

Heritage Matters

Historic Building Consultants: Survey, Planning and Design

Written Scheme of Investigation Historic Building Record

22/00019/LBC

**Proposed repair works to the Public
House and replacement of
windows with oak framed windows**

The Cock Inn, Sibson, CV13 6LE.

Discharge of Condition 6: 22/00019/LBC- dated 22 December 2022

Report Author:

Dr David Hickie BSc(Hons), MA, PhD, CMLI, CEnv, MIEMA, IHBC

Principal Consultant: Heritage Matters

- *Full Member Institute of Historic Building Conservation*
- *Affiliate Member Chartered Institute for Archaeologists*
- *Member of the Society of Architectural Historians of Great Britain*
- *Member of the Vernacular Architecture Group*
- *Formerly Assistant Regional Director English Heritage*

Dr David Hickie is a specialist in the field of heritage management and planning. He was formerly Assistant Regional Director of English Heritage (now known as Historic England) where he led a team of Historic Building Inspectors, Historic Area Advisors and Ancient Monument Inspectors providing expert advice across the Region. This included providing expert advice and training for all the Local Authority Conservation Officers within the Region. He was responsible for advising the Secretary of State on which planning applications should be 'called in' on heritage matters within the West Midlands Region. He is now the Managing Director and Principal Consultant for Heritage Matters, an independent specialist heritage consultancy.

Condition

6. No demolition/development shall take place/commence until a written scheme of investigation (WSI) has been [submitted to and] approved by the local planning authority in writing, and Level 2 Historic Building Recording has been undertaken for the building. Following this, further, focused historic building recording should take place during the proposed alterations, where elements of the structure will be opened up. For the land and structures that are included within the WSI, no demolition/development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and

- The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
- The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI

Reason: To ensure a satisfactory historic building survey and to record and advance understanding of the significance of the affected resource prior to its loss.

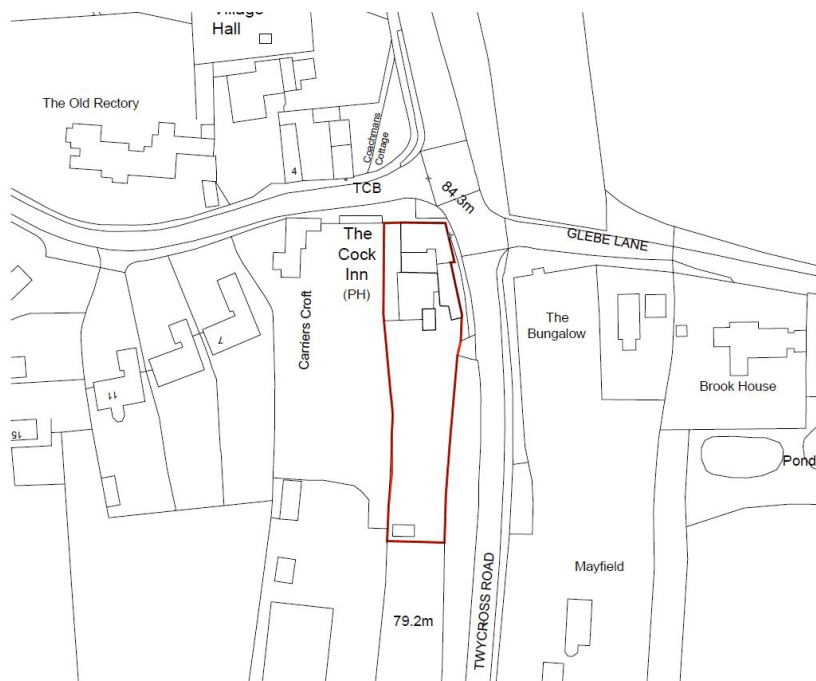
Commission

Heritage Matters have been commissioned by the Soda Group to undertake the Level 2 Historic Building Survey as required by Condition 6 of the LBC approval.

This WSI only applies to the Historic Building Recording (Level 2) works required for this historic building.

1 Site Location

The site is located at the Cock Inn, Sheepy Road, Sibson, CV13 6LE Grid Ref = SK35520082; National Grid Field No = SK 3500 5282; and Latitude = 52°36'13.17"N, Longitude = 1°28'31.16"W.



2 Planning Background

A planning application has been submitted to and approved by Hinckley and Bosworth Borough Council. The approved application proposes “repair works to the Public House and replacement of windows with oak framed windows”.

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- The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works*
- The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI*

Reason: *To ensure a satisfactory historic building survey and to record and advance understanding of the significance of the affected resource prior to its loss.*

3 Heritage Background

The Cock Inn is a two-storey building at the front with the main entrance facing onto Sheepy Road with single storey wings to the rear facing Twycross Road.

The building comprises brick-infilled, timber-framed cladding walls surrounding a timber-framed interior. There is a thatched roof over a cut timber roof on timber A-frame trusses on timber posts. The thatched roof covers the main two storey section of the building, with sections of the single storey portion of the building also covered with thatched roofs. The remaining areas of the building have clay roof tile finishes.

There is a plaque attached to the building indicating the presence of a public house establishment at the site since 1250. The layout and form of the front building appears to date from the 17th Century.

The West, North and East elevations all appear to be brick infilled timber frame construction dating from the mid-19th Century. There have been previous window replacements carried out in the past with early 20th Century Crittal windows installed, with the timber frame having been modified to fit around.

The western wing appears to date from the mid-19th Century where it links to an earlier stable block. Two other wings that extend the current bar, appear to date from 1987.

Photo of the Cock Inn in early C20



4 Scope of the Project

The Leicester Museums Service will be contacted to obtain a unique fieldwork reference number prior. This fieldwork reference number will be clearly marked on all reports, finds and archive material created during the project.

Research Objectives

Detailed analysis and description of the history, character, dates, techniques of construction, phasing and significance of the Cock Inn, Sibson.

Methodology

Method Statements:

Stage 1 Documentary Research

HER assessment. This will be a review existing HER data sources.

Archive Search. The area of, and immediately surrounding the site will be referenced at the County Archive and other archives online. Primary and secondary documentary sources will be assessed.

Stage 2 Level 2 Historic Building Recording

5.2.1 This 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. *'Understanding Historic Buildings – A guide to good recording practice'. Historic England 2016*

This will include:

5.2.2 A Level 2 record will typically consist of:

Drawn record— sometimes item 1 or 2,
sometimes one or more of items 3-7
(see numbered list in 4.3.3)

Types of drawing

4.3.3 A building record may contain one or more of the following drawing types. This list should be referred to when deciding on a record level as outlined in [section 5](#).

Either

1 Sketched plan, section, elevation or detail drawings (when no more thorough drawn record is made). Sketches may be roughly dimensioned.

Or

2 Measured plans (to scale or fully dimensioned) as existing. These may extend to all floors, or they may be restricted to one or a selection. The latter option may be appropriate, for example, in a town-centre building where an upper floor has been little altered. Buildings with a repetitive structure may also be planned on one floor, but a note or a sketch plan should be made to indicate the arrangement of other floors. 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.

Further drawing types as required, from:

3 Measured drawings recording the form or location of other significant structural detail (for example timber or metal framing).

4 Measured cross-sections or long-sections to illustrate the vertical relationships within a building (for example floor and ceiling heights, the form of roof trusses).

5 Measured drawings to show the form of any architectural decoration (for example the moulding profiles of door surrounds, beams, mullions and cornices) or small-scale functional detail not easily captured by photography. A measured detail drawing is particularly valuable when the feature in question is an aid to dating.

6 Measured elevations, where these are necessary to an understanding of the building's design, development or function.

7 A site plan relating the building to other structures and to any related topographical and landscape features.

8 A plan or plans identifying the location and direction of accompanying photographs.

9 Copies of earlier drawings throwing light on the building's history.

10 Three-dimensional projections when these are of value in understanding the building. If these are to be considered components of the record they must always be accompanied by measured plans, sections and elevational details.

11 Reconstruction drawings and phased drawings, when these are of value. In phased drawings successive phases of a building's development may be shown by graded tone (dark to light, with the darker being the earlier) or by colour, by sequential diagrams or by annotation. Whenever phased drawings are included in a record, they must be accompanied by the unmarked drawings on which they are based.

12 Diagrams interpreting the movement of materials (process flow) or people (circulation), or the segregation of people or activities (for example permeability diagrams), where these are warranted by the complexity of the subject. As with 10 and 11, the evidence supporting the interpretations must be provided.

Photography – items 1, 2 and 4 (see numbered list in 4.4.8)

Types of photograph 4.4.8 Site photography may include one or more of the following. This list should be referred to when deciding on a record level as outlined in Section 5.	
1	A general view or views of the building (in its wider setting or landscape if 2 (below) is also to be adopted).
2	The building's external appearance. Typically a series of oblique views 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 it may also be appropriate to take views at right-angles to the plane of the elevation.
3	Further views may be desirable 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.
4	The overall appearance of the principal rooms and circulation areas. The approach will be similar to that outlined in 2.
5	Any external or internal detail, structural or decorative, which is relevant to the building's design, development and use, with scale where appropriate.
6	Any machinery or other plant, or evidence for its former existence.
7	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.
8	Any building contents which have a significant bearing on the building's history (for example, a cheese press, a malt shovel).
9	Copies of maps, drawings, views and photographs, present in the building and illustrating its development or that of its site. The owner's written consent may be required where copies are to be deposited in an archive.

Written record – items 1-3 and 6 (see numbered list in 4.5.1)

Report sections 4.5.2 The main components of the account will generally be selected, according to the level of record adopted, from the following list. This list should be referred to when deciding on a record level as outlined in Section 5.	
Introductory material	
1	The precise location of the building as an address and in the form of a National Grid reference.
2	A note of any statutory designation (that is, listing, scheduling, Register of Historic Parks and Gardens, conservation area). Information on statutory designations can be found on the Historic England website. Non-statutory designations (local lists) may be added.
3	The date when the record was made, the name(s) of the recorder(s) and the location of any archive material.
4	A summary statement (when no more detailed account is intended) describing the building's type or purpose, historically and at present, its materials and possible date(s) so far as these are apparent from a superficial inspection.
5	A contents list; a list of illustrations or figures.
6	A longer summary statement. An alternative to 4. This account should summarise the building's form, function, date and sequence of development. The names of architects, builders, patrons and owners should be given if known. Its purpose is to describe the building when no fuller record is necessary. Alternatively it may serve as an introduction to the more detailed body of a record that may follow, for users who may need a summary of the report's findings.
7	An introduction briefly setting out the circumstances in which the record was made, its objectives, methods, scope and limitations, and any constraints. Where appropriate the brief for the work or the project design should be stated or appended.
8	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.
Main report	
9	A discussion of the published sources relating to the building and its setting, an account of its history as given in published sources, an analysis of historic map evidence (map regression) and a critical evaluation of previous records of the building, where they exist.
10	An expansion of 9, drawing additionally on a range of primary documentary sources.
11	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.
12	An account of the building's past and present use, and of the uses of its parts, with the evidence for these interpretations. An analysis of a circulation pattern or of a decorative or liturgical scheme. An account of any fixtures, fittings, plant or machinery associated with the building, and their purpose. In an industrial building, a sequential account of the way in which materials or processes were handled.
13	Any evidence for the former existence of demolished structures or removed plant associated with the building.
14	A summary of the findings of any specialist reports (for example dendrochronology or paint analysis).
15	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. For more guidance on investigating and recording landscapes see <i>Understanding the Archaeology of Landscapes</i> (English Heritage 2007; revised edition forthcoming).
16	An assessment of the potential for further investigative or documentary work, and of the potential survival of below-ground evidence for the history of the building and its site.
17	A discussion of the architectural or historical context or significance of the building locally, regionally or nationally, in terms of its origin, purpose, form, construction, design, materials, status or historical associations.
18	Copies of historic maps, drawings, views or photographs illustrating the development of the building or its site (the permission of owners or copyright holders may be required).
19	Copies of other records of the building, including specialist reports (again with any necessary permissions), or a note of their existence and location.
20	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.
21	Relevant information from owners, builders, architects or others who may be acquainted with the building, including oral history. The sources of the information must be given and it is important that the particular strengths and weaknesses of different types of information are weighed.
22	An outline of the significance of the building. This can seek to identify both the significance of different features or phases of development in the building relative to each other, and also set important aspects of the building in a regional or national context.
End material	
23	Full bibliographic and other references, or a list of the sources consulted (in long reports it is preferable to include both). Websites which may prove to be ephemeral should be avoided as references wherever possible; where their use is unavoidable the full web address and the date on which the site was consulted should be noted.
24	A glossary of architectural or other terms likely to be unfamiliar to readers. If few in number, terms may be explained more economically within the text or in footnotes.

Summary of Report

Measured Drawings

The site has been surveyed by the Soda Group to provide the measured drawings for all external elevations in brickwork or other historic materials. The plans show the form and location of any structural features of historic significance, such as blocked doors, windows and fireplaces, masonry joints, ceiling beams and other changes in floor and ceiling levels, and any evidence for fixtures of significance, including former machinery.

Site Photography

A photographic record of high-resolution colour digital photography will be provided using a LUMIX G Camera DMC-GH5s on a tri-pod. This camera is a Digital Single Lens Mirrorless camera, taking JPEG and RAW images up to 16.05 megapixels.

The analytical and illustrative views will include:

- General views of the building in its wider setting and landscape
- The building's external appearance. These will be a series of oblique views to show all external elevations of the building, and give an overall impression of its size and shape. Where an individual elevation is found to embody complex historical information, views at right angles to the plane of the elevation will be taken if possible within the confines of the restricted areas around the building.
- Further views will be taken if they are found to indicate 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 public house floor areas and circulation areas.
- All brickwork features related to the buildings design or development phases will be photographed
- Any machinery or other plant, or evidence for its former existence will be photographed.
- Any dates or other inscriptions, any signage, makers' plates or graffiti which contribute to an understanding of the building or its fixtures or machinery will be photographed if found.
- Any building contents or ephemera which have a bearing on the building's history will be photographed.
- Any copies of maps, drawings, views and photographs, present in the building and illustrating its development or that of the site will be photographed.

The Written Account

The written account will include (report structure and content):

- The building's precise location, as a National Grid reference and in address form.
- The date of the record, the name of the recorder and, details of the archive references, and its locations.
- A summary of the building's form, functions, dates and sequence of development. The names of architects, builders and owners if known.
- An introduction, setting out the circumstances in which the record was made, its objectives, methods, scope and limitations, and any constraints which limited the achievement of objectives. Where appropriate the brief for the work or the project design should be stated or appended.

- Acknowledgements to all those who made significant contributions – practical, intellectual or financial – to the record or its analysis, or who gave permission for copyright items to be reproduced.
- A discussion of published sources relating to the building and its setting, an account of its history as given in published sources, an analysis of historic map evidence (map regression) and a critical evaluation of previous records of the building, where they exist.
- An account of the building's overall form (structure, materials, layout) and its successive phases of development, together with the evidence supporting this analysis.
- An account of the past and present uses of the building and its parts, with the evidence for these interpretations.
- An account of any fixtures, fittings, plant or machinery associated with the building, and their purposes. A sequential account of the ways in which materials or processes were handled will be provided if this is possible.
- Any evidence for the former existence of demolished structures or removed plant associated with the building if these are found.
- During proposed alterations, 6 no. weekly visits or as advised by on site project supervisor to coincide with opening up new elements of the structure, focused historic building recording and or site reviews, will take place during the proposed alterations.
- Full references and a list of the sources consulted.

Review of Fulfilment of Research Objectives

In accordance with the ClfA Code of Conduct, Principle 2, fulfilment of the research aims will be by the submission of a final report.

Stage 4 Publication

Historic Building Survey Level 2 Report:

A digital copy in .pdf format will be sent to the Senior Planning Archaeologist for approval before formal submission into the County Museum.

Upon approval, one bound paper and one digital .pdf/a-1a copy of the report with associated representative high-resolution JPEG and TIFF photographs will be lodged with the County Museum Service within three months of completion of fieldwork. A digital copy will also be deposited with Oasis (<http://www.oasis.ac.uk/>) the Online Access to the Index of Archaeological Investigations website.

Planned Resources:

Measured Building Survey has been undertaken by the Sodo Group and measured drawings have already been provided.

Historic Building Survey and Site Photography to be undertaken by Dr David Hickie of Heritage Matters. He is an experienced heritage professional and was formerly Assistant Regional Director, English Heritage, and is a graduate of the English Heritage and Oxford University 'Historic Building Survey Course'.

One day - project research; one day - site survey; and one day - building and historical document analysis, and report writing; one day - contingency.

Contingency

Additional time contingencies allowed if specific additional research or building investigation needed.

Health and Safety Risk Assessment Form

Project: Cock Inn, Sheepy Road, Sibson.	Level 2 Historic Building Survey
Brief Description of Work: Office: Research on PCs, report writing, drawing and photography (see normal office work risk assessment) Out of Office: Research and meetings (see normal offsite meetings and visits work risk assessment) Site: Meetings, building survey and investigation; and, site photography	

Hazards	Risk L/M/H	Control Measures	Risk after Control Measures L/M/H
Travel to and from site:			
Car accident due to tiredness	M	Our HS Policy requires us to take breaks after max. of 2 hr drives. After 2 hrs, breaks at max. 1 hr intervals. (Office to site should be max. 20mins if taken directly)	L
Car accident due to other drivers on road	M	Care taken to allow recommended spacing between vehicles and adequate breaking distances. Caution when drivers are undertaking uncertain manoeuvres.	L
Personal accident due to car breakdowns	M	Care taken to try to park vehicle to minimise hazards from other road vehicles. Wear high vis. jacket when dealing with car breakdown or problems.	L
Accident due to distractions in car	M	Do not use mobile phone in car and minimise use of hands-free facility.	L
Biological hazards:			
Weil's disease	L	Aware of potential contact with Weil's disease vectors and wash hands on returning from site before eating. Anti-bacterial hand-wash provided in cars.	L
Stung or bitten by insects	L	Care taken not to aggravate insects if encountered. Antihistamine in car first aid pack	L
Nettle Rash	L	Care taken near nettles. Antihistamine in car first aid pack	L

Hazards	Risk L/M/H	Control Measures	Risk after Control Measures L/M/H
Giant Hogweed and similar	L	If encountered keep clear of such plants where possible. Antihistamine in car first aid pack	L
Asbestos	H	Site Asbestos Report not available. Standard Asbestos safety face mask to be taken on site visit and worn in areas of presumed high risk and dust.	L
Dust	M	Care taken to raise dust or move into areas of high dust concentration. Standard Asbestos safety face mask to be taken on site visit and worn in areas of presumed high risk.	L
Trip and grazing hazards	M	Care taken planning routes and extra care taken when trip hazards on routes or in areas to be traversed. Excess equipment to be taken off when traversing higher risk trip hazards zones. Protective clothing to be worn to protect body in case of fall and/also impact on sharp objects. Torch to be used when routes are in darkness. Dark routes to be assessed for risks on site before progressing.	L
Fall from height	H	Do not climb on objects or structures which could result in falls from a height. If access is required – safety ladders to be used and secured safely. Not to be used in lone worker situation.	L
Materials falling from height	M	Care taken in traversing areas where materials falling from height could be a higher risk. Wearing of hard hats to reduce injuries.	L
Injury due to contractor's working area, machinery, lifting, cranes.	M	Care taken when walking in around periphery of site outside boundary fence where other businesses have working areas. Steel toe-capped protective boots worn in working areas. High vis. clothing and hard hats as required. Keep out of working zones around the boundaries of the site unless expressly necessary.	L

Hazards	Risk L/M/H	Control Measures	Risk after Control Measures L/M/H
Attacked on site	L	Care taken when meeting others in unexpected circumstances. Risk assessed on a situation by situation basis.	L
Lone worker incident of above	H	Office Buddy System: Notify office by phone with: details of where you are going and when you expect to return - when going into and 'sign-off' lone worker status on return to vehicle or non-lone worker status. No lone worker status without mobile phone with 33%+ power. First aid pack to be carried in car.	L
Protective Workwear and Equipment: Protective clothing, high vis vest and safety footwear to be worn on site. Wet weather gear (high vis) to be worn in inclement weather. Standard Asbestos safety face mask to be worn in areas of presumed high risk and dust. Torch to be carried on site. Safety ladder – not to be used in lone worker situation. Car First Aid to include: Antihistamine and Anti-bacterial hand-wash			
All incidents and accidents should be recorded in accordance with normal Health and Safety procedures			
Contacts: Richard Cotton , Architectural Technician, SODA Ltd. M: 07947 111987 T: 01924 372654 www.sodagroup.co.uk			

Risk Assessment prepared by:	David Hickie
Date:	26th Jun 2023
Review required:	NA
Reassessment prepared by:	
Date:	
Review required:	