

A428 Black Cat to Caxton Gibbet improvements

TR010044

Volume 9

9.104 Brook Cottages Heritage Strategy

Planning Act 2008

Rule 8(1)(k)

Infrastructure Planning (Examination Procedure) Rules
2010

January 2022

Infrastructure Planning

Planning Act 2008

**The Infrastructure Planning (Examination Procedure)
Rules 2010**

**A428 Black Cat to Caxton Gibbet
improvements
Development Consent Order 202[]**

9.104 Brook Cottages Heritage Strategy

Regulation Reference:	Rule 8(1)(k)
Planning Inspectorate Scheme Reference	TR010044
Application Document Reference	TR010044/EXAM/9.104
Author	A428 Black Cat to Caxton Gibbet improvements Project Team, National Highways

Version	Date	Status of Version
Rev 1	14 January 2022	Deadline 8

Table of contents

Chapter	Pages
1 Introduction	1
2 Stage 1	2
3 Stage 2	4
4 Stage 3	6
5 Stage 4	8

1 Introduction

- 1.1.1 The purpose of this document is to inform the dismantling and archaeological recording of Brook Cottages prior to the construction of the A428 Black Cat to Caxton Gibbet Improvements (the Scheme). The Scheme requires the removal of Brook Cottages as it lies within the Order Limits required for construction of the Scheme. The intention of this strategy is to provide a framework from which detailed methodologies will be prepared.
- 1.1.2 This document should be read in conjunction with Requirement 16 of the DCO which outlines the staged approach to the dismantling, storage and potential relocation of Brook Cottages. It provides a strategy for completion of the first step in the process, which is to:
- a. Provide information on the heritage interest and significance of Brook Cottages.
 - b. Provide details of the existing physical condition of Brook Cottages.
 - c. in light of a) and b) above, enable the identification of options for dismantling Brook Cottages and if relevant, storing, transporting and reconstructing those elements of Brook Cottages that could be relocated to conserve the historic fabric.
- 1.1.3 Brook Cottages is a Grade II listed building dating to the late 18th century. It was built as worker's accommodation for the adjacent Bridge Farm and consists of a single building, divided into two dwellings. The dominant building material is timber-frame with daub infill panels concealed by roughcast render externally and plaster internally. The roof is of thatch. To the rear (north) of the building are a series of outshots housing the bathrooms and kitchens. These are of several phases dating from the early to mid-20th century.
- 1.1.4 The works outlined in Stages 2 to 4 below will be undertaken by suitably qualified specialists and overseen by the Archaeological Clerk of Works for the Scheme. The results of the surveys will feed into a recommendations report exercise to establish the preferred method for dismantling Brook Cottages and if relevant, storing, transporting and reconstructing those elements of Brook Cottages that could be relocated to conserve the historic fabric. This will be undertaken in consultation with Historic England and Bedford Borough Council. Should Historic England advise that Brook Cottages is suitable for relocation, Historic England will also confirm the approved method of dismantling and for storing the historic fabric in light of the recommendations proposed following the optioneering exercise.
- 1.1.5 The archaeological recording and condition survey will be undertaken in tandem with the dismantling of Brook Cottages unless otherwise agreed with Historic England.

2 Stage 1

- 2.1.1 Stage 1 will take place prior to any physical works to the fabric occurring. Stage 1 constitutes the first phase of archaeological survey intended to record the building in its present condition. The full archaeological survey will be completed in four phases, the purpose of which is to:
- Provide a record of the building in its current condition to understand its evolution as a domestic building.
 - Provide a record of the changes that have been undertaken on the building during its 200-year history.
 - Provide a record of the original construction of the building, including construction materials and technique.
 - Provide a basis to inform the approach to be taken to dismantling the building.
- 2.1.2 The record will conform to a Level 3 archaeological record, as defined in Historic England's Understanding Historic Buildings: A Guide to Good Recording Practice (2016). This provides 'an analytical record' providing 'a systematic account of the building's origins, development and use' and 'an account of the evidence on which the analysis has been based, allowing the validity of the record to be re-examined in detail'¹ (HE 2016, 26).
- 2.1.3 Prior to the removal of any physical fabric, including the soft strip (described below), a full Site Specific Written Scheme of Investigation (SSWSI) will be prepared by the Archaeological Contractor in accordance with Historic England guidance Metric Survey Specifications for Cultural Heritage (2015) and the Client Guides for digital survey prepared by The Survey Association. This will be submitted to Bedford Borough Council for approval, in consultation with Historic England.
- 2.1.4 The recording of Brook Cottages will present a fully digital based survey and photogrammetric record of the building complemented by hand measured survey where necessary, with all drawing conventions in accordance with Historic England guidance². A combination of 3-D laser scanning and photogrammetry is required to enable a 3-D model of the building including exterior and interior elevations and roof spaces. Survey drawings will show the building in its current state and include doors, windows and fireplaces as well as any cupboards or other features, fittings or fixtures of historic significance, including constructional and structural details and any evidence for changes to the building over time. This work will identify all features, fixtures and fittings of historic significance relevant to the original and subsequent uses of the building up until its present configuration.

¹ Historic England. 2016. Historic Buildings: A Guide to Good Recording Practice, page 26

² Historic England. 2016. Historic Buildings: A Guide to Good Recording Practice

- 2.1.5 The archaeological recording at Stage 1 will comprise a non-intrusive 3-D laser scan and photogrammetry survey of the interior and exterior of the building prior to any physical works. This will provide a record of the building in its present condition, providing information on the latest iteration of the structure.

3 Stage 2

- 3.1.1 Stage 2 will involve the first interventions into the physical fabric of Brook Cottages. The heritage objectives of opening up the building are to:
- Establish the construction methodology used to construct Brook Cottages.
 - Inform the appropriate approach to dismantle Brook Cottages and to store it once dismantled.
 - Inform the feasibility of reconstruction at an alternative location and if relevant, enable transportation to facilitate reconstruction.
- 3.1.2 Once the first phase of archaeological recording has taken place, a soft strip will be undertaken. This will remove internal and external fittings and fixtures identified as being of limited historic interest by the Archaeological Contractor, such as sanitaryware, kitchen fixtures and light fittings. Windows and doors will be retained at this stage. As part of the soft strip, the render to the external walls and internal plasterwork will be carefully removed by hand to reveal the structural frame. This process will leave the panel infill in situ to enable an assessment of the feasibility of dismantling the frame with these intact.
- 3.1.3 The soft strip is to be undertaken in the presence of the Archaeological Contractor who will record structural details revealed during the process and who will advise on matters of approach and procedure in the light of emerging information.
- 3.1.4 An asbestos survey and anthrax survey has been commissioned for Brook Cottages. The results of the asbestos survey have indicated that asbestos is present within the outshots to the rear of the building, it is, therefore, not intended to undertake a soft strip of this area. The results of the anthrax survey are outstanding. Should this reveal the presence of anthrax, or should asbestos be identified during the soft strip, a full, controlled removal will be undertaken. All materials will be removed and disposed of via a licensed contractor and taken from site to a licensed waste facility. This is irrespective of its historic interest.
- 3.1.5 As part of the dismantling process, it is necessary to assess the condition of the structure to establish the potential for relocation. The condition survey will be carried out by a conservation accredited structural engineer who will work alongside the Archaeological Contractor and the Principal Contractor. The engineer will assess those elements of the building deemed to be of historic and/or architectural interest, including the structural elements. The aim of the condition survey is to:
- Identify the extent of retrievable historic fabric for potential reconstruction.
 - Identify the feasibility of dismantling and transporting the structure and its consequences for the historic fabric.
 - Identify the feasibility of reconstructing the structure and the consequences for the historic fabric.

- 3.1.6 Phase 2 of the archaeological recording will take place during the soft strip. The Archaeological Contractor will be present during the soft strip of the building to inform the removal of elements. The Archaeological Contractor will also be present to photographically record any information of historic or architectural interest which is revealed during the works.

4 Stage 3

- 4.1.1 After the soft strip, and prior to any further dismantling of the building, the third phase of archaeological recording will take place.
- 4.1.2 This will consist of a second 3-D laser scan and photogrammetry survey to capture the building's framework. The purpose of this second, investigative, survey is to capture information on construction techniques and building materials.
- 4.1.3 A series of drawings will be extracted from the scan, to include plans, elevations and cross-sections as a minimum. These drawings will be annotated with analytical detail, including phasing and evidence of construction. Alongside this, detailed photographic recording will be undertaken of specific elements of the building, to include as a minimum, constructional details, phasing evidence, carpenter's marks and decorative features.
- 4.1.4 Allowance will be made for the dendrochronological analysis of the timber frame to establish the earliest elements of the building. The location and extent of this investigation will be informed by the dendrochronologist on site. Any investigative works will be undertaken to be as unintrusive as possible.
- 4.1.5 Analysis of the thatch will also be undertaken. This will include the identification of thatch material, thatching technique and any evidence of morphology.
- 4.1.6 The results of the surveys will be analysed to understand the archaeological and historic interest of the building as a vernacular worker's cottage. This information will be used to inform the viability for relocating Brook Cottages.
- 4.1.7 During this phase, provision will be made for the attendance of nominated parties from Historic England to assess the exposed fabric and enable an assessment of the historic interest and significance of Brook Cottages. This will feed into the preparation of the recommendation report referred to at Stage 4 of this strategy.
- 4.1.8 The building will be assessed by a structural engineer to establish the condition of individual elements to be removed. This will follow a standard methodology based on three ratings:
- a. No repair is currently needed (Level 1).
 - b. Defects present that need repairing or replacing (Level 2).
 - c. Defects present that are serious and cannot be repaired (Level 3).
- 4.1.9 Once the structure of the building is exposed, the structural engineer will examine the timber to identify any defects. The timber will be given a priority rating based on whether the timber is sound, can be repaired or cannot be retained. The timbers will be marked up accordingly in situ. The probable cause of any damage will be identified to ensure that further deterioration is prevented. The principle of repair will also be established, identifying the extent of the repair required and the approach (e.g. chemical treatment, patch repair, replacement of sections).

-
- 4.1.10 The structural engineer will examine the extent of fabric suitable for relocation. A report will then be produced outlining options for dismantling, storage, transportation and relocation based on the extent of survival, and the extent of repair required and the ability of the historic fabric to tolerate dismantling, transportation and reconstruction.
- 4.1.11 Once the results of the archaeological recording and condition survey are available, options for the relocation of the building will be assessed. This will include consideration of the methodology for dismantling Brook Cottages, and if relevant the storing, transporting and re-construction of Brook Cottages.
- 4.1.12 If relocation is considered to be a viable option, an assessment will be made on the preferred method of dismantling, taking into consideration the overriding principle of preservation in situ (i.e. retaining as much of the historic fabric in place as possible for transportation). For example, this may include removing whole elevations with the frame and infill material in situ or, if this is not deemed possible, the frame could be dismantled into structural pieces for transportation, with brick elements deconstructed by hand.

5 Stage 4

- 5.1.1 The stages described above will require close working between all parties, under the supervision of the Archaeological Clerk of Works. In addition, consultation will be required with both Historic England and Bedford Borough Council at specific stages. As a minimum these should include:
- During the drafting of the SSWSI.
 - During the soft strip of Brook Cottages.
 - Upon completion of the soft strip and prior to dismantling.
 - Following completion of the recommendations report.
- 5.1.2 This later stage of consultation will include the presentation of the recommendations report which will establish the feasibility and validity of transporting and reconstructing Brook Cottages at an alternative location. Reasons for not relocating the building may include:
- Limited survival of historic fabric.
 - The condition of structural elements would not withstand relocation, for example the timber-frame may be rotten.
 - The fabric cannot be dismantled without significant damage.
 - Hazardous materials are present within the building.
- 5.1.3 Options for dismantling and transportation to facilitate relocation (where feasible) will be presented in the recommendations report alongside the preferred methodology. This will include a discussion on the significance of the building given the extent of surviving historic fabric.
- 5.1.4 Historic England will advise on whether the historic fabric of Brook Cottages is suitable for relocation given its heritage interest and significance. This will take into account the results revealed by the soft strip, such as whether there has been extensive alteration which has eroded the historic authenticity of the building. In advising on its suitability for relocation, Historic England will also give due consideration to Brook Cottages' existing physical condition and the extent to which it will tolerate relocation. If Historic England do not advise that Brook cottages is suitable for relocation within 35 days of receipt of the recommendations report, Brook Cottages can continue to be dismantled and recorded in accordance with the agreed SSWSI.