

75 Allerton Road, London, N16 5UF

NYMNPA

15/06/2021

Date: 14.6.2021

North York Moors National Park Authority
The Old Vicarage, Bondgate, Helmsley, York
North Yorkshire
YO62 5BP

For the attention of: Hilary Saunders

Planning approval NYM/2020/0294/FL

Description: release of planning conditions

Planning condition number 11

The bi-fold door factory. Details attached to email

Planning condition number 12

Scheme of painting, all external doors and windows will be new and painted using Dulux weather-shield paints colour to be green glad.

Planning condition number 13

Noted

Planning condition number 14

Noted and to be confirmed at a later date

Planning condition number 15

Noted

Planning condition number 16

Noted, details of roof windows are attached to the email

Planning condition number 17

Noted

Planning condition number 18

All cast iron rainwater goods to be painted in black hamerite paint

Planning condition number 19

Noted

Planning condition number 20

Tricel Novov UK36 tank A to be installed, details attached to the email

Planning condition number 21

Noted, we plan to start this in May 2022

Planning condition number 22

I am not sure what this evolves as we do not plan do any landscaping at the property apart from forming the new track and keeping on top of the weeds

Planning condition number 23

Noted

Planning condition number 24

Noted

Planning condition number 25

Noted

Planning condition number 26

Noted

Planning condition number 27

The natural England licence has been applied for by DWA

Planning condition number 28

The WSI is attached to this email. Report reference BA2145LOD

Planning condition number 29

Drawings dated 20.5.2021 show the new dark sky lighting proposals, and comments from email dated 8th June will be installed

Planning condition number 30

Noted

Planning condition number 31

The works' specification is attached, noting external lime-based repointing

Planning condition number 32

I have now closely inspected the existing internal flag stones and sadly they have been painted red which will be nearly impossible to remove, I lifted one of the stones and inspected the back, it is very rough and cannot be flipped over for reuse. I cannot see how we can reuse these stones on site but happy to take further advice from yourself on this matter. I will also wait to see if the HBR raises any comments. If they can be reused, we will follow the below schedule of works

Flagstone works' specification

- 1 Number all flag stones and plot onto a floor plan
- 2 Carefully lift the existing flag stones by hand and move to an outside area
- 3 Carefully try to clean the existing stones using a non-chemical-based stone cleaner and jet washer
- 4 On completion we will endeavour to reuse the flags on site
- 5 Grout the stones using a lime-based mortar
- 6 Flags to be resealed with micro porous stain resistant protective sealant allowing the stone to 'breathe
- 7 Finally, the flagstones will be polished with a bee's wax

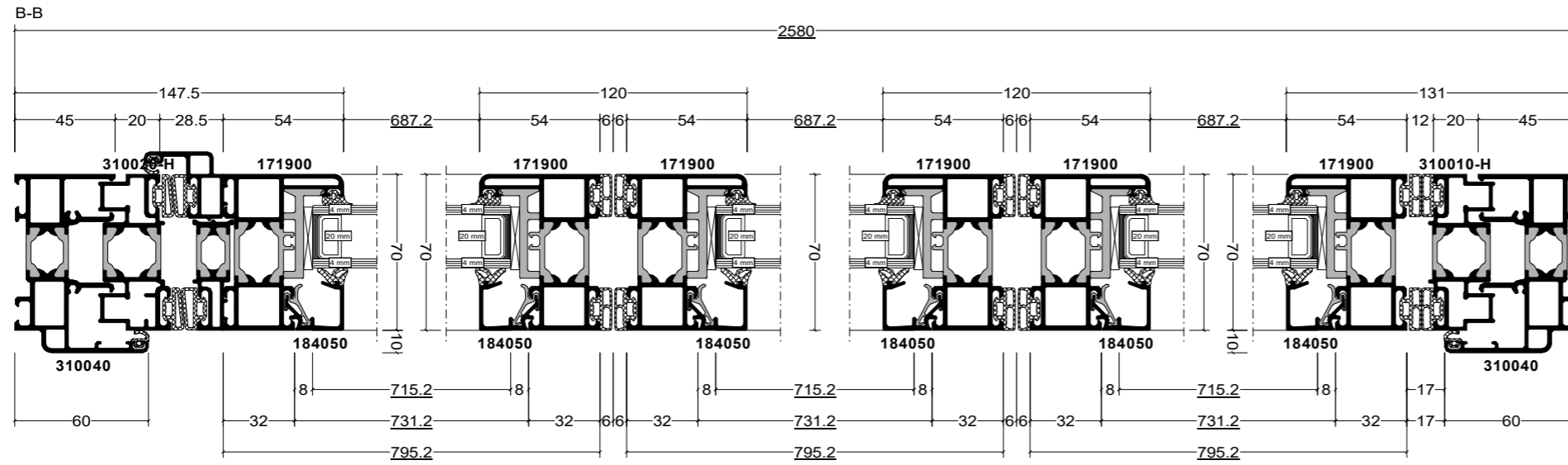
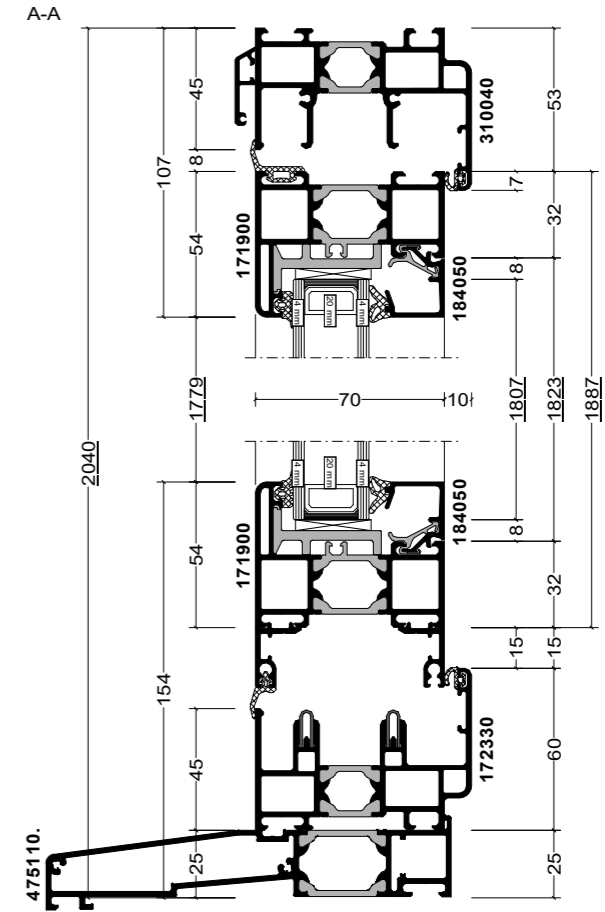
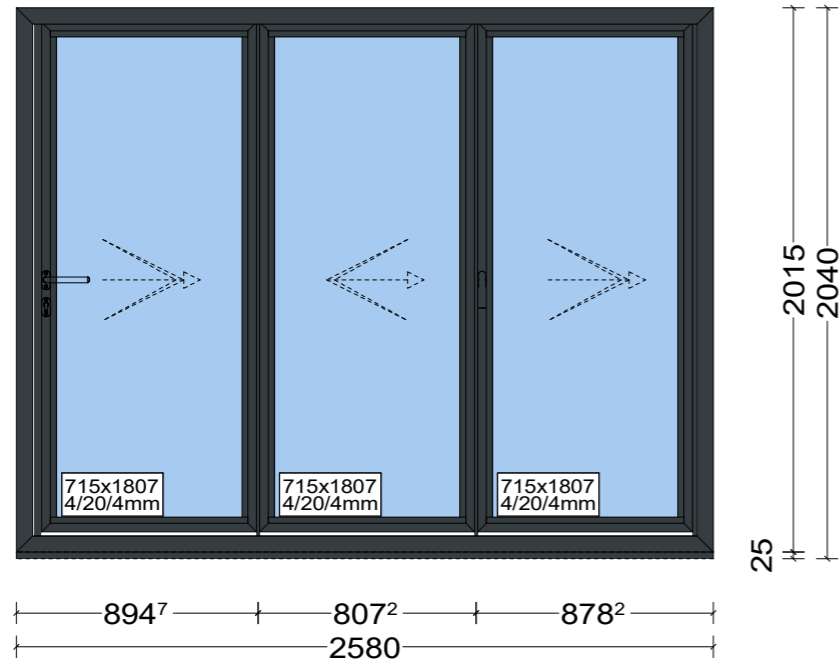
We trust this to be satisfactory and look forward to hearing from you.

Yours faithfully,

Robert Dillon




Pos. 001, Quantity: 1
 3 Pane Bifold
 Finish: RAL 7016
 Job: Lodge Hill Farm
 System: Schüco ASS 70 FD (Open Out) frame all-around Standard
 Interior View



- 2x 240153 Door Hndle Strght RAL 9005
- 1x 279211 Double Cylindr 45/45 30°
- 1x 239991 Strike Plate kit ls
- 1x 227173 ret.Catch
- 2x 227652 pc Rosette Oval RAL 9005
- 1x 227873 Spindle 10x150
- 1x 241735 Claw/pin lk 1-f 34
- 1x 240886 Handle RAL 9005
- 1x 223698 Pull Hdle RAL 9005
- 1x 241627 Gearbox
- 7x 233957 Turn hng 2-prt RAL 9005
- 1x 242050 Shoot Bolt Lock
- 1x 233942 Rllr car.Both Sides Stss-st
- 1x 233928 Rllr car.hge Both Sides RAL 9005

3x 2x4mm 4-20-4 Black Spacer , 4 mm Toughened Low Iron Glass External, 4 mm Toughened Low E Glass Internal Argon Gas F
 28mm 1.29 m² 715 x 1807mm



BINGLEY, THE COMMON,
DONKEY LANE,
WEST DRAYTON. UB7 7HQ

DATE 08.06.2021

DRAWING No. SCALE 1 : 2.8

mr Robert Dillon
Grenville decorators
75
Allerton road
london
N16 5UF

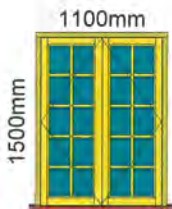
ESTIMATE

Reference
Estimate Number e feb 05
Date of Estimate 4 February 2021
Validity 90 days

casement windows

Good afternoon Robert

Thank you for your valued enquiry, below is a detailed specification for your project. Should you require any changes please contact me when convenient to yourself.
Please notice that the price of the products may change if the specification is changed.

Item (sizes)	Description	Qty	Unit Cost	Total Cost
	<p>Window Flush Window with Ovolo moulding to the frame, 30 deg bevel to outside of sashes & Ovolo moulding to the inside, rebated to accommodate 16mm Double glazing Timber Type: Joinery Grade Softwood with hardwood cill 16mm Clear float Argon filled DGU Joinery factory primed 531.09 kgs</p> <p>Screen Casement Flush Casement 54mm Thick No Ironmongery Fitted Unless Listed Separately Timber Type: Joinery Grade Softwood</p>	10	£931.59	£9,315.90
Carried Forward				£9,315.90

Item (sizes)	Description	Qty	Unit Cost	Total Cost
		Brought Forward		£9,315.90
	Window Flush Window with Ovolo moulding to the frame, 30 deg bevel to outside of sashes & Ovolo moulding to the inside, rebated to accommodate 16mm Double glazing Timber Type: Joinery Grade Softwood with hardwood cill 16mm Clear float Argon filled DGU Joinery factory primed 178.24 kgs	5	£692.69	£3,463.45
	Screen Casement Flush Casement 54mm Thick No Ironmongery Fitted Unless Listed Separately Timber Type: Joinery Grade Softwood			£12,779.35
			VAT @ 20%	£2,555.87
			Total	£15,335.22

Total Weight 709.32 kgs

NOTES:

Diagrams of windows, doors and frames indicate style viewed from the outside and do not reflect size. Other diagrams are showing a section through or a generic view.

If you have any further questions please feel free to contact me on [redacted] and I will be happy to help.

I hope this helps I look forward to your response.

Kind regards
 Charlie

75 Allerton Road, London, N16 5UF

Date: 20.5.2021

North York Moors National Park Authority
The Old Vicarage, Bondgate, Helmsley, York
North Yorkshire
YO62 5BP

For the attention of: Hilary Saunders/Wendy Strangeway

Planning approval NYM/2020/0294/FL 19 August 2020

Description: Roof windows

Fakro Conservation Roof Window FTP-V/C P2 KIT

Characteristic features of conservation roof windows are their black vertical mullion bar, cladding and fashing (RAL9005)

Whether for a listed building or traditional barn conversion, Fakro conservation style roof windows offer the critical facility to install them low within the roofline.

This conservation roof window is largely made from natural pine, and is manually operated.

U Value = 1.3 W/m²K

Includes FTP-V/C U3 centre pivot roof windows** V/C Conservation flashing (standard depth) and XDP insulation set

FTP-V/C U3 (J) KIT is also available on this site under conservation roof windows. Installation 3cm lower than standard depth is denoted by the letter J. For conservation roof windows 'J' flashings are most commonly used to provide the required low profile

We trust this to be satisfactory and look forward to hearing from you.

Yours faithfully,

Robert Dillon



UK*

* EXCLUDING NORTHERN IRELAND



WASTEWATER TREATMENT

Tricel® Novo

For Single Dwellings & Small Communities

Innovative design for superior performance



What is the Tricel Novo

Tricel Novo wastewater treatment plants are reliable, easy to install and simple to maintain for all wastewater requirements. These highly functional plants can cater for ranges from 1 to 50 PE (Population Equivalent).

The Tricel Novo submerged aeration plant is suitable for domestic and light commercial or communal applications and uses simple proven fixed bed technology. Each system comprises of three independent treatment zones, all fulfilling a different stage of the purification process.

The Tricel Novo treatment efficiencies are as follows:

BOD ₅	11 mg/l
SS	16 mg/l
NH4-N	8mg/l

European Certification Requirements

All Tricel wastewater treatment plants have been tested to European certification EN 12566-3. This certification tests all plants for strength, water tightness, durability and treatment efficiency.

By using a wastewater treatment plant which is CE certified clients can rest assured that it has complied with tests and inspections which guarantee a high level of security and efficiency.

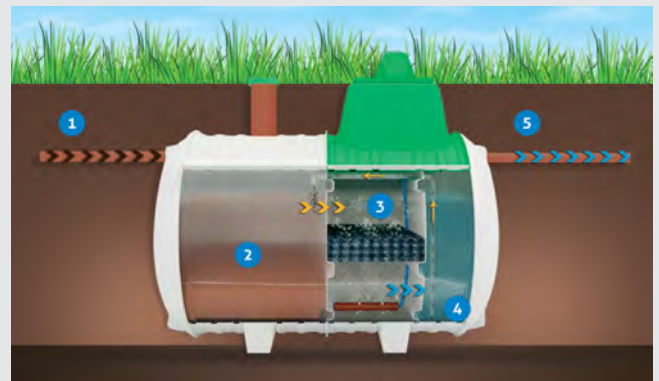
How a Tricel Novo works

These plants use a simple, proven technology, consisting of three treatment zones. In each zone a different stage of the treatment occurs.

1. Wastewater from the dwelling, toilets, sinks, shower etc., enters the plant.
2. Effluent enters the primary settlement chamber. Settlement occurs when the heavier solids drop out of the wastewater and settle to the bottom of the tank to create sludge, and the lighter solids float to the top of the water to create a scum. The top layer acts as a seal and stops odours escaping. This chamber separates up to 70% of the solids present.
3. Next is the aeration chamber, where masses of naturally occurring bacteria inhabit specially designed plastic filter media. The bacteria feed on the waste removing it from the liquid. A continuous supply of air from a low pressure, high volume compressor in the top section of the unit sustains these bacteria. Wastewater passes through the filter media over and over, ensuring a very high treatment efficiency.
4. The liquid then proceeds to the final settlement chamber. Any remaining minute bacterial particles separate from the liquid within this chamber before discharge from the plant. This process slows the liquid's velocity,

allowing for any final trace impurities to settle to the bottom of the tank section. A sludge return system then returns these impurities back to the primary settlement chamber.

5. The remaining treated liquid now meets the required standard and is safely passed out of the Tricel Novo plant system. This treated effluent is now ready for discharge to a suitably designed discharge area as required by the relevant local authority.



Tricel Novo wastewater treatment plant has an overall efficiency of 95.9% BOD removal

Key features & benefits

- ▶ **Compression moulded SMC tank.** The compression moulding process is one of the most technologically developed processes available to manufacture structural composites. Components are manufactured under heat and high pressure and have unrivalled strength and durability over standard tanks or polyethylene tanks.
- ▶ SMC is unique in the wastewater treatment industry with Tricel SMC tanks operating in some of the harshest climatic conditions for over 50 years with no defects.
- ▶ Tricel's **ceramic diffuser** is unique in the domestic wastewater treatment plant market and will last twice as long as all standard competitors rubber equivalents. This saves money in both call out fees and replacement parts.
- ▶ **No concrete backfill** for installation on most sites saving up to £300 over lower quality GRP or polyethylene alternatives from competitors.
- ▶ Complies with Environment Agency general binding rules in England, Natural Resources Wales exemption criteria and SEPA requirements. Tricel advise consulting with your local agency on the level of effluent treatment required.
- ▶ No moving parts or pumps in the plant ensuring reliable operation and minimal maintenance and repair costs.
- ▶ **Factory fitted alarm** on all systems.
- ▶ Integrated pumped outlet available on all systems.

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Homeowners: individual domestic installation



- ▶ The lightweight nature of the system makes for easy on-site delivery.



- ▶ No need for big excavators and large holes that disrupt and disturb your garden.



- ▶ Very low visual impact from fully installed units.

Larger projects: commercial installations up to 50 PE



- ▶ These plants are suitable for installation at housing estates, camping sites, hotels etc., and have low maintenance and running costs.



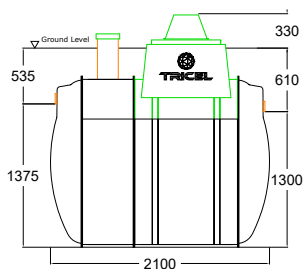
- ▶ Each wastewater treatment plant is constructed of lightweight SMC and is easy to manoeuvre which simplifies the installation process.



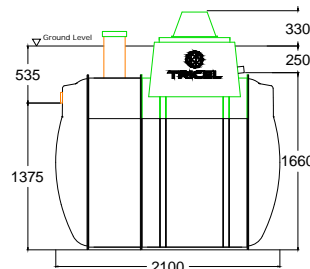
- ▶ Example of a fully installed 50 PE Novo wastewater treatment plant in a 5-star hotel.

Technical characteristics/ Plant dimensions

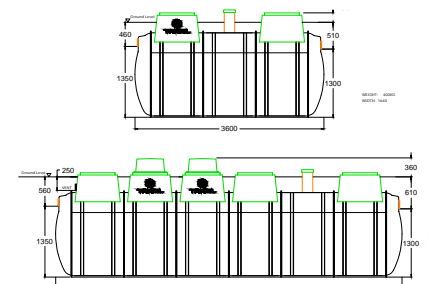
Novo Design population	No. of people	Length	Width	Height	Nominal inlet/outlet diameter	Weight empty	Inlet invert to base	Outlet invert to base	Inlet invert to ground level	Air blower rating
		m	m	m	mm	kg	m	m	watts	
UK6	1-6	2.1	1.64	2.24	110	270	1.375	1.3	0.535	64
UK8	2-8	2.6	1.64	2.24	110	300	1.375	1.3	0.535	86
UK10	3-10	3.1	1.64	2.24	110	370	1.375	1.3	0.535	86
UK12	4-12	3.6	1.64	2.27	110	400	1.375	1.3	0.535	100
UK18	6-18	4.6	1.64	2.27	110	500	1.375	1.3	0.535	215
UK24	8-24	5.6	1.64	2.27	110	600	1.375	1.3	0.535	215
UK30	10-30	6.6	1.64	2.27	150	700	1.35	1.3	0.56	215
UK36	Tank A	12-36	2.6	1.64	150	300	1.35	1.3	0.46	215 + 86
	Tank B		5.6	1.64	150	600	1.35	1.3	0.56	
UK42	Tank A	14-42	3.6	1.64	150	400	1.35	1.3	0.46	215 x 2
	Tank B		5.6	1.64	150	600	1.35	1.3	0.56	
UK50	Tank A	16-50	3.6	1.64	150	400	1.35	1.3	0.46	215 x 2
	Tank B		6.6	1.64	150	700	1.35	1.3	0.56	



- ▶ **UK6 gravity outlet**
Up to 6 PE domestic gravity flow outlet.



- ▶ **UK6 pumped outlet**
1-6 domestic pumped unit. Suitable for pumping to a raised discharge area (over).



- ▶ **UK50 gravity outlet**
Suitable for commercial installation, caters for up to 50 people.

Tricel Novo riser options for deep installation

Tricel offer three different manhole riser heights to suit different invert/inlet levels. Manhole risers allow for the positioning of the treatment plants at the depth which is optimum to each individual installation. Wastewater is gravity fed from the home to your treatment plant. The inlet pipe's position from the premises determines the excavation depth for the wastewater treatment plant. Tricel offer a choice of manhole risers 250mm/500mm/750mm to help with installation where site conditions require a flexible solution.

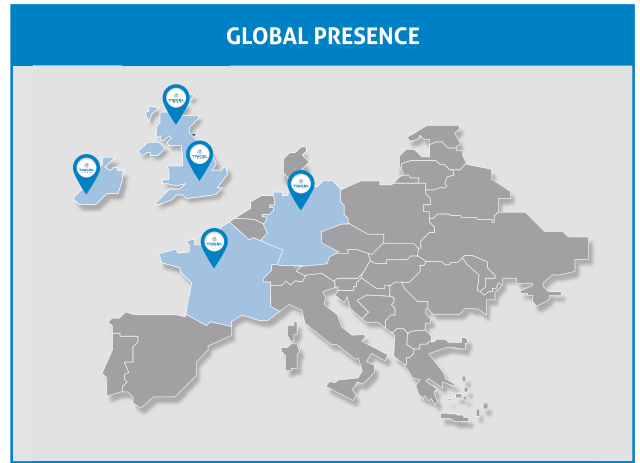
Tricel Group

Tricel is a world recognised global provider of **high-performance solutions**. Today, the company operates across multiple industries such as **Environmental, Construction, Water and Distribution**, including both composite materials and lubricants.

We occupy a unique position in the field of reinforced plastics, combining the technical expertise of **over 60 years in the press-moulding and composites industry**. Tricel is proud of being one of the largest manufacturers of wastewater treatment plants in Europe, and are regarded by regulators as the standard setters within the industry.

Tricel are **experts in Sheet Moulding Compound (SMC)** processes and produce the only wastewater treatment plant in Europe constructed from this material. This process gives the highest strength to thickness ratio of any tank on the market, and has no risk of corrosion over time.

Our company offers industry **leading innovative solutions** that our customers can trust, and with operations in 12 locations across Europe we supply a comprehensive range of products to **over 50 countries worldwide**.



Membership of European governing bodies on wastewater treatment



Tricel wastewater treatment plants are fully tested and accredited to **European standards for CE certification**.

PIA (Prüfinstitut für Abwassertechnik GmbH) are the leading Test Institute in Europe for wastewater technology.

Tricel wastewater treatment plants meet with **EN12566-3** requirements which test both the quality of the components as well as the overall performance of the plant.



British Water is the leading association representing suppliers, manufacturers, contractors, consultants and others in the UK water industry supply chain.

WARRANTY - UK ONLY* *EXCLUDING NORTHERN IRELAND



- The warranty period for **mechanical parts** within the products is **3 years** from the date of purchase. This includes the compressor, control panel, ceramic diffuser and all internal components.
- The SMC structure of the tanks carry a **20 year warranty** from date of purchase.
- All products are **CE certified to EU safety, health and environmental requirements**.

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Tricel Environmental UK, A trading brand of Dewey Waters Ltd, Heritage Works, Winterstoke Road, Weston-super-Mare, BS24 9AN, United Kingdom.

In accordance with Tricel's normal policy of product development these specifications are subject to change without notice.





**Written Scheme of Investigation for
Archaeological Standing Building
Recording**

On behalf of

Mr Robert Dillon

Concerning:

Lodge Hill Farm

Egton Grange

Whitby, North Yorkshire

YO22 5AZ

June 2021

Report Specification

COMPILATION

Joe France BSc ACIfA

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Holly Litherland BA (Hons)

EDITING

Stephen Priestley MA MCI fA

DATE

June 2021

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BA2145LOD

GRID REFERENCE

NGR: NZ 78853 03632

OS LICENCE NUMBER

100055758

FINAL EDIT AND APPROVAL

George Children MA MCI fA

Cover: Elevated view looking north-northeast showing complex of farm buildings at Lodge Hill Farm

ISO 9001 | ISO 14001 | ISO 45001

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GENERAL ENQUIRIES

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Post-Ex Facility – Leominster

Post-Ex Facility – Milton Keynes

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EC2A 4SD

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Aztec Centre, Aztec West
Almondsbury
Bristol
BS32 4TD

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Basepoint Business Centre
Winnall Valley Road
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SO23 0LD



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1 Introduction

Border Archaeology (BA) has been instructed by Mr Robert Dillon to undertake a Written Scheme of Investigation (WSI) for a programme of Archaeological Standing Building Recording (ASBR) to Historic England/RCHME Level 2 with regard to a post-medieval farmstead at Lodge Hill Farm, Egton Grange, Whitby, North Yorkshire YO22 5AZ. The farmstead is situated within the North Yorks Moors National Park (*fig. 1*).

This programme of ASBR is to be undertaken in connection with a planning application relating to the restoration of the existing farmhouse and change of use of adjoining building to provide an office and store for holiday rental business, plus change of use of barns and outbuildings to provide three holiday cottages comprising one 4-bedroom; one 3-bedroom and one 2-bedroom unit together with a one bedroom self-contained holiday apartment and two units of ramblers accommodation plus a games room (North Yorks Moors National Park Authority Planning Ref. – NYM/2020/0294/FL). Condition 29 of the original planning decision states that: *‘No work shall commence on site to clear or strip out the building to which this permission/consent relates until a programme of Level 2 historic building recording and analysis in accordance with a Written Scheme of Investigation of historic building recording as provided or approved by the Local Planning Authority in writing. The work shall not be carried out otherwise than in accordance with the provided/approved specification.’*

Please note that an amendment to this planning application was submitted on 21st April 2021 to allow omission of the store and office as originally approved, and use of the building instead as additional living accommodation to farmhouse, together with the installation of oil tank, omission of ramblers’ accommodation/games room and demolition of one outbuilding, and conversion of remaining outbuilding to a holiday cottage together with changes to landscaping (North Yorks Moors National Park Authority Planning Ref. – NYM/2021/0267/FL). The plans of the existing buildings included in this WSI reflect this amended application.

This Written Scheme of Investigation has been prepared for submission to the Conservation Officer, North Yorks Moors National Park Authority as a suitable methodology for the proposed programme of Archaeological Standing Building Recording.

2 Site Description

Lodge Hill Farm is an isolated farmstead of 18th/19th century date, situated within the Egton Grange Valley, c.1.6km SW of the village of Egton Bridge, and about 12km SW of Whitby – within the boundaries of the North Yorks Moors National Park. The farmstead comprises a stone-built farmhouse, a small walled garden and courtyard (now grassed but likely covering a metalled surface) and associated traditional farm outbuildings within a 2.6 acres plot bounded by a stone perimeter wall. It is not a listed building but is considered by the North Yorks Moors National Park Authority to be a non-designated heritage asset.

2.1 Soils & Geology

The underlying solid geology is recorded by the British Geological Survey as consisting of sandstone, siltstone and mudstone. Sedimentary Bedrock formed approximately 170 to 174 million years ago in the Jurassic Period. Local

environment previously dominated by swamps, estuaries and deltas. Superficial deposits are recorded as consisting of Till, Devensian – Diamicton, formed up to 2 million years ago in the Quaternary Period, within a local environment previously dominated by ice age conditions (BGS 2021).

3 Project Aim

The aim of the project is to undertake a programme of ASBR of the buildings at Lodge Hill Farm to Historic England/RCHME Level 2 as detailed in *Understanding Historic Buildings – A guide to good recording practice* (Lane 2016) to allow for the preservation by record of all standing building fabric, fixtures and fittings of historical interest that will be removed or substantially altered by the proposed development.

4 Summary Historical and Archaeological Background

Lodge Hill Farm is an isolated farmstead of longhouse type, located within an area of enclosed agricultural land and woodland on the N edge of Egton High Moor, an extensive swathe of open moorland within the North Yorks Moors National Park. Significant evidence of prehistoric activity has been recorded on the moors in the wider locality of the site, including a cluster of round barrows and remains of a cross dyke earthwork of probable Bronze Age date on Egton High Moor, located about 700m W of the site and designated as a Scheduled Ancient Monument (NYMNPA HER No. 59; HER No. 4493).

The origins of the farmstead at Lodge Hill Farm are unclear although the existing buildings appear to be of 18th/19th century date. During the medieval period, the site appears to have lain within the bounds of a deer park known as ‘Butter Park’ (NYMNPA HER No. 7871) first recorded in the 15th century as the park of ‘Bydwith’ (Page 1923, 345). Butter Park was one of several deer parks belonging to the lord of the manor of Egton; it is possible it was created either by the family of Mauley (who held the manor of Egton from the 12th to the early 15th century) or the Salvin family who owned the estate during the 15th/16th centuries. The park appears to have been disparked by the 17th century although its existence is attested to by the farmstead of Butter Park, about 470m N of Lodge Hill Farm. It is possible that the place name ‘Lodge Hill Farm’ may indicate the presence of a former hunting lodge associated with the medieval deer park in this vicinity.

The earliest documentary reference to Lodge Hill Farm dates from 1735 when it was held by the Shaw family, who appear to have farmed the estate for a lengthy period during the 18th and early 19th centuries. The Shaw family were Catholic recusants (as indeed were many families in this part of Yorkshire) and first appear in a list of recusants for the parish of Egton dated 1735, when Ralph and Jane Shaw and their children were resident at ‘Lodge Hill on Egton Bridge’. The site is not covered by the 1842 Tithe Survey of Egton, possibly due to the fact that it had already been subject to enclosure in the 18th or early 19th century. Consequently, the earliest available cartographic source to show the site is the OS 1st edition map of 1853 (*Plate 1*). This map shows the layout of the farm as largely resembling that shown on modern cartography, except that the 1853 map shows five buildings, rather than the four shown on later 19th and 20th century mapping.

Later, more detailed, cartography is provided by the 1893 Ordnance Survey 2nd Edition 25-Inch Survey of Yorkshire (*Plate 2*), and the 1913 Ordnance Survey 3rd Edition 25-Inch Survey of Yorkshire. Due to the scale of these maps,

the depiction of the buildings present within the farm is more accurate. The major changes between 1853 and 1893 are the removal of a small building on the S boundary of the site, and the establishment of the pond in the centre of the farm. Little change is indicated on the OS 3rd edition map. Based on the evidence of historic OS mapping, it appears that the layout of Lodge Farm had largely been established by the late 19th/early 20th century.

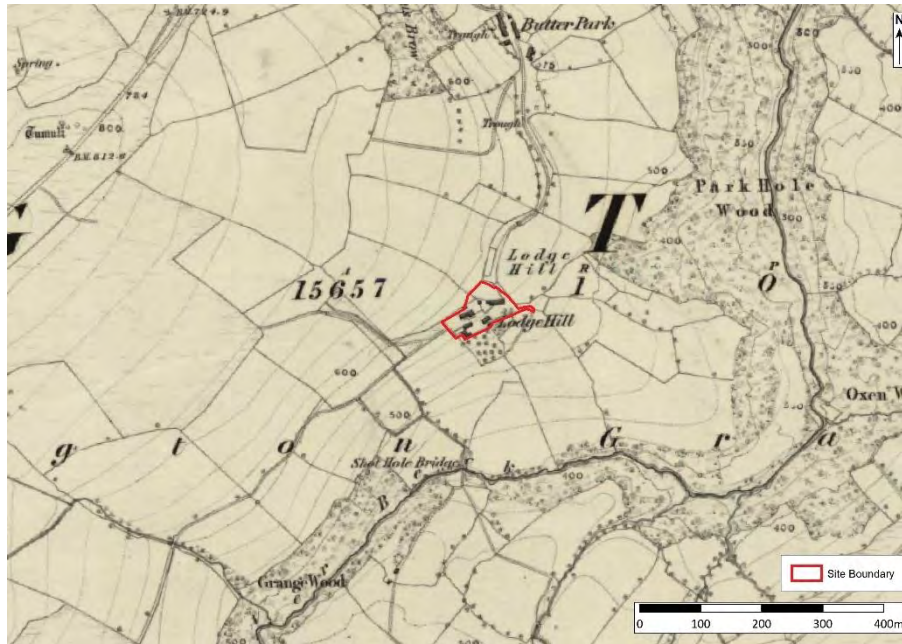


Plate 1: Extract from the OS 1st edition 6-inch map (1853)
(Reproduced by courtesy of the National Archives)

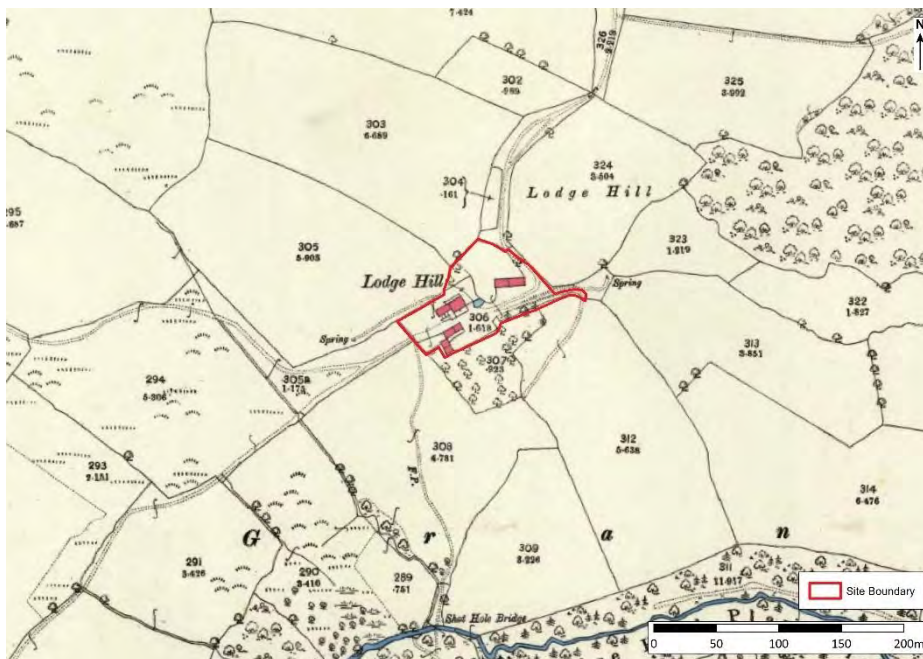


Plate 2: Extract from the OS 1st edition 25-inch map (1893)
(Reproduced by courtesy of the National Archives)

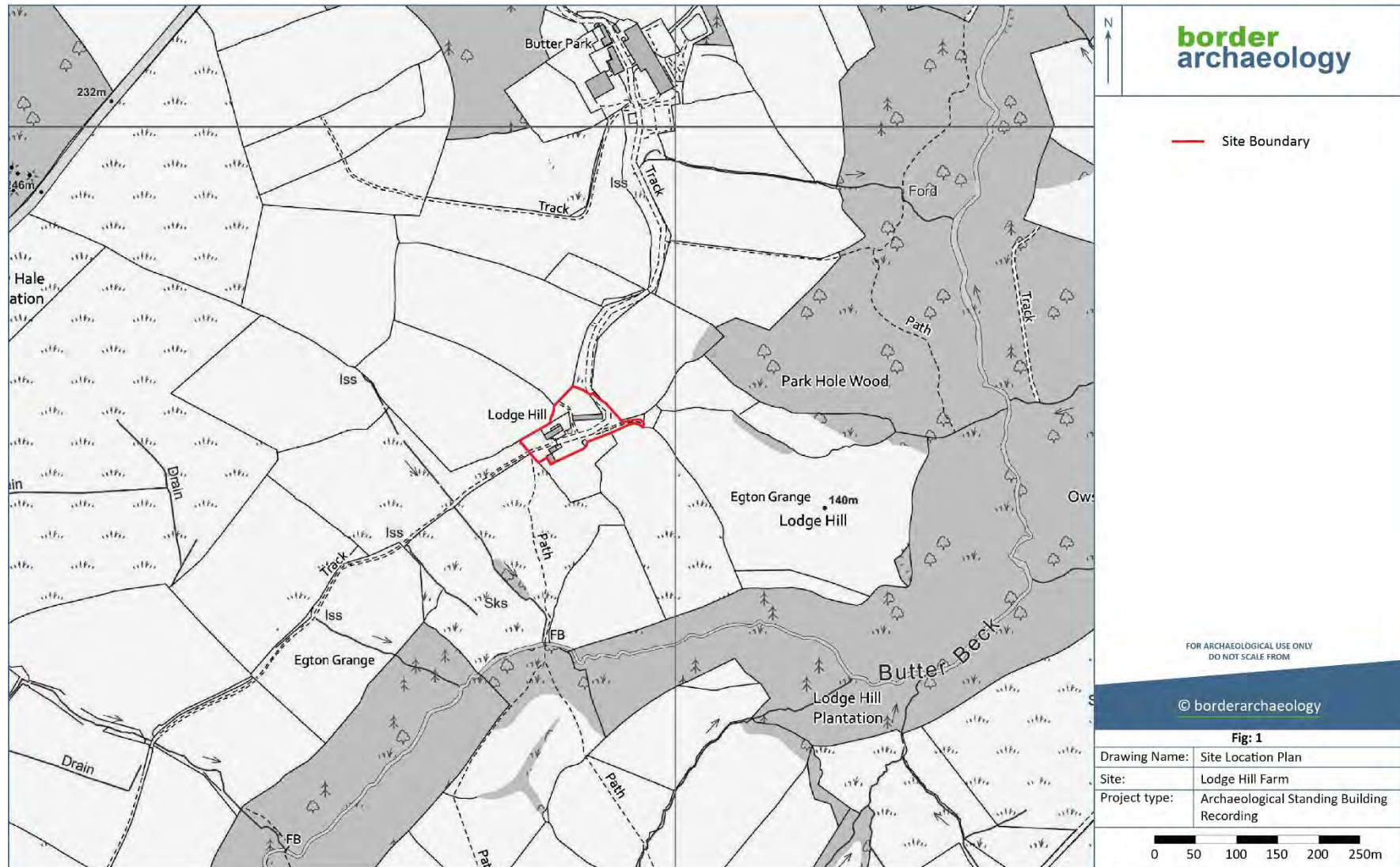




Fig.2 Existing floor plan of farmhouse



Fig 3. Farm house existing S and W-facing elevations

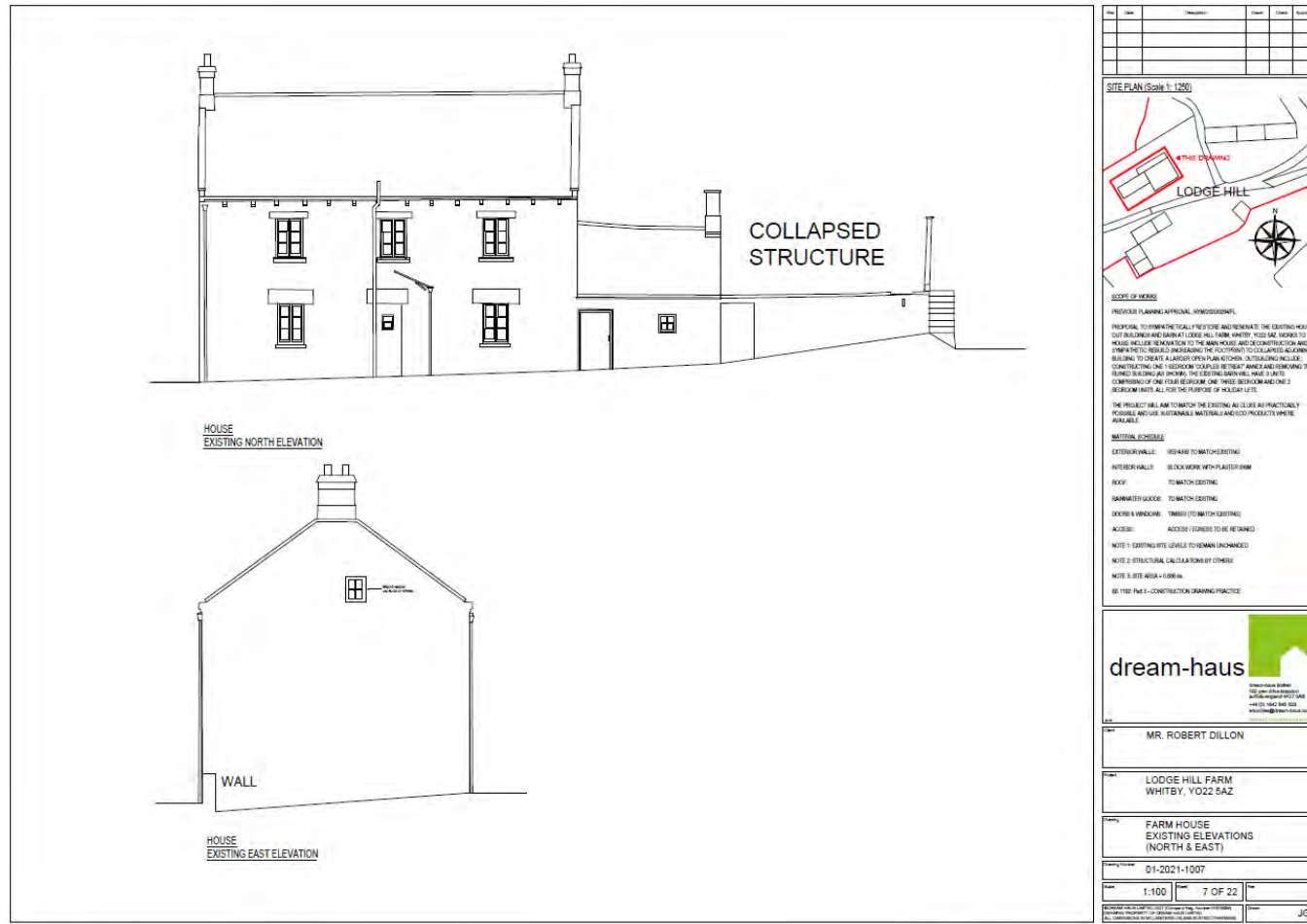


Fig. 4 Farmhouse existing N and E-facing elevations

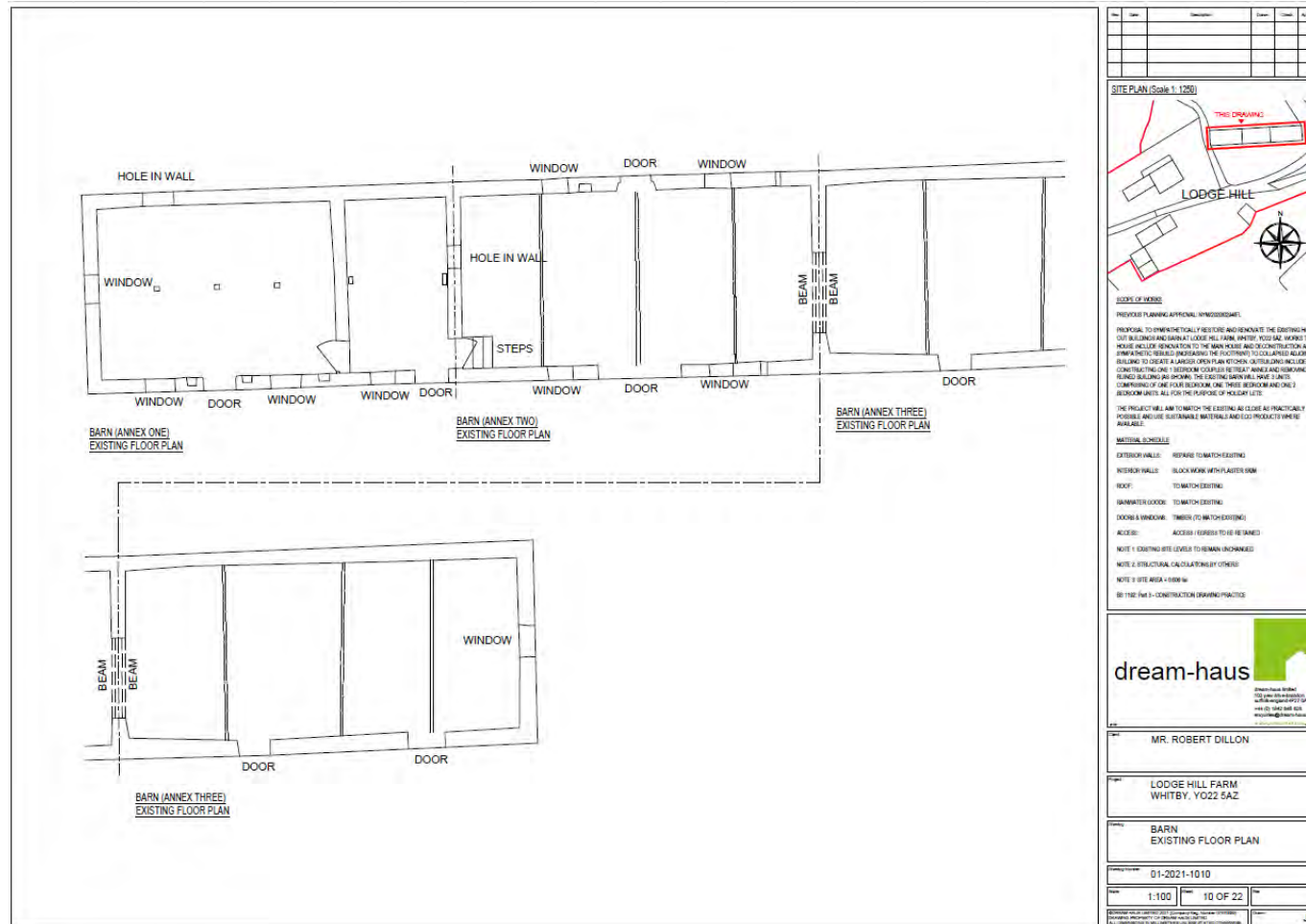


Fig. 5 Barn existing floor plan

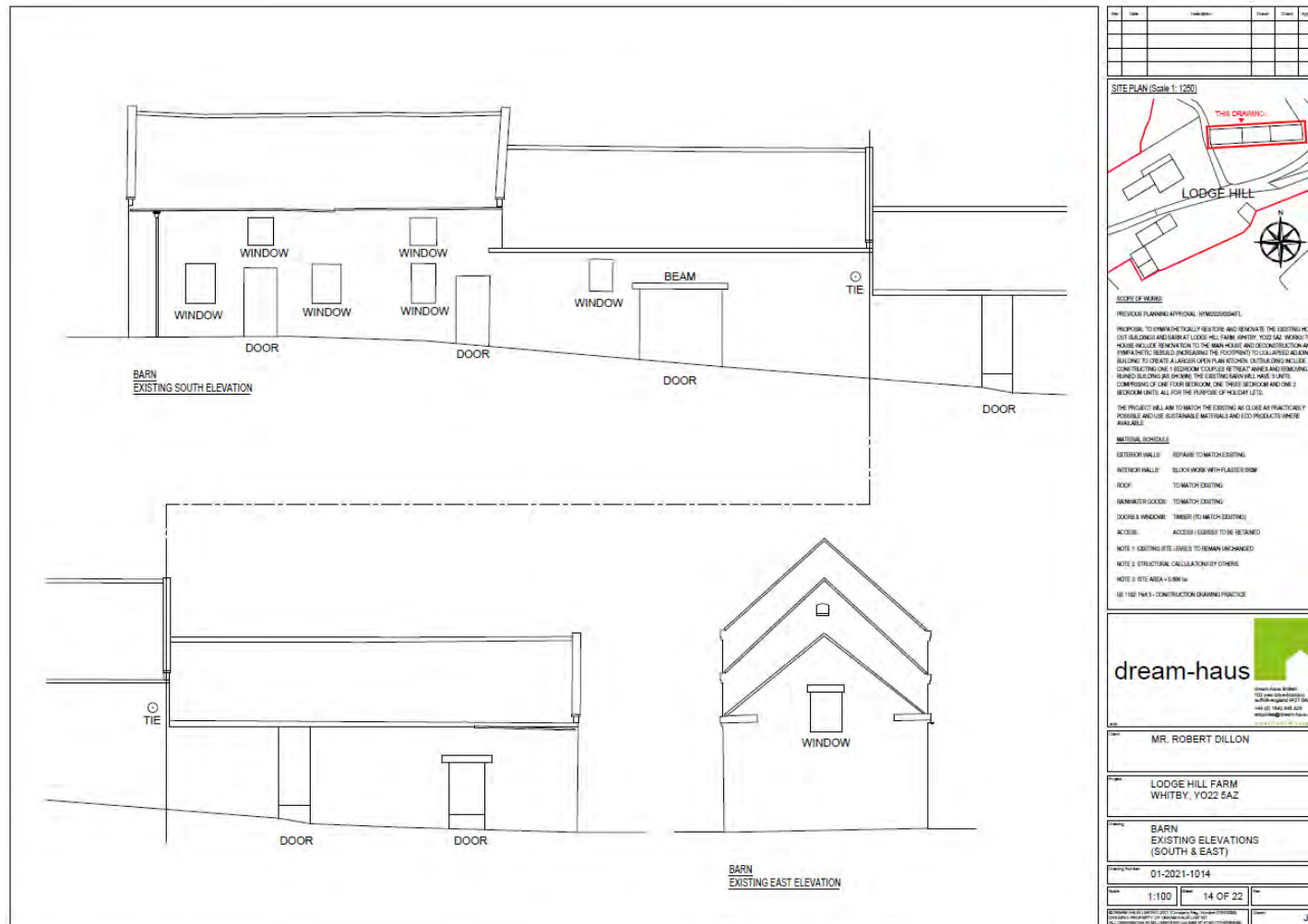


Fig. 6 Barn existing S and E-facing elevations

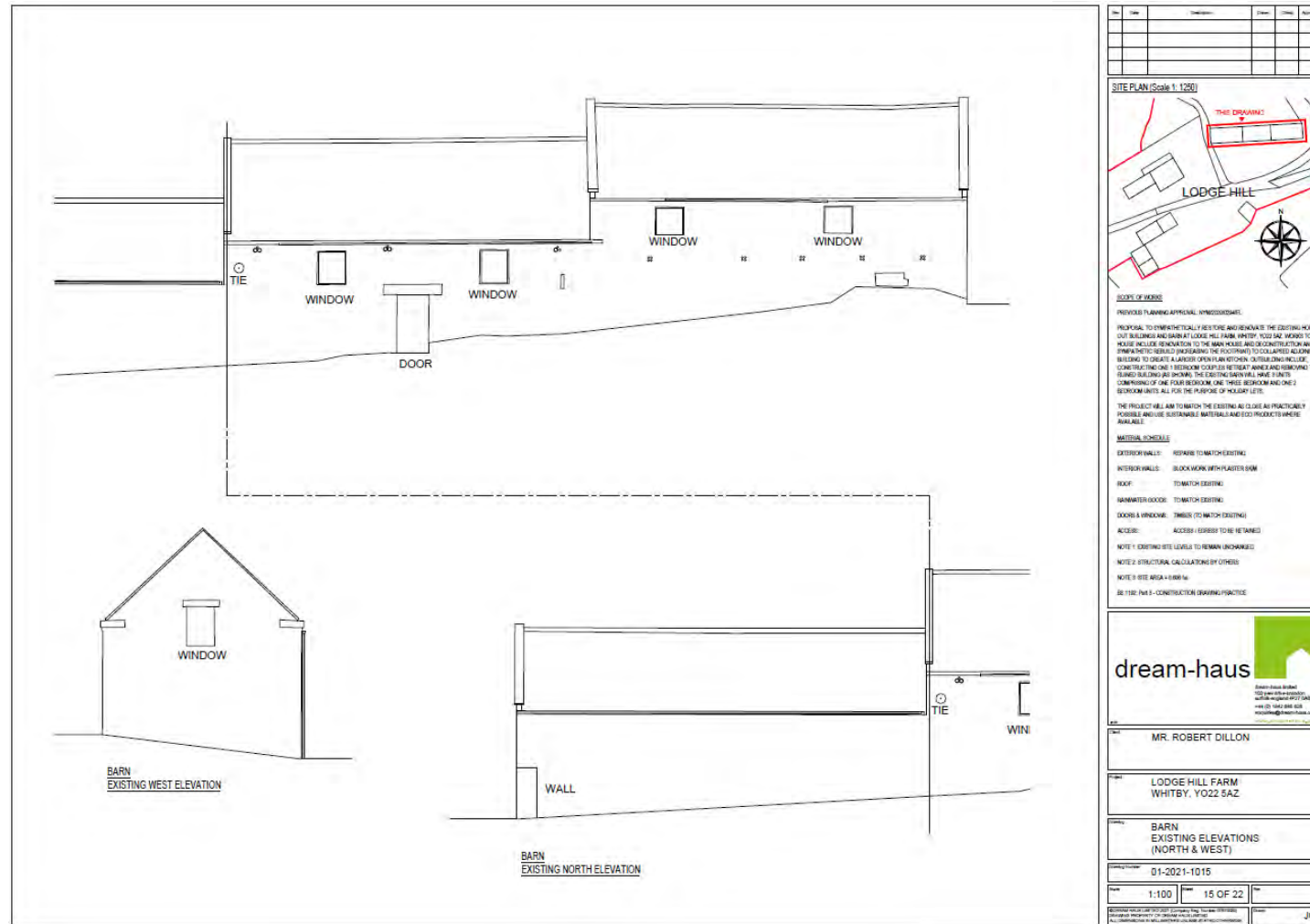


Fig. 7 Barn existing N and W-facing elevations

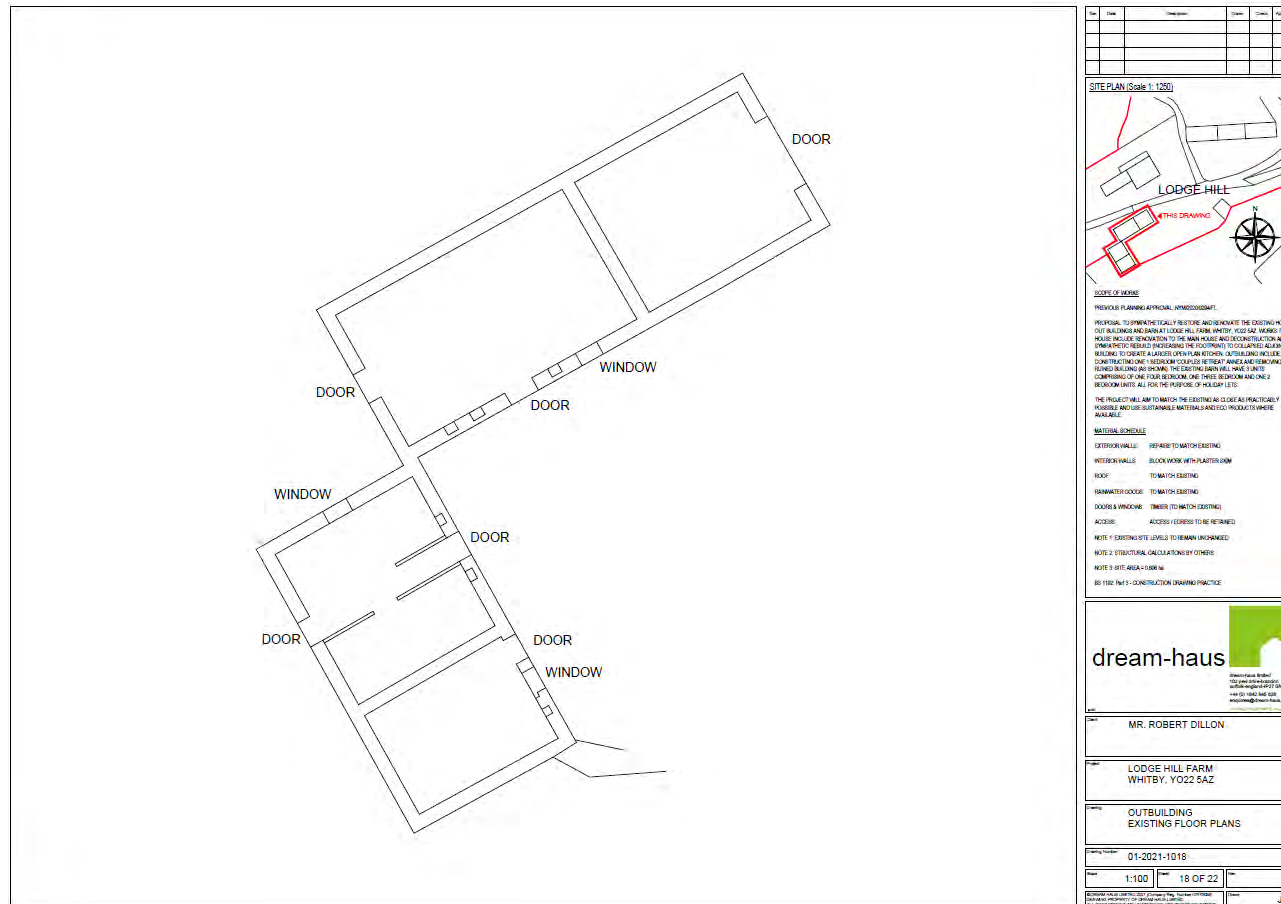


Fig. 8: Floor plans of outbuilding as existing



Fig. 9 Elevations of outbuilding as existing

5 Methodology

5.1 Archaeological Standing Building Recording

Recording will reflect Historic England/RCHME guidance and will be undertaken in accordance with *Standard and guidance for the archaeological investigation and recording of standing buildings or structures* (Chartered Institute for Archaeologists - ClfA 2020b), *Standard and Guidance for the creation, compilation, transfer and deposition of archaeological archives* (ClfA 2020c) and *Management of Research Projects in the Historic Environment: The MoRPHE Project Managers' Guide* (Lee 2015). BA adheres to the ClfA *Code of conduct* (ClfA 2020a).

The specific recording methodology is based on a Historic England/RCHME Level 2 record as detailed in *Understanding Historic Buildings – A guide to good recording practice* (Lane 2016), which sets out guidance on the recording of historic buildings for the purposes of historical understanding and is a revised and expanded version of *Recording Historic Buildings: A Descriptive Specification* (RCHME 1996).

Level 2 is defined as follows: '*Level 2 is a descriptive record, made in similar circumstances to Level 1 but when more information is needed. It may be made of a building which is judged not to require a more detailed record, or it may serve to gather data for a wider project. 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, but it will not discuss in detail the evidence on which this analysis is based. A plan and sometimes other drawings may be made but the drawn record will normally not be comprehensive and may be tailored to the scope of a wider project*' (Lane 2016).

This Level 2 record will comprise the following specifics:

5.2 Drawn Record

This will comprise the following:

- Plans of the buildings, with photo locations clearly marked, and a location plan related to the national grid
 - Annotated elevation drawings;
 - Measured long sections or cross sections for the buildings to show the vertical relationships within a building (eg. floor/ceiling heights or the form of roof trusses)
 - Appropriate additional illustrations that help support findings and the interpretation of the buildings;
 - Additional illustrations of dateable fixtures and fittings (mouldings, catches, hinges, latches etc.);
 - A summary description of the buildings in their current form in the format of a typical listed building description.
-

5.3 Photographic record

The photographic survey will be undertaken with a high-resolution colour camera (at greater than 20MPX resolution) with suitable scales, and consist of the following:

- All external elevations;
- All internal room spaces (where accessible);
- Details of any architectural or functional fixtures, fittings and features relating to either the function or development of the building with particular attention given to the detailing of the roof space and internal framing.
- General photographs illustrating the building's relationship to the surrounding buildings and setting.

The photography will be carried out in accordance with best practice as set out in Historic England's guidance document for *Digital Image Capture and File Storage Guidelines for Best Practice* (Cole & Backhouse 2015), with photographs taken in RAW format and converted to uncompressed 8-bit TIFF files for archiving purposes.

5.4 Written Account

This will consist of the following:

- A longer summary statement describing the building's form, function, date, historical significance and sequence of development (including the names of known architects or builders, owners and occupiers) which will be informed by consultation of readily available sources of relevant historical information (historic mapping, documentary records etc) and the North Yorkshire Moors Historic Environment Record.

5.5 Recording methodology

Records will be made in accordance with BA's *Archaeological Field Recording Manual* (2017) and Historic England conventions as detailed in *Understanding Historic Buildings – A guide to good recording practice* (Lane 2016). BA adheres to the *ClfA Code of conduct* (2020a). The photographic record will be made using a Canon SX160 IS camera at greater than 20MPX resolution. Photographs will be taken of all the external elevations where possible with an appropriate scale.

General views of the exterior and interior of the premises (for contextual purposes) and additional photographs of relevant architectural details will also be taken. Individual features will be photographed as separate items and in detail and each feature will also be photographed and placed into a wider context (i.e. the surrounding elevation). Each photograph (both external and internal) will contain an appropriate scale and all photographic images will be indexed and cross-referenced to a written photographic register, which will include full details concerning subject and direction of view.

6 Archive Preparation

The Archive (comprising both paper records and digital files) will be deposited with Whitby Museum (confirmed by email received on 4th June from Mr Steve Barnard, Honorary Librarian at Whitby Museum) and assembled in accordance with specific deposition guidelines advised by the museum and guidance contained in *Standard and Guidance for the creation, compilation, transfer and deposition of archaeological archives* (ClfA 2020c).

Archiving will be consistent with advice detailed in *Guidelines for the preparation of excavation archives for long-term storage* (Walker 1990), *Standards in the museum care of archaeological collections* (Paine 1992), *Archaeological Archives: A guide to best practice in creation, compilation, transfer and curation* (Brown 2011a) and *Safeguarding Archaeological Information: Procedures for minimizing risk to undeposited archaeological archives* (Brown 2011b). BA is also cognisant of the recently compiled 'Archive Selection Toolkit' (ClfA 2020d) and staff have been trained in its use and purpose.

All records created during fieldwork will be checked for consistency and accuracy and will form part of the Site Archive. This Archive will contain all data collected and other specialist materials and will be ordered, indexed, adequately documented, internally consistent, secure, quantified, conforming to standards required by the archive repository and signposted appropriately to ensure future use in research, as detailed in the *Management of Research Projects in the Historic Environment* (Lee 2015). Indexing will include a plan showing the location and reference number of sections, with photograph locations and directions of view.

BA undertakes that the following issues will be addressed and concluded to the satisfaction of the North York Moors National Park Authority Conservation officer.

- The written, drawn and photographic records will be of sufficient quality to facilitate publication in an appropriate specialist journal;
- Data concerning complete identifiable and itemised objects will be transferred to specified object record sheets.

An HER Event Identifier will be obtained from Whitby Museum which will serve as the primary accession reference for the archive.

7 The Report

The specific requirements of the Report will necessarily vary according to the scope of works, the nature of the results and/or other factors (ClfA 2020b, 19). However, the Report will contain the following sections and illustrative components:

- Non-Technical Summary
 - Introduction
-

-
- Site Description
 - Aims and Objectives
 - Historical and Archaeological Background (including documentary research as appropriate to inform the results of the ASBR)
 - Methodology
 - Results & Discussion
 - Conclusions
 - Appendices
 - Illustrations
 - Bibliography

A digital copy of the report (in PDF (A) format) will be sent to the Client and the North Yorks Moors National Park Authority for approval before formal submission to the North Yorks Moors National Park Historic Environment Record (HER). Upon approval, a digital PDF(A) copy of the report will be submitted to the North Yorks Moors National Park HER and Whitby Museum. A digital copy in the same format will also be deposited with OASIS. Dependent upon discovery and where applicable, an appropriate report will be offered to the Editor of the *Yorkshire Archaeological Journal* for wider dissemination.

8 Staff & Timescales

Archaeological work will be undertaken by BA's qualified staff. The programme of ASBR will be carried out by Joe France BSc ACIfA Excavation Manager, under the direction of Stephen Priestley MA MCIfA (Director: Research).

George Children MA MCIfA Director: Quality & Compliance will provide overall technical and editorial guidance to all constituent aspects of the works programme. Overall project management remains the responsibility of Neil Shurety. A project start date will be advised in due course.

9 Border Archaeology Operating Standards & Arrangements

All projects are carried out in accordance with *CIfA Standard and Guidance* as detailed within the Company's *Archaeological Field Recording Manual* (2017). A pre-works risk assessment (RA) will be completed on site at the outset to allow accurate contemporary identification of risk and lodged in the site Health & Safety File. Border Archaeology holds public liability and professional indemnity insurance as supplied by Towry Law Insurance Brokers, Leominster.

10 Monitoring

The site will be subject to monitoring by the North York Moors National Park Authority Conservation Officer. All issues of a technical nature should be addressed in the first instance to either Stephen Priestley MA MCI^fA (Director: Research) or George Children MA MCI^fA (Director: Quality & Compliance).

11 Copyright

Border 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 provides a licence to the Client and the Council for the use of the report by the Client and the Council in all matters directly relating to the project as described in the Project Specification to use the documentation for their statutory functions and to provide copies of it to third parties as an incidental to such functions.

12 Bibliography

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Paine, C, 1992, *Standards in the museum care of archaeological collections*

Royal Commission on the Historical Monuments of England, 1996, *Recording Historic Buildings: A Descriptive Specification*.

Walker, K., 1990, *Guidelines for the preparation of excavation archives for long-term storage*, UKIC Archaeology Section.

Report Title		Report Reference	
Written Scheme of Investigation for Archaeological Standing Building Recording Lodge Hill Farm, Egton Grange, Whitby, North Yorkshire, YO22 5AZ		BA2145LOD	
Compilation	Joe France BSc ACIfA		
Editing	Stephen Priestley MA MCIfA		
Issue No.	Status	Date	Approved for issue
2	Final	June 2021	George Children MA MCIfA

Lodge Hill Farm scope of works

MAIN FARM HOUSE

Preliminaries		Quantity	NOTES
A	Scaffolding to main farm house including kitchen extension and any required adaptions	Item	
B	Skip hire to facilitate the complete project	Item	
Demolition		Quantity	NOTES
A	Demolish and remove the ramblers barn, stones to be stacked inside one of the large barnes for reuse, level ground	Item	
B	Demolish and remove the existing barnes adjoining the main house and wall into existing kitchen, stones to be stacked for reuse, including pig stys	Item	
C	Strip all wall paper to all rooms	Item	By client
D	Strip out old fire places	Item	By client
E	Strip out flooring to master bedroom	Item	By client
F	Strip out all existing doors and frames (doors to be stored in a barn)	Item	By client
G	Strip out all skirtings	Item	By client
H	Clear site of rubbish and debris	Item	By client
Structure/Extension		Quantity	NOTES
A	Rebuild the barnes adjoining the main farm house to form the new kitchen extension, all to current building regulations and new design layout, walls to be cavity construction, using existing stone with a lime stone mortar used for repointing and bedding	Item	Stone steps on the external rebuilt as existing
B	Form roof detail with voletd ceiling in new barnes ready for tiling, including setting out new roof light openings	Item	
C	Allow to dig out the entire ground floor and form a concreet floor slab to current building regulations,ready to recive a under floor heating system,Allow for screed finish on top of under floor heating system ready to recive new limestone flooring	Item	
D	Supply and fit steel beams for form kitchen opening to engineers design, consider ridge beam in kitchen extension	Item	Details to be confirm by SE
E	Prepare two fire places openings ready for new multi fuel burners with oak mantle in the main lounge and rear study including chimney linings as required	2	
F	Fit two multi fuel burners	2	Client to supply
Roof		Quantity	NOTES
A	Strip of existing roof slates/tiles and set aside for reuse	Item	
B	Strip off roof battons	Item	
C	Supply and fit new breathable roof felt and treated battons	Item	
D	Refit existing roof slates, new tiles as required	Item	
E	Supply and fit lead flashings and soakers as required	Item	
F	Supply and fit new cast iron guttering on gutter spikes	Item	
G	Supply and fit new cast iron down pipes	Item	
H	Supply and fit roof windows to main roof and kitchen extension including trimming/forming opening	6	Loft shop, conservation window range
Electrics		Quantity	NOTES
A	Allow for electrical layout as agreed	Item	
B	Allow to strip out all existing electrics and rewire complete house including new consumer unit to current IEE regulations	Item	
C	Relocate incoming head into the new plant room	Item	
D	Allow for all wiring ect for heating system	Item	
E	External lighting	5	TBC with planning, please allow a provsional sum for running power and connecting the fittings, we will supply the fittings
F	Pendants	7	
G	Down lighters to loft space	16	
H	Plug Sockets	54	Allow 4 sockets per room and 8 in the kitchen
I	Switched spurs as required in kitchen and plant room	Item	Allow 4 sockets per room and 8 in the kitchen
J	TV points	Item	Allow 1 per bedroom room, kitchen and lounges
K	Hard wired smoke alarm system	Item	
L	Heat sensor for kitchen	Item	

M	Roof mounted TV ariel	1	
N	External power supply to garden/outside area	Item	
O	Run power to the couples retreat and 3 barnes ready for connection at a later date	Item	Run supply to couples retreat and 3 barnes
P	Shaver points	2	
Q	Power to bathroom cabinets	3	
E	Services to be run between floor joist and chased into walls	Item	Information only
Plumbing		Quantity	NOTES
A	Allow for all general plumbing works to bathrooms, gnd floor wc,kitchen and boot room including hot and cold services including waste connections to waste treatment plant	Item	
B	Allow to relocate spring water supply from extension into plant room	Item	
C	Allow for a garden tap	Item	
D	Sanatary ware	Item	Client to supply all new sanitary ware
E	Run spring water supply to the couples retreat and 3 barnes ready for connection at a later date	Item	Run supply to couples retreat and 3 barnes
Heating & Hotwater		Quantity	NOTES
A	Allow to install a oil based system including hot water cylinder and all componants as required	Item	Oil and air source systems to be discussed
B	Supply and fit a new wet under floor heating to the entire ground floor area, manifolds located under the main stairs	Item	TBC
C	Allow to install correctly sized radiators to all upper rooms connected to heating system	Item	
D	Allow for hot water to kitchen,wc,master bathroom and en-suite including main tank	Item	
E	Services to be run between floor joist and chased into walls	Item	Information only
Drainage		Quantity	NOTES
A	Allow to run all new soil and rainwater drainage as required back to new waste treatment plant	Item	
B	Allow to fit new waste treatment plant at bottom of site to service the main farm house, to include soak away and digging all trenches as required	Item	
C	Cost of 18 person waste treatment plant	Item	https://www.tanksforeverything.co.uk/waste-water/sewage-treatment-plants/tricel-novo18uk-18-person-shallow-dig-sewage-treatment-plant-2
D	Run below ground drainage to couples retreat and 3 barnes connected to waste treatment plant, final connection to be completed at a later date	Item	Client to supply
Floors		Quantity	NOTES
A	Remove existing histroic flag stones and set aside for reuse	Item	Client
B	Lay new lime stone flags to entire ground floor	Item	Client to supply all stone flags and grout
C	Supply and fit new carpets to all upper bed rooms	Item	Client
D	Supply and fit carpet runners to stairwell and landings	Item	Client
Tiling		Quantity	NOTES
A	Fit wall and floor tiles to master bathroom	Item	Client to supply all tiles, grouts and adhesives
B	Fit wall and floor tiles to loft ensuite	Item	
C	Fit floor tiles to ground floor wc and wall tiles to shower cubical	Item	
D	Fit floor tiles boot room	Item	
E	Fit splash backs to kitchen	Item	
Joinery		Quantity	NOTES
A	Allow to extend handrail and ballstrade up to loft room	Item	
B	Supply and fit new skiting to all areas	Item	
C	Form new walls and door openings in loft space as per drawing	Item	
D	Suppy and fit new cupboard door missing in bedroom	1	

E	Ease and adjust all bedroom cupboard doors	3	
F	Fit full kitchen	Item	Client to supply
J	Fit timber half panelling to master bathroom	Item	
H	Fit timber half panelling to boot room	Item	
Plaster boarding and plaster finishes		Quantity	NOTES
A	Allow to plaster board and skim loft room walls & ceilings including en-suite	Item	
B	Allow to plaster board and skim kitchen extension walls & ceilings	Item	
C	Allow for plaster repairs to all walls as required to form a good decorators finish	Item	TBC
D	Allow for Sika/damp render to all ground floor walls 1.5 above finished floor levels on the ground floor	Item	TBC
E	Expose stone wall, allow for one feature wall per room, remove existing plaster, clean and repoint	Item	Allow for one exposed stone feature wall to each room, excluding the loft
F	Insert 100mm ridged rockwool insulation into space between ceiling joist to gnd and 1st floor rooms including landings followed by 12mm board and skim	Item	
Doors & Windows		Quantity	NOTES
A	Fit new bi-folding doors to kitchen	Item	Client to supply
B	Fit new internal doors and frames	Item	Client to supply
C	Fit new front and rear doors including new ironmongery	Item	Client to supply
D	Remove existing and fit all new windows as shown on drawings, include for forming new window openings as required	16	Client to supply all new windows
Decoration		Quantity	NOTES
A	Allow for full internal redecoration, ceilings,walls and woodwork	Item	Colour of external windows and doors to be https://www.duluxheritage.co.uk/colours
B	Allow for full external redecoration, including gutters and down pipes	Item	All external metal work to be in black gloss
External dry stone walling and patios		Quantity	NOTES
A	To the right side of the house dress section of dry stall wall forward to meet the line of the front wall including return	Item	
B	Rebuild-tidy up-straighten the front garden dry stone wall, including low level wall on kitchen patio	Item	
C	Extend dry stone wall to the left side of the main house up to the rear boundary of the house	Item	
D	Fit new metal gate to front entrance	Item	Client to supply
E	Lay patio area to front of new kitchen extension using reclaimed flags from the house	Item	
Cleaning		Quantity	NOTES
A	Allow for deep cleaning upon completion of works	Item	

COUPLES RETREAT

A	Strip of existing roof tiles and set aside for reuse	Item
B	Strip off roof battons	Item
C	Supply and fit new breathable roof felt and treated battons	Item
D	Refit existing roof tiles, new tiles as required	Item
E	Supply and fit lead flashings and soakers as required	Item
F	Supply and fit new cast iron guttering on gutter spikes	Item
G	Supply and fit new cast iron down pipes	Item
H	Form new concrete slab to building control regulations	Item
I	Make connection to waste tretament plant	Item
J	Internal fit out to current drawings	Item

RAMBLERS LODGE

- A Demolish the complete barn and leave ground level for re-grassing. Stone to be set aside for reuse on the kitchen extension

THREE ADJOINING BARNES

A	Strip of existing roof tiles and set aside for reuse	Item
B	Strip off roof battens	Item
C	Supply and fit new breathable roof felt and treated battens. Annex three to have a F1 bat friendly felt with bat access tiles installed and a bat loft	Item
D	Refit existing roof tiles, new tiles as required to match existing	Item
E	Supply and fit lead flashings and soakers as required	Item
F	Supply and fit new cast iron guttering on gutter spikes	Item
G	Supply and fit new cast iron down pipes	Item
H	Supply and fit roof windows to main roof as per drawings	Item
I	Form new concrete slab to building regulations	Item