who ensures the maintenance of quality standards within the organisation. The Managing Director has ultimate responsibility for all of the company's work.

## 6 INSURANCE, HEALTH AND SAFETY

### 6.1 Policy and Risk Assessment

- 6.1.1 DigVentures will undertake the works in accordance with Health and Safety requirements and a Health and Safety Plan. This document will take account of any design information pertaining to above and below ground hazards. DigVentures will ensure that all work is carried out in accordance with its company Health and Safety Policy, to standards defined in *The Health and Safety at Work etc. Act 1974*, and *The Management of Health and Safety Regulations 1992*, and in accordance with the SCAUM (Standing Conference of Archaeological Unit Managers) health and safety manual *Health and Safety in Field Archaeology (1996)*. The appropriate Covid-19 precautions in force at the time of survey will also be adhered to.
- 6.1.2 Any known contamination issues or specific health and safety requirements on site should be made known to DigVentures by the client to ensure all procedures can be met, and that the risk is dealt with appropriately. Should any presently unknown contamination be discovered during excavation, it may be necessary to halt the works and reassess the risk assessment. Should asbestos or other hazardous wastes be discovered then all works will halt until a specialist contractor is engaged to remove it and this will need to be signed off before works continue.



- 6.1.3 DigVentures holds public liability insurance (£10,000,000), employers liability insurance (£10,000,000) and professional indemnity insurance (£5,000,000).

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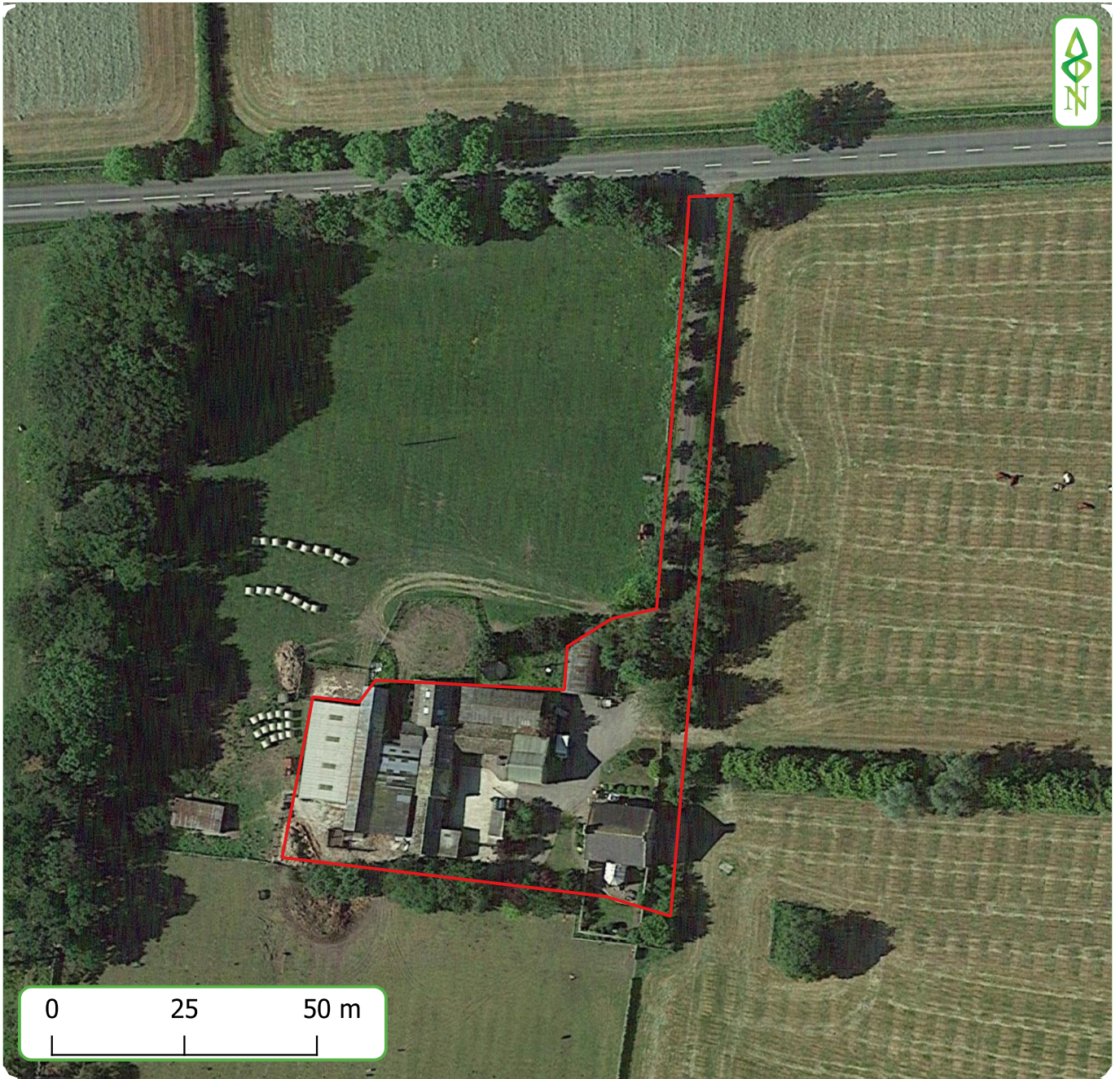
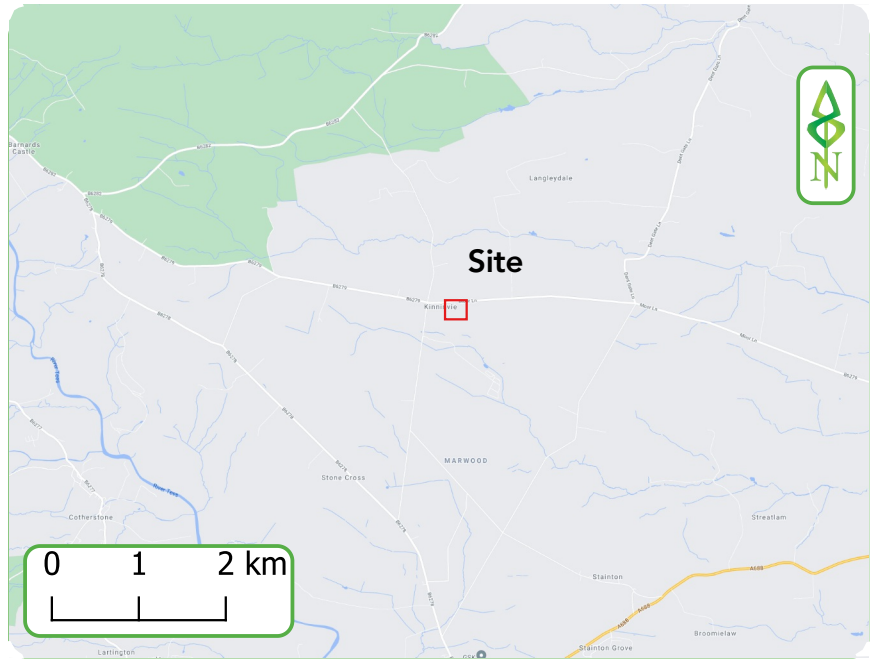


Figure 1 - Site location