

The Swan and Royal Hotel, Clitheroe, Lancashire

An Archaeological Building Survey and Watching Brief

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Clients: Marstons plc

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NON-TECHNICAL SUMMARY

An archaeological building survey and watching brief was required as a condition of planning permission for reinstatement of the structure and internal/external remedial works following fire damage at the Swan and Royal Hotel, Castle Street, Clitheroe (NGR SD 7435 4184). The work was carried out on behalf of Marstons plc by J.M Trippier Archaeological and Surveying Consultancy. The building subject to the survey comprised a double pile 18th century coaching inn with an elongated stone built early 19th century three-storey wing placed centrally to the rear and at right angles to the inn. There were courtyards north and south of the rear extension. Further investigations revealed that the double pile building had been built in two phases; a west pile fronting Castle Street and in existence before 1740, although probably substantially rebuilt in the following decade, with an east pile being added before 1822 and the three-storey wing before 1842.

At the time of survey the upper floors of the Inn had been damaged by fire and subsequent water ingress and the rear wing had been completely gutted by fire. Original internal features worthy of preservation or replication were three fireplaces and settles and windows and surrounds in the front rooms of the Inn and the cellar. A watching brief was carried out in the south courtyard where a base for a crane site was being excavated. This revealed the barrel vaulted roof of a stone built cesspit fed by a stone culvert from the Inn and earlier stone walls probably associated with agricultural outbuildings in the 18th Century Inn yard. No finds were discovered which enabled either of these to be dated.

ACKNOWLEDGEMENTS

Thanks are due to *Marstons plc* and to *IMD and Associates Ltd.* of 1 Sentinel Court, Wilkinson Way, Blackburn, who instructed us to do the survey on their behalf, and who provided the drawings of the building. Also to the main contractors Karberry who were of great assistance during the excavations. The help provided by the staff of Clitheroe Local Studies Library and the Lancashire County Record Office is also acknowledged as is the guidance of the Lancashire County Council Archaeology Service and the Ribble Valley Borough Conservation Officer. We also received some helpful information from Messrs Illingworth and Parkinson, members of the Clitheroe Civic Society, to whom we are particularly grateful

1. INTRODUCTION

- 1.1 J.M Trippier Archaeological and Surveying Consultancy was instructed by Marstons plc to carry out an archaeological building recording programme and watching brief at the Swan and Royal Hotel, Castle Street, Clitheroe prior to its reinstatement following major fire damage. On site work

was carried out by Steven Price M.Phil. BA (Hons), who also produced the drawings accompanying this report. Sara E. Vernon M.Phil. BA (Hons) carried out the documentary research and wrote that section of the report. John Trippier BA (Hons), MRICS, PIFA managed the project, carried out the analysis of the results and compiled the report.

- 1.2 The recording programme was required as a result of condition no. 4 attached by Ribble Valley Borough Council to a planning permission for reinstatement of the structure and internal/external remedial works following fire damage at the Swan and Royal Hotel (application no.3/2009/0900). This condition required that no works should take place on site until the applicant had secured the implementation of a programme of building recording and analysis. This was to be carried out in accordance with a written scheme of investigation which should first have been submitted to and agreed in writing by the Local Planning Authority. This followed the advice given by central government as set out in *Planning Policy Guidance: Planning and the Historic Environment* (PPG15) and *Planning Policy Guidance on Archaeology and Planning* (PPG16) issued by the (then) DOE but which was superseded with effect from 1st April 2010 by Planning Policy HE12 of Planning Policy Statement, *PPS5: Planning for the Historic Environment*. The work was carried out in accordance with the specification provided by Lancashire County Council Archaeology Service (see Appendix 1). The Conservation Officer for Ribble Valley Borough Council also required the carrying out of a watching brief whilst the site for a crane base was being dug out in the south courtyard .

2. SITE LOCATION AND GEOMORPHOLOGY

- 2.1 The Swan and Royal is situated on the east side of Castle Street in the centre of the historic and picturesque Ribble Valley town of Clitheroe. The national grid reference of the site is NGR SD 7435 4184. The hotel's general location is marked by a red arrow on the map enclosed as Fig 1. and the hotel and courtyards are shown edged red on the plan enclosed at Fig 2.
- 2.2 The underlying solid geology of the area consists of Carboniferous Limestone (IGS 1979). The area is characterised by knoll-reefs in the Lower Carboniferous basin areas (Earp *et al* 1961, 44-5), and the town is dominated by the Clitheroe Knoll, on which the castle is sited. The knoll extends north-north-west from the grounds of the castle to the north end of the town (Earp *et al* 1961, 54-5). The drift geology comprises boulder clay, over 15m thick in places, containing stones derived mainly from Carboniferous shales and limestones, with some local Triassic material (Earp *et al* 1961, 246).

3. AIMS AND OBJECTIVES

- 3.1 Buildings are an important part of the historic environment as they provide

information on historical technology, social structure and lifestyles. Alterations to such buildings remove evidence of their past uses and occupation and make it more difficult for future historians to understand and interpret them. The aim of the survey was to preserve either by replication or 'by record' the information that may be lost during reconstruction. This is achieved by inspecting and recording matters of archaeological/ historical interest associated with the building and analysing its plan form, function, age and development of the buildings and by the provision of a written, drawn and photographic archive for future reference.

4. METHODOLOGY

- 4.1 The project was carried out in accordance with the project specification at Appendix 1 of this report. Briefly, this required the photographic recording of the structure in its fire-damaged state and a description of the works carried out, as well as a plan indicating the location of the shots taken.
- 4.2 The exterior was photographed initially. Once the structure was made safe an assessment of the interior was carried out to determine the extent to which further recording was necessary dependent on the extent of the damage, what needed to be replaced or repaired and whether or not the fire had revealed previously unknown features. A record of the interior was then made accordingly.
- 4.3 A watching brief was also required by the Conservation Officer for Ribble Valley Borough Council in order to assess and record any archaeological remains discovered whilst the site for a crane base was being dug out in the south courtyard.
- 4.4 The photographic record comprised:-
 - a) General views of the exterior of the buildings/complex and of their site and setting; and of the interior;
 - b) Any external detail, structural or decorative, relevant to the building's design, development and use and which did not show adequately on general photographs;
 - c) The overall appearance of the principal rooms and circulation areas;
 - d) Any internal detail, structural and decorative, relevant to the building's design, development and use and which did not show adequately on general photographs.
- 4.5 The photographs of the buildings were made with a Mamiya 645 ProTL medium format camera fitted with a 50mm lens with perspective control and loaded with *Ilford FP5* 120 monochrome films to create a print and negative

archive. The watching brief was photographed with a 35mm SLR camera using monochrome film.

- 4.6 Graduated scales were used for photographing detail and discretely placed ranging rods for the general shots. The basic photographic record was supplemented by digital images taken with a Fuji Finepix S5700 digital camera (5.7 mega pixels resolution) which are included in the report.
- 4.7 A photographic register listing all photographs and plans showing the relevant plate numbers and locations from which the photographs were taken are included at Figures 7 to 11 in Appendix 2 of this report.
- 4.8 A drawn record was made which included scale plans based on the architect's drawings and annotated to show the location of the photographs (see para.4.7 above). Additional drawings were made to amplify that part of the report covering the watching brief. Electronically produced versions are included at Appendix 2.
- 4.9 A report was prepared incorporating the following information
 - a) The dates of the recording and names of personnel involved;
 - b) Location details and statutory listings or scheduling;
 - c) A description of the building describing its plan, form, function, age and development sequence and the names of patrons and owners if known;
 - d) An account of past and present use of the building and its parts with evidence for these interpretations.
 - e) Any evidence for the former existence of demolished structures or plant associated with the building;
 - f) Copies of other records of the building or a note of their existence and location;
 - g) Relevant information from other readily available sources and from owners, builders, architects etc. who may be familiar with the building;
 - h) A note of the building's past and present relationship to its setting; e.g. it's relationship to local settlement patterns, especially those contemporary with contemporary with the building;
 - i) A note of the building's significance locally, regionally or nationally in terms of its origin, purpose, form, construction, design, materials and status.
- 4.10 Prior to the commencement of work on site a rapid map-regression exercise

and consultation of trade directories was undertaken. Documentary research included visits to the Lancashire County Record Office and Clitheroe Local Studies Library.

- 4.11 The recording programme took place between March and September 2010.
- 4.12 The project was carried out in accordance with the recommendations of *The Management of Archaeological Projects* 2nd ed. 1991 and the Institute of Field Archaeologists' *Code of Conduct* and *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings and Structures*.

5. ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

- 5.1 The Swan and Royal is a grade II listed building. The listed building description is *C18. 3 storeys, stuccoed. Rusticated quoins. Carved eaves cornice on carved brackets. Three 3-light windows per storey, those to the 1st and ground storey being large with broader centre lights and those in the upper storey being smaller, no glazing bars to ground floor. Plinth. The door is round-headed with panelled jambs and archivolt and has imposts with nail heads, and semi-circular fanlight. Fielded double doors. Painted stone beneath tall ground floor windows. A wrought iron inn sign has a good bracket bearing grapes and vine leaves.* (www.imagesofengland.org.uk ref 182776).
- 5.2 The town of Clitheroe stands upon a little hill rising from the comparatively level stretch of land which extends west to the Ribble, but is dominated itself by the great mass of Pendle to the east. Between the lower slopes of this mountain and the town flows a brook (Mearley Brook) south-west to join the Ribble. The area of the township is 2,385 acres, including 50 acres of inland water, and in 1901 it had a population of 11,414 (Farrer and Brownbill 1911, 360).
- 5.3 **Placename.** Clitheroe was first written down as *Cliderhou* in 1102. The place name of 'Clitheroe' simple refers to a 'hill with loose stones' which in turn relates to the two Old English (OE) words of *clýder* + *hōh* or the Old Scandinavian (OS) word of *haugr*. (Mills, 2003).
- 5.4 **Origins.** Clitheroe is not mentioned directly in the Domesday Book (Farrer and Brownbill 1911, 360), but a reference to the "*castellatu Rogeri de Pictaviensis*" has been postulated as a reference to Clitheroe Castle, as Lancaster Castle had not been founded in 1086), though elsewhere, this idea has been dismissed (Best 1990, 3). In any event the castle was probably in existence by 1102, as the seat of the Honor of Clitheroe, an important lordship held by the de Lacy family and probably based on the earlier hundredal estate of Blackburn (Kenyon 1991, 162). It is likely that the town was founded in the wake of the establishment of the castle. Ecclesiastically Clitheroe and the adjacent townships of Chatburn, Worston and Mearley formed the chapelry of St. Mary Magdalene (this chapel existing as early as 1120) in the parish of

Whalley but the castle itself, with the forests of Pendle and Rossendale, formed a peculiar or extra-parochial jurisdiction, known as the Castle Parish (Farrer and Brownbill, 1911, 360-72).

- 5.5 **The Manor and Estates.** The manor of Clitheroe was held in demesne by the lord of the honor. However an estate—at one time known as the manor of Clitheroe although no manorial rights were ever claimed - arose from the enfeoffment of Ralph le Rous with 2 oxgangs of land in Clitheroe including the lands of Orm le Engleis inside and outside the bailey. This grant was made by Robert de Lacy in 1102 and was confirmed later. Its further descent is not fully known, but it was apparently the estate of 2 oxgangs of land held by the Heriz family in 1255. The Heriz manor of Salthill is named in the borough charter of 1307. The manor-house was afterwards called The Alleys. It appears to have belonged to the Rishtons of Ponthalgh in the 15th century, and then to the Radcliffes of Winmarleigh, thus descending to Sir Thomas Gerard, who sold it in 1602 to Robert Hesketh of Martholme.
- 5.6 With the rest of the de Lacy estates the Honor of Clitheroe passed to the Crown and in 1661 was granted to George Monck, newly created Duke of Albermarle from whom it descended via the Dukes of Buccleuch to Lord Montague of Beaulieu. He created the Clitheroe Estate Company in 1898 and this subsequently became the property of Ralph Assheton, later Lord Clitheroe (France 1985, 191).
- 5.7 The Clitheroe family, seated at Salesbury, had a considerable estate in the town from which they derived their surname, and this descended to the Talbots, although the monks of Whalley claimed to hold all the messuages and lands which had belonged to Sir Hugh de Clitheroe. Horrocksford, part of the Talbot inheritance, was in the 16th century the residence of a family named Parker, said to be the source of the Parkers of Browsholme. It was sold in 1618 to Christopher Anderton of Lostock, and continued to be held by his descendants for a century or more. Afterwards it was acquired by the Curzons until sold by Earl Howe who in turn sold it by auction on 10/11 June 1834 (information provided by Mr Parkinson of Messrs Ingham and Yorke; see para.5.16 below for Swan and Royal).
- 5.8 **The Borough.** A borough was created by Henry de Lacy (1146–77), the liberties and customs of the free burgesses of Chester serving as the model. In 1258 there were sixty original burgages each rendering 16d. yearly to the lord, and six more had been made by the burgesses from the waste, so that the whole rent amounted to £4 8s. The burgesses received a confirmation from the 2nd Henry de Lacy about 1283, when the service was fixed at 10 marks a year. In 1292, the Lord claimed a Saturday market at Clitheroe by custom from the Conquest, and a fair on the day and morrow of St. Mary Magdalene by grant of King John. Fairs were held by custom at Whalley on the feasts of the Conception and Annunciation of our Lady, but in 1519 Henry VIII transferred them to Clitheroe. The borough was assessed at £7 10s. for ship money in 1635. In 1825 the weekly market was on Tuesday and the annual fairs on 24–5 March, 1–2 August (Old St. Mary Magdalene), Friday and Saturday after 29 September and 6–7 December. The Subsidy Rolls show that few of the

inhabitants were assessed for land, though many paid on goods. In 1666 there were 198 hearths liable to the tax. The largest house was Mrs. Anderton's with eight hearths, William Hitm had seven, Bridget Farrer six (see para.5.10 below) and others had five or less. An enclosure of the wastes was made in 1786 (Farrer and Brownbill, 1911).

- 5.9 The borough returned two members to Parliament from 1559. In 1694 it was decided by the House of Commons that the right of election was in the burgesses and freemen. In 1825 the burgage-holds were held by only three proprietors, Earl Brownlow, Earl Howe and Mr. Starkie of Huntroyde, and they returned the members. By the Reform Act of 1832 this abuse was terminated and only one member was allowed to the borough; By the Redistribution Act of 1885 Clitheroe ceased to be a parliamentary borough, but gave its name to a division of the county returning one member.
- 5.10 The borough used to be governed by two bailiffs chosen at the court leet, and three courts were held—the court baron, court leet and court of inquiry. By the Municipal Act of 1835 four aldermen and twelve councillors were elected and a mayor replaced the two bailiffs. There is no division into wards. The borough has a recorder, a commission of the peace and a police force. The county police court-house in Lowergate was erected in 1864 the borough police court being in King Street. Gas and water works were established by private companies, but were purchased by the Corporation in 1878. The public hall was built by a company in 1874. The town-hall was built in 1879 a free library being established there. The market in King Street also was opened in 1879. Previously the head quarters of a rural district council. (Farrer and Brownbill, 1911) Clitheroe has been the HQ of the Ribble Valley Borough Council is since 1974.
- 5.11 **Inns and Ale Houses.** It is apparent from the above that Clitheroe was a centre of administration and commerce from its inception. Not surprisingly the hostelries of the town have always been numerous and when Henry, Earl of Lincoln declared that his ancestors from the time of the Conqueror had been accustomed to have a market in Clitheroe every Saturday he included a claim to ‘amends of bread and beer in the town’. Annual applications for beer-house licences suggest that in the 16th & 17th centuries Clitheroe had between 15 and 26 ale houses at any one time and in 1583 John Dale was fined 6d for running an alehouse illegally (Langshaw 1947, 3). Church Wardens accounts of 1660 refer to establishments run by Bridget Farrer (see para.5.6 above) and Johnny Walker and Grammar School Records of 1680 ref to dinner at Wm. Baines’ (Langshaw 1947, 14). However until the end of the 17th C the records do not give the names of inns only the landlords (Langshaw 1947, 4). The first Inn to be named was the *Devil upon Dun* on the way to Brungerley Bridge in 1686. This had been converted to cottages by 1789 and burnt down in 1828. Borough records of 1695 ref to Robert Brennand who dwelt at the Black Bull owned by Nowell Appleton of Little Mearley but there have been at least 3 Black Bulls in Clitheroe, none of which still serve as Inns (Langshaw 1947, 15).

- 5.12 **The Swan and Royal.** The Swan is first named in an original bundle labelled “Mr Henry Hayhurst found these old papers which chiefly belonged to one Laycock & Parr formerly tenants of the Swan Inn” (LRO/DDFr/2). These include a warrant dated 31/5/1721 appointing Daniel Laycock and John Crosdale as Collectors of Duties for Clitheroe Alehouse Licences 1719-37; a grant of a licence dated 10/6/1719 by the bailiffs allowing Daniel Laycock ‘to keep a common alehouse or victualling house in the place where he now dwells within the burrough (sic)’; a receipt of 5/3/1723 for 10/- paid for year ending 25/3/1722 by Daniel Laycock for a licence for the dispensation of retail wines at the sign of the Swan in Clitheroe and also for 1723, 1724 and 1730 by which time Thomas Parr was the licensee; accounts for repairs from 8/6/1748 to 13/8/1748 by which one Thomas Northwaite was paying James Atkinson, Joseph Ward and others for various works to be done at the Swan in Clitheroe in connection, *inter alia*, with the ‘new rooms’ and slating of the roof and including 14 days for bringing stone and lime to the house @ 12/6d per day .
- 5.13 It should be said that there is another record –a quit claim of 12/3/1721 (LRO/DDFr/1/79) which refers to ‘House, shop, cellars, garden and fold on Market Street, Clitheroe’ “where Dan Laycock lives. Swan”. It is possible therefore that Laycock’s ‘Swan’ was elsewhere and that the current building is the result of Northwaite’s investment in 1748. Or was Market Street simply an earlier name for Castlegate/Street?
- 5.14 Bailiffs accounts of 1749 name *The Swan* as the place where they held their meetings and it became almost a 2nd chamber to the Moot Hall with much Corporation business and formal dinners being held there (Langshaw 1947, 17). There was also a *Travellers Room* where Thomas Wilson was frequently in the chair in the guise of the local Dr Johnson (Langshaw 1947, 19). Always one of the chief centres for the business, social and political life of the borough there was a poster advertising the sale of the Coldcoats estate there in 1765 (Langshaw 1947, 21). It was also the sporting centre of the town. The first beagling club was inaugurated at the inn which was the venue for the Holcombe Hunt. The annual hunt ball was held in its Assembly Rooms as well as other dances and concerts. In 1810 John Bateson, the landlord of the Swan, retired to his new residence at Littlemoor House and put an announcement in the Blackburn Mail recording his sincere thanks to the nobility, gentry and public in general for the very many favours received during his residence and recommended his successor Mr Ralph Iley to them. At that time the Swan was referred to as the White Swan.
- 5.15 By 1806 a Blackburn to Skipton coach was calling at the Swan (Langshaw 1947, 16). In a directory of 1818 a coach is listed as starting from the Swan at four in the morning and arriving in Manchester at nine. It is reported of one man that he sat up all night in his chair lest he should miss it (Langshaw, 1953). However by 1824 Jane Silverwood was in occupation of the Swan and neither coaches nor carriers were operating from there (Baines 1824, 615). In 1838 the railway line from Manchester to Bolton was opened, and a combined train and coach service was operated from the latter place to Blackburn and Clitheroe. At the last-named tickets could now be obtained for the whole

journey by booking at the Swan Inn, and the traveller could now get to Manchester for the small sum of three shillings. A daily coach and bus service also ran from the Swan and The Rose and Crown on alternate days to the stations on the new East Lancashire Line' (Langshaw 1953). The first use of the name Swan & Royal does not appear until Slater's Directory of 1851 (Langshaw 1947, 20). The Royal appellation may have been a reference to its position as HQ for Royal Mail from 1851 when it ran from and to Gisburn before the extension of the Railway line to Hellifield. However on bills from the time of Richard Dugdale, who was mine host in 1863, it is still referred to just as the Swan (Langshaw 1947, 21).

- 5.16 When Earl Howe sold the property in 1834 (see para.5.7 above) the licensee/tenant of the Swan Inn was a Mr. Matthew Standen who paid a rent of £104 per annum. He also rented additional land. The Swan was bought by the Aspinalls who, in 1839, were advertising it to let as 'the commodious and old-established Inn and Posting House known by the name of the Swan Inn. The House and Premises have lately undergone substantial and very considerable alterations by which means the stabling and conveniences have been much extended and improved. There is also extensive stabling for 28 horses; a shippin for 4 cows, a saddle room, granary, brew house and piggeries which enclose a spacious yard immediately behind the house. There is also arable, meadow and pasture land in a very high state of cultivation and at a considerable distance which may be let with house. This land is in extent over 19 acres in Statute measure' (Langshaw 1947, 22).

- 5.17 **Tithe Map and Schedule of 1842.** The Clitheroe Tithe Map of 1842 lists the Swan and Royal Hotel as plot number 491, the owner being listed as Mr. John Aspinall Esquire with the occupier being Robert Towler. The latter's land was:

PLOT NUMBER	DESCRIPTION	CULTIVATION	SIZE OF PLOT	ANNUAL VALUE
491	Swan Inn & Stables	N/A	N/A	N/A
973	Garden & Etc	N/A	0a 1r 37p	N/A
1388	Rubble Hill	Arable	3a 1r 37p	N/A
1392	Moor Piece & Hart Hole	Arable	1a 3r 23p	N/A
1393	Cole Meadow	Meadow	5a 3r 3p	N/A
1410	Back Common	N/A	1a 2r 24p	N/A
1412	Avers Meadow	Meadow	1a 2r 38p	N/A
1450	Back Lane Meadow	Meadow	1a 3r 13p	N/A
1451	One Moiety of Green Beach	Meadow	4a 1r 15p	N/A
TOTAL				
ROBERT TOWLER			19A 1R 33P	£1 18s 0d
JOHN ASPINALL			85A 3R 34P	£8 10s 0d

- 5.18 **Census Returns and Trade Directories.** Due to the census enumerators not

naming the individual properties situated on Castle Street, there is no way of knowing which is the Swan and Royal Hotel. Trade Directories are of more assistance. From 1848 to 1858 Robert Towler occupied Swan and Royal Hotel which was also the excise office (Slater, 1848 and 1858). And George Lofthouse occupied it from 1881 to 1885 when it was also the posting and commercial house (Barrett 1881 and 1885). Ann Lofthouse, who was presumably George's widow, was still in occupation in 1891 (Barrett, 1891). Tempest Seedall was there in 1900 and 1905 (Barrett 1900 & Directory of Blackburn, 1905) although he put it up for sale in 1910 (LRO/DDX 177 acc. 6035). At that time the outbuildings were still described as having a large coach house, harness room, stabling for 15 horses, a loose box and a brew house. In 1912 the Swan and Royal Hotel was listed as a family and commercial hotel with good stabling and garage but no occupier was listed (Barrett, 1912). Mary Lonsdale was in occupation in 1915 (Barrett, 1915) and George Wilson (manager) occupied it from 1925 to 1935 (Barrett, 1925, 1930, 1935). Arthur Trueman had a similarly long tenure from 1939 until 1951 (Barrett, 1939, 1942, 1947, 1951).

- 5.19 **Cartographic Evidence.** The first known map to show a building on the site of the Swan was a map of the Horrocksford Estate dated 1740 (LRO/DDX 1525 acc 5256) on which it is shown as a shallow terraced property fronting Castlegate. The entrance to Swan Court is just about visible. On Lang's Map of Clitheroe of 1766 (Fig 3) it is shown as no 31 and again comprised a shallow rectangle fronting Castle Gate/Street. On Bowden and Alexander's map of 1822 (LRO/P63) (Fig 4) the Inn has achieved a squarer footprint but with a protrusion at the south-east corner and a smaller one at the north-east corner. The next useful map was the Tithe Map of 1842 (LRO/DRB/1/52) by which time the latter extension had been replaced by the current easterly extension thus giving the hotel its current footprint. This is similarly shown on the 1st edition Ordnance Survey 6" map of 1846 (Fig 5). From 1892 onwards (Fig 6) the south-east protrusion is shown as having a bow-shaped frontage to Swan Court which is as it exists today (Fig 1). In addition we were provided with two plans by Mr Parkinson of Messrs Ingham and Yorke, who are the land agents for Lord Clitheroe (see para. 5.7 above). One of these was for the auction sale by Lord Howe in 1834, which included the Swan and Royal (Fig 17), and the other was for the conveyance by the Aspinall's to Tempest Seedall in 1891 (see paras. 5.16 and 5.18 above). These showed various outbuilding in Swan Courtyard which were not shown on the other maps.

6. PHYSICAL DESCRIPTION

6.1 General Description

- 6.1.1 The Swan and Royal comprises two main elements; a regular rectangular 3-storey building fronting Castle Street which appears to be the original Swan Inn and a more elongated rectangular 3-storey building extending at right angle from the north end of the east (rear) elevation of the inn building. There is also a 2-storey lean-to building which runs along the north elevation of the

latter but which due to the fall in ground from south to north the ground floor of the latter is at a lower level than the main extension. This is understood to be in separate ownership/occupation and has not been included in this survey. The Inn itself is double pile in plan comprising a front and a rear block with separate pitched roofs orientated east-west separated by a valley gutter and with Welsh slate coverings. The east pile also has a slight eastward extension at its south end (see maps) and at its north end (see roof description at para. 6.2.5 below). There are courtyards to the south and north of the east extension known respectively as Swan Courtyard and Swan Mews.

6.2 **The Inn**

- 6.2.1 **The Exterior.** This is best seen from Castle Street where it comprises a 3 storeyed stuccoed frontage with rusticated quoins built on a painted stone plinth (**Plate 1**). The same details continue round to the south and east elevations of the building although the north wall is a party wall with the adjoining east extension and much is hidden. This finish appears to be a relatively recent (post-war?) addition (see photos in Goodbody and Rothwell). It is apparent from the rear elevations and the roof space (see paras.6.2.4 and 6.2.5 below) that the Inn is stone built. There are chimney stacks on the apexes of both of the south gables.
- 6.2.2 On the front (west) elevation (**Front Cover**) there are three timber 3-light windows per storey; those to the ground and first floor containing timber sashes without nibs; the sash windows on the ground floor are each of two panes whilst those on the first floor have a single pane lower sash below six pane upper sashes divided by glazing bars. On the second floor (the attic or roof space) the lights are separated by ovolo mullions and each have eight panes separated by glazing bars. It appears that there may have been similar windows on the east wall of the pre-1766 west pile (see Plate 10 and para. 6.2.10 below). On the side (south) elevation (**Plate 2**) the west pile has a three light sash window at ground level (two panes over a single one) and a two light one at first floor level. The east pile has a two light sash at ground level, an eight light casement with a two pane top hung upper opening light at first floor level and a nine light casement with a three top hung upper opening light at second floor level.
- 6.2.3 The front elevation has a carved timber eaves cornice and brackets. The front doorway is round-headed with panelled jambs and archivolt imposts with nail heads and a semi-circular fanlight. It holds fielded double doors. There is a side door in the south gable. This doorway also has a round-headed arch. The door itself is setback and accessed by a short flight of steps.
- 6.2.4 The east elevation (**Plate 3**) is rendered and whitewashed. The south-eastern corner is constructed of rough sandstone quoins, whitewashed. At ground floor level is a centrally located large timber framed landscape window with a timber cill. The frame holds 2 x 6 pane lights. To the north of this is a loading door, fitted with a modern timber double door. North of this again is a timber framed portrait window with 6 lights, matching the southern window. This

area is blocked from view by a timber outshut built in front of it. The first floor level is accessed via an iron fire escape in front of the elevation. At the southern end of this level are two timber framed windows, each with a sandstone surround. The frames hold three lights at the top with 2 frosted lights below. Each has a sandstone cill and lintel painted black. North of this is a three light landscape window with a modern timber frame. At second floor level, accessed via the fire escape, are two personnel doors. The southern of these has a sandstone surround and a modern double door fitted, with a light in each and a single light above. To the north the doorway has a modern timber door. The remainder of the east elevation is masked externally by the eastern extension. However at floor level a single storey lean-to extension which filled a void at the north-east corner of the inn had been gutted by the fire and enabled the extreme north end of the original east elevation of the west pile to be viewed. This was built of extremely rough random rubble. By comparison the north end of the east pile was seen to be built of slightly less random rubble occasionally brought to courses (**Plates 4 and 5**)

6.2.5 The Roof. The roof over the Inn comprises two parallel double pitched roofs orientated north-south and separated by a valley gutter (see **Plates 4 and 5**). It is clear from the photos that the north end of the east pile of the building has been extended northwards at some time. Latterly this had a lean-to roof which was destroyed by the fire. Internally the ground floor of this area now comprises that part of the bar/lounge west of the ladies toilets (probably incorporating some of the latter) and east of the archway/former wall to the west (Fig 9). It is more obvious on the first floor plan (Fig 10). The roof timbers of the west pile are of particular interest. The space is divided by an east-west load bearing wall (**Plate 6**) which was, no doubt, an upward continuation of the wall between the north 'snug' and the north lounge in the ground floor of the inn (see paras. 6.2.8 & 6.2.9 below). It was only possible to access the space to the south of this. There are two trusses; a principal rafter truss (**Plate 7**) and a king-post truss (**Plate 8**) both with braces. The spaces between the timbers of the king-post truss have been plastered. The trusses support two purlins on each side and a ridge pole. These in turn support common rafters which support the slate roof covering. At this level there is a good view of the mullioned second floor windows described at para 6.2.2 above and of the surrounding stone wall (**Plate 9**). From the north room on the first floor it was also possible to see some further lights to the east that were not visible from elsewhere (**Plate 10**). The most likely explanation is that these overlooked what is now the valley gutter between the west and east piles which would not be visible from the exterior. The roof space of the east pile was largely taken up with attic rooms (too constricted to photograph).

6.2.6 The Interior The ground floor is accessed via the main doorway on Castle Street and by the side entrance on Swan Court. The main internal doorway has double doors each with two panels the lower ones being fielded and the upper ones being glazed and engraved with the hotel's name (**Plate 11**). The imitation timber surround has a moulded canopy on ornate brackets. This is unlikely to be original and is a Victorian addition at most. The side door is a six panel one with the top 4 being glazed and with moulded surrounds and

recessed lower panels. The interior now comprises a largely open plan bar lounge which has been created by removing a number of interior walls (**Plate 12**). The remaining walls are either timber panelled or have been covered with ‘anaglypta’ type wood effect wall covering to half height with the upper parts papered. The floors are generally ‘T & G’ boarded. There is a ‘snug’ on either side of the entry vestibule from the Castle Street frontage. These have also had walls removed to provide intercommunication with the bar lounge area (see fig 7) but would have formed part of the original west pile of the building (**Plate 13**).

- 6.2.7 The north–south wall separating the south snug from the secondary entrance vestibule on the south elevation appears from its alignment to be the original rear (east) wall of the west pile of the building. The remnants of this wall can be traced through the responds of the archway at the north end of the bar lounge (see para 6.2.9 below). The ceiling of the snug is supported by two rustic hand-cut chamfered timber beams with stopped ends (**Plate 14**). The three light window in the west wall has a good quality painted timber panelled reveals and mullions and timber panels between the cill and floor. The walls in this room are mainly papered although there is a built –in timber settle along the north wall. In the south wall there is a feature stone fireplace comprising a massive stone lintel on moulded supports (**Plate 15**). The lintel contains two triangular and a central ogee moulding which appear to be the truncated tops of blind arches or niches. Above the fireplace are two stone plaques with lions’ heads. These are less convincingly original.
- 6.2.8 A higher quality timber panelled archway links the north snug with the main bar/lounge area (**Plate 16**). The three light window in the west wall of the snug has a good quality timber surround, timber panelled reveals and timber panels between the cill and floor. In front of these is a box window seat. In the north wall there is an arts and crafts –style fireplace with a tiled surround in a timber mantel which contains three mirrors and has a canopy and brass rail over (**Plate 17**).
- 6.2.9 At the north end of the bar/ lounge is an area which extends from the west wall of the building through to the west wall of the main extension (**Plate 18**). The extreme east end now encompasses the ladies toilets and part of the bar (Fig 9). The remainder is now part of the bar/ lounge. Between the west and east ends is an ornately moulded timber arch with panelled supporting pilasters. This is no doubt on the line of the which separates the west and east piles of the double pile inn building. The three light window in the west wall appears to have been modernised and no longer has the attractive timber surround present in the snugs (**Plate 19**). There is some modern panelling below the window and extending into the reveals the upper parts of which are papered. There are two timber boxed beams on the ceiling of the west end. On the south wall of the west end is a stone fireplace with a massive lintel which may be original although it is much more rustic than that in the south snug. On the north wall is a built-in good quality timber panelled settle (**Plate 20**). On the north wall of the east end is a modern imitation marble fireplace (**Plate 18**).

- 6.2.10 In the south-east corner of the bar lounge is another discrete area which contains a modern imitation marble fireplace identical to that in the north-east bar lounge area (see **Plate 12**). There is an ornate reproduction plaster cornice and brackets over this fireplace which continues round the room including the front of the bar on its north side (**Plate 21**).
- 6.2.11 The first floor of the Inn comprises a number of commercial letting bedrooms opening off a north-south orientated central corridor (**Plate 22**). The corridor turns east at its north end to provide access to the main stairwell (see para.6.3.5 below). All rooms have modern ensuite facilities and are decorated to a reasonably modern standard. Three large double or family rooms are located longitudinally along the west pile of the building and it was in these that the chief features of archaeological interest lay. The south bedroom (**Plate 23**) is the best exemplar. In the west elevation is a good window comprising three sashes separated by heavy timber mullions (**Plate 24**). The central one has 6 upper and 6 lower panes and is flanked by two x two sashes with four panes in each light. There are good timber panelled internal jambs with moulded architraves and a matching panel below the cill. There is another good window in the south wall which is currently boarded over for protection. This has deep double panelled jambs, a panelled internal lintel and a flat box cill (**Plate 25**). It is clear that this south wall is considerably thicker than the west wall. The other two rooms in the west pile are inferior in quality –see the north room (**Plate 26**). Although the west window has the same number of sashes and panes these are shorter and squarer. In addition the surrounding panelling has been largely removed and a radiator placed in front of it mars that remaining. The room has three timber encased ceiling beams running north-south. The rooms to the east of the central corridor are standard with no significant archaeological features
- 6.2.12. The second floor (attic or roof space) has been described at para.6.2.5 above.
- 6.2.13 The Inn has a large cellar which runs under both the east and the west piles and is divided by plastered stone walls into a number of small rooms. Most of the interest lies in those below the west pile of the Inn. Of these the northernmost room has a flagged floor and in the west wall is a chute which would have been used for loading in coal from the street (**Plate 27**). At the east end of this room the dividing wall contains a two light stone framed window with a central ‘ovolo’ mullion (**Plates 28-30**). At the north end of this dividing wall is a doorway which has a pair of iron gudgeons on the adjoining north wall of the cellar (**Plate 31**) and a slot for a locking bar in its south jamb (**Plate 32**). It is understood that the original door is now at te Clitheroe Castle Museum (pers comm. Mr Illingworth). On the east side of this dividing wall, which would appear to demarcate the boundary between the west and east piles, is an north-south passageway which terminates at a blocked doorway at its south end (**Plate 33**). Another room opens off this passage to the west (**Plate 34**). Both this room and the passage have earthen floors. Otherwise the floor is concreted. Pit sawn timber ceiling beams support the floor joists and boards above.

6.3 **The Rear Extension**

- 6.3.1 **The Exterior.** The southern elevation comprises the main frontage of the extension which overlooks Swan Court (**Plates 35&36**). It is characterised by 9 windows and 4 doors and the face built in roughly shaped sandstone rubble, occasionally brought to courses. At ground floor level, two personnel doorways are located side by side, approximately central. These have arched lintels, and both have modern timber doors fitted. Either side of these are two large shop front windows each with 24 lights. These units, which are fitted out as modern shops, are not included in this survey. At mezzanine level to the west, and within a modern lean-to porch, is a modern timber personnel door, with a black painted timber surround. This and the first floor is accessed by an iron fire escape (**Plate 35**). At first floor level are 3 windows and a door. At the western end is a large portrait window with sandstone surround painted cream and blocked with plywood. There is a further large sandstone block lintel above the surround. Immediately to the east is a similar window although this is fitted with a 12 light sash. To the east of this is a large personnel door which has been inserted in place of the window and to the east of this is another window replicating that at the western end. At second floor level, situated directly above the first floor openings are four sash windows each of 4 lights and having sandstone jambs, cills and lintels painted cream.
- 6.3.2 The eastern elevation is the gable end of the extension (**Plate 37**). The face is lime rendered but with quoins visible at the southern corner. At ground floor level is a centrally located personnel doorway hung with a modern timber door with 4 large lights and a fielded panel beneath. It has dressed sandstone jambs and lintel. To the north of this is a timber framed 12 light sash window with sandstone cill and lintel. At first floor level, located centrally, is a large window comprising three 12 light sash windows with sandstone mullions, lintels and cills. At second floor level, also located centrally, is a pair of 16 light timber framed windows with sandstone jambs, lintels and cills. The jambs protrudes slightly beyond the level of the cill. To the north of this elevation the ground level drops and a set of sandstone steps lead down to Swan Mews.
- 6.3.3 The northern elevation comprises the rear of the extension. The ground and first floors are largely masked by the two storey lean-to in separate ownership/occupation (**Plate 38**). However the visible face is built in uncoursed roughly shaped sandstone rubble, At second floor level are two windows, one approximately central and another at the western end. These have lost their frames but are large portrait openings with sandstone jambs, cills and lintels. The west elevation is partially masked by the east pile of the Inn but is otherwise rendered as was the east elevation.
- 6.3.4 **The roof.** This was badly damaged by fire (**Plate 39**). However it could be seen that the roof covering would have been Welsh Slate supported by four king-post roof trusses and two sets of trenched purlins. On the north side two chimney stacks protruded above the roof line. The westerly one was stone

built with one earthenware pot whilst the easterly one had a stone base extended in brick and with a terra cotta pot.

6.3.5 The Interior. The ground floor contained a number of retail units which appeared to be undamaged by the fire *per se* and were not part the current development scheme. The first floor comprised the main function room and was badly damaged both by the fire itself and by falling debris from the floor and roof above as well as by subsequent water ingress. This could be viewed in part from both the scaffolding surrounding the building (**Plate 39**) and also from a stairwell that existed at the west end of the building and linked it with the Inn (**Plate 40**). At the time of inspection this could only be accessed via a passageway from the first floor of the Inn (**Plate 41**). The second floor and roof had been completely gutted by the fire and it was not possible to enter the first floor until the debris from the latter had been removed by the crane that was installed in Swan Yard.

6.3.6 After the clearance of the debris the function room was seen to be a large open space which took up the whole of the first floor (**Plate 42**) and had a doorway and flanking windows on the west side. The exterior of these is described at para.6.3.1 above. Internally the door was a double centrally opening timber one with each leaf having eight glazed panes with a panel beneath (**Plate 43**). The jambs and lower side of the lintel were also panelled. The moulded architraves continued upward to enclose a panel above the doorway that now carries the fire exit signs. The windows were badly damaged (**Plate 44**) but appeared to have been sashes with two 6-pane lights and thin glazing bars suggesting an early date. In the south west corner of the room was a doorway with an ornately carved timber lintel which led out onto the stairwell (**Plate 45**) (see para. 6.3.5 above). Plastered panels decorated the walls on the north side (**Plate 46**).

6.4 Swan Courtyard

6.4.1 This was the subject of a watching brief during excavations by the contractors to provide a base for a crane which was required to remove the debris from within the shell of the rear extension. The results are set out below and the various archaeological 'events' or 'contexts' such as 'cuts' or 'deposits' are numbered on the plan at Fig.15 The context numbers are given in parenthesis in the following account.

6.4.2 Initially it was planned to dig four pits, c. 1.5m x 1.5m x 0.5m deep in which to provide a piled base for each of the crane legs. The first of these, which was in the southwest corner, revealed beneath the stone paving slabs, a light yellow sand (1) above a hard gritty dark grey sandy layer (3). This lay above a limestone wall running east - west (7) sitting on the limestone bedrock (14) (**Plates 47&48**) and above a grey-brown silty sand (6) which overlay most of the site.

- 6.4.3 The second pit was dug in the northwest corner. Once the paving slabs were removed a layer of hardcore was found, lying above a thin layer of yellow sand (1) containing cinders. This lay above a hard grey sandy layer (2) containing cobbles. Below this was a hard gritty dark grey sandy layer (3) which lay above another set of cobbles (5) set into a light brown soft sandy silt (4). The removal of these revealed a layer of grey-brown silty sand (6) (**Plates 49 & 50**).
- 6.4.4 The third pit was dug in the southeast corner and beneath the paving slabs was a layer of concrete. Removing this revealed a hard grey sandy layer (2) above a hard gritty dark grey sandy layer (3) which contained an orange modern pipe cover running north-south across the east- west running limestone wall noted at in the south-west trench described at para. 6.4.2 above (**Plates 51 & 52**).
- 6.4.5 The final pit was dug in the northeast corner which also revealed a layer of concrete beneath the paving slabs. Below this there was again a layer of hard and compacted sandy layer (3), this time containing large stones and broken brick (**Plates 51 & 53**).
- 6.4.6 Due to the location of the limestone wall (7), bedrock and the services, piling was deemed unsuitable and, instead, the whole area was to be excavated so as to form the base for a concrete raft. This excavation revealed a row of slabs running west to east alongside its northern edge (**Plate 54**). Upon removal of the slabs an east-west stone flagged culvert (13) was revealed (**Plate 55**).
- 6.4.7 Excavation of the south side of the site revealed the east - west limestone wall (7) to be continuous and also revealed a further limestone wall (8) running off it to the north (**Plate 56**). This wall was bisected by the cut of a modern drain which ran east-west across the site separating a small patch of wall (9) from the main body of wall (8). Beyond wall (9) was the stone flagged culvert (13). A live mains cable also ran south-west to north-east across the centre of the trench.
- 6.4.8 Excavation on the north side of the limestone wall (7) revealed a hard lime surface (11) at its east end which butted the wall and rose up it slightly, showing it to be laid with regards to it (**Plate 57**). Its northern edge was uncovered and shown to be broken indicating that it must have spread farther north. Excavation of this surface revealed a layer of grey-brown silty sand (6) before reaching bedrock (14), upon which the wall (7) was resting. A small area of cobbles was discovered in the corner where walls (7) and (8) met. These, however, had been badly disturbed and were located directly below where a tree had been standing. Below this was the lime surface with cobbles bedded into it (12) (**Plate 58**). Excavation of the revealed the thin layer of silty sand (6) which contain a substantial amount of broken pottery. Below this was the bedrock (14) upon which walls (7) and (8) were resting.

- 6.4.9 Further investigation of a stony area (**Plate 59**) just south of the modern drain cut (see para. 6.4.7 above) revealed a number of limestone slabs set on end and running east-west (**Plate 60**). Removal of some of these revealed that they were the top of a vaulted arch (10) running east and south from the end of the culvert (13) (**Plate 61**). The springers for the south side of the vaulting were laid on a coursed limestone drystone wall (15) (**Plate 62**). It was not possible to excavate the whole of the vaulting as it was cut by the modern drain which ran east from the modern manhole on the west edge of the trench (**Plate 59**). Another limestone wall (16) butted up to wall (15) and ran east-west to meet the latter (**Fig and Plate 63**).
- 6.4.10 It was apparent that walls (15) and (16) formed the south and west walls of a vaulted chamber into which the culvert (13) debouched. Probing along the inside of the south edge of wall (15) indicated that it appeared to stop at the line of the east end of the excavation about where the timber shuttering for the proposed concrete raft was placed (**Plate 64**). This presumably marked the position of the east wall of the chamber. However no excavation was carried out to verify this as it appeared likely that the north-east corner of the chamber had been severely disturbed by the insertion of the modern drain. The north side of the chamber appeared to coincide with the north wall of the culvert and the north edge of the excavation. Probing also indicated that the chamber appeared to have a depth of approximately 2 metres from the top of the vaulting in the south-west corner. Although filled with rubble to within c.500mm of the vaulting the probe indicated that the lower layer was dark organic silt suggesting the use of the chamber may have been as a septic tank or cesspit

7. ANALYSIS AND HISTORICAL CONTEXT

- 7.1 As described above the Swan and Royal Inn (which was known as the Swan until 1851- see para 5.15 above) is a double pile building comprising a west and east pile with a large eastern extension. The Swan is first referred to by name in 1723 but appears to have been in use as a hostelry since at least 1719 although there is a possibility that this early 'Swan' was elsewhere (see paras. 5.11 and 5.12 above). In any event a building is first shown cartographically on the current site on a small scale map of 1740 suggesting that the west pile at least was built by this date. Lang's map of 1766 is difficult to interpret as it attempts to render a three dimensional depiction of the properties but, in this case, only succeeds in showing the front elevation and the roof. It therefore gives no indication as to its depth. However it only shows the chimney stacks on the west pile. The east pile appears to have been added by the time of Bowden and Alexander's map of 1822 which shows a squarer footprint than Lang's.
- 7.2 There is good evidence in the form of the mullioned window in the cellar which would seem to indicate that it looked out onto an open space where the

east pile now stands. This appears to be confirmed by the doorway with gudgeons and a bar slot in the same wall which suggests that this was the rear outer door to the original building and indicates that the Inn was built in two phases. The mullions of the windows both in the cellar and on the front elevation at second floor level have 'ovolo' profiles indicative of the late 17th to mid-18th Century (Brunskill 2010, 125).

- 7.3 This raises some interesting questions about the building work which Thomas Northwaite paid for in 1748 (see para. 5.12 above). The amount of work was so substantial that it is tempting to relate it to the addition of the east pile. However that part of the building has been altered to such an extent that there is no dating evidence which would determine the issue one way or the other. It is possible that this was the case although it is equally possible that Northwaite was rebuilding the west pile which does contain good contemporary dating evidence. Anecdotal evidence from a local resident suggests that the Inn one contained timber framing (pers. comm. Mr Illingworth) and it may be that Northwaite was replacing an earlier structure of this type.
- 7.4 It is clear from the Tithe Map of 1842 that the current eastern extension was been added between 1822 (Bowden and Alexander's map) and that date. However the description of the Inn in 1839, following its sale by Earl Howe to the Aspinalls by auction, was simply as 'the commodious and old-established Inn and Posting House known by the name of the Swan Inn' with no reference to assembly or function rooms which may suggest that it was built after that date. A copy of the auction plan, kindly provided by Mr Parkinson, shows that the extension did not exist in 1834 and that, instead, the rear yard contained a large north-south building that presumably contained some of the stables and agricultural buildings referred to in the Aspinalls' letting particulars of 1839 (see para. 5.16 above).
- 7.5 Internally the double pile Inn is likely to have been much altered over the years with the removal of walls to create an open plan bar area and modern bar facilities. However there are a number of interesting features that appear to date from the late Victorian or Edwardian period. These include the front doors to the Inn and the settles in both the south snug and the north western lounge area. A number of window surrounds on the west elevation, both at ground and first floor level are also of significant interest and may be of original 18th century date. There are also a number of interesting fireplaces including the Arts and Crafts one in the North Snug and the stone built one in the South Snug. It seems clear that the latter includes worked stone re-used elsewhere. The tops of blind arches (especially the central *ogee* one) are suggestive of the ornamentation over the heads of niches, rather than windows. However it seems most likely that this stonework is from a re-used doorway of the type that proliferated in the Bowland area in the 17th and 18th centuries (Illingworth 2008, 10-14).
- 7.6 Turning to the excavations in the Swan Court Yard there were a number of features of interest. It was apparent from the stratification that below the current concrete surface and bedding layers there had been a cobbled surface

that probably represented the 19th and early 20th century inn yard. Below this were further layers of rubble and, in some places, ash and below these two significant features in the form of a vaulted chamber with an incoming culvert and a series of stone walls. It appeared both from its relationship to the culvert and its organic content that the chamber must have been a cesspit. It seems clear from the direction of the culvert that the chamber must have related to the Inn. Chambers of this sort are known to have housed slurry from agricultural buildings, but its position within walls (7) and (8) render it unlikely that it was related to the building that they enclosed and which it appears to have post-dated (see para. 7.7 below).

- 7.7 It seems clear from their proximity that the chamber and culvert must have post-dated wall (7) which ran east-west to join a north-south wall (8) towards the west side of the excavations. Presumably the building formed by these had been demolished prior the construction of the chamber. On top of the south-west corner of this demolished wall was a stash of broken pottery some of which was early 'Willow Pattern'. However whilst the deposition clearly post-dated the demolition of the wall the date of manufacture of the pottery may have either significantly predated or post-dated this event and therefore was of no assistance in dating the wall. However the cartographic evidence indicates that the demolition had taken place by 1842 (see para. 7.8 below).
- 7.8 It is clear from the documentary and cartographic evidence that there were a considerable number of ancillaries such as stabling, a shippon, a saddle room, granary, brew house and piggeries ranged around the yard behind the Inn (paras 5.16 & 5.18 above). It is highly likely that the walls discovered related to one of those buildings. Some buildings are shown behind the Inn on the Map of 1822 but these had gone by the time of the Tithe Map of 1842. However the 1834 auction plan, helpfully provided by Mr Parkinson, did show a substantial building in the rear yard prior to the erection of the eastern extension and the west wall of the building is on the same line as the wall base identified as context (8) in the excavation. It is possible therefore that the wall base identified as context (7) was either the south wall of that building or an internal wall as its line is someway to the north of that shown on the plan. However the width of the context suggests that the former is more likely.

8. CONCLUSION

- 8.1 The Swan and Royal is an historic coaching Inn fronting Castle Street, historically known as Castlegate, which was probably part of the early borough which grew up at the foot of the castle hill from the 12th Century onwards. It is one of the oldest and best known hostelries in Clitheroe and appears to have been the focal point of social life as well as the offices for various excise and postal functions in the 18th and 19th centuries. It seems apparent that the original Inn, which comprises a double pile building fronting Castle Street, was built in two phases with a structure being in existence on the site of the west pile by 1740 (Horrocksford Estate Map). A substantial programme of building work in the late 1740s could either relate to the

rebuilding the west pile, which has appropriate features, or to the addition of the east pile which was added before 1822. The function room block (the eastern extension) was added between 1834 (or possibly 1839) and 1842.

- 8.2 There were clearly a number of outbuildings, some of an agricultural nature in the rear yard area until the early 20th century and one of these was uncovered during excavations. A well built stone vaulted cesspit served by a stone culvert from the Inn and which post-dated the building was also uncovered. Although no dating material was found these features were probably late 18th and early 19th century respectively.

9. ARCHIVE

- 9.1 The archive resulting from the building recording will be deposited with the Lancashire County Record Office in a format to be agreed with the Archives Officer and within a timescale to be agreed with the Specialist Archaeological Advisor or the Planning Officer (Archaeology).
- 9.2 The site archive shall be prepared and stored according to the UKIC *Guidelines for the preparation of excavation archives for long term- storage* (1990) and the Museum and Galleries Commission *Standards in the Museum Care of Archaeological collections* (1992) 'Standards for the preparation and transfer of archaeological archives'.
- 9.3 A copy of this report will be supplied to the Lancashire Historic Environment Record in Adobe Acrobat 'PDF.' format on CD-ROM on the understanding that it will become a public document after an appropriate period (six months after completion of the field work unless another date is agreed). A copy of the report will also be supplied to the Local Planning Authority responsible for the planning decision.
- 9.4 The archaeological contractor will complete the *Online Access to Index of Archaeological Investigations* (OASIS) form. Once a report has become a public document by submission into the *Lancashire Historic Environment Record* (HER) LCCAS may place the information on a web-site. Unless we hear to the contrary it will be assumed that our client is agreeable to this. Provision and agreement will be made for the appropriate academic publication of any results that are not to form part of further work.

10. COPYRIGHT

- 10.1 The right of John M. Trippier to be the author of this commissioned report has been asserted under Copyright, Designs and Patents Act 1988. Full copyright of this and other project documents shall be retained by the author of the report under that Act.

11. BIBLIOGRAPHY

Abbreviations

LCC Lancashire County Council
LRO Lancashire Record Office
CLSL Clitheroe Local Studies Library
OS Ordnance Survey

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APPENDIX 1: PROJECT SPECIFICATION PROVIDED BY LANCASHIRE COUNTY COUNCIL ARCHAEOLOGY SERVICE

Stage 1

Recording of the structure as it currently is, in its fire-damaged state, as part of the stabilisation works – to be done photographically due to H&S problems over access. Photography to be carried out with a Medium or Large format camera with perspective control using b/w film to create a print and negative archive.

This would be accompanied by a description of the works carried out, as well as a plan indicating the location of the shots taken.

Stage 2

Once the structure has been made safe, an assessment of the interior will be made to determine whether further recording is necessary, this will depend on the extent of the damage, what needs to be replaced or repaired and whether or not the fire had revealed previously unknown features.

APPENDIX 2: FIGURES

Fig. 1: Location Map: 1:2500 scale

Fig. 2: Site Plan 1:500 scale

Fig. 3a: Tracing of Horrocksford Estate Map 1740

Fig. 3b: Lang's Map of 1766

Fig. 4: Tracing of Bow and Alexander's Map of 1822

Fig. 5: 1st edition Ordnance Survey 6" map of 1846

Fig. 6: 1st edition Ordnance Survey 25" map of 1892

Fig. 7: Photographic Register

Fig. 8: External Photograph Location Plan

**Fig. 9: Photograph Location Plan- Raised Ground Floor
of the Inn; First Floor of the Eastern Extension**

Fig.10: Photograph Location Plan- First Floor of Inn

Fig. 11: Cellar Photograph Location Plan

Fig. 12: Trench Plan

Fig. 13: East facing section in north-west trench

Fig. 14: Context Description

Fig. 15: Plan of Open Area Excavation

Fig. 16: Site Matrix

Fig 17: Auction Plan of 1834

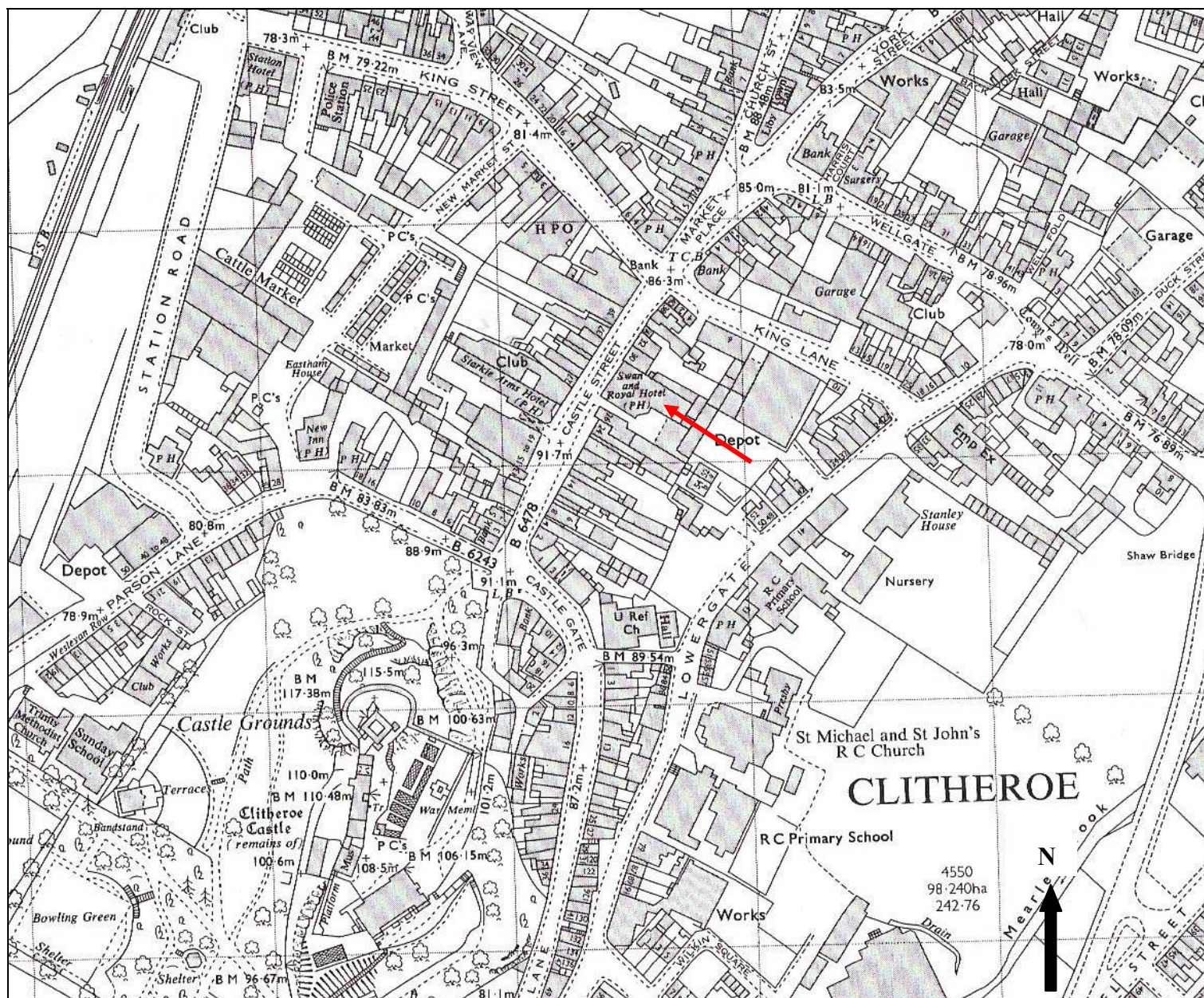


Fig. 1: Location Map

Reproduced from OS, 1:2500 scale map Sheet SD 7441, 1977,
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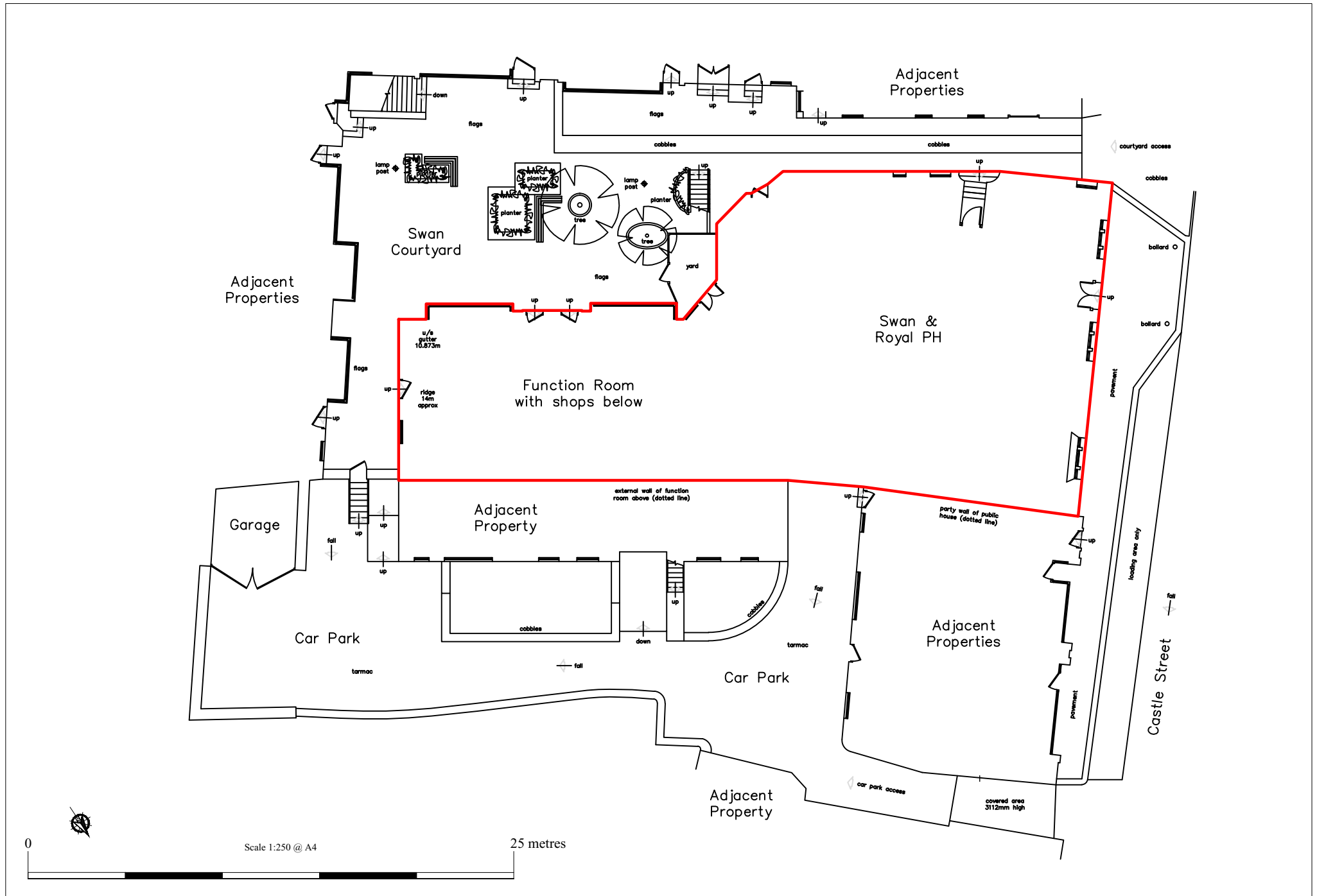


Figure No. 2: Location plan



Figure 3a: Tracing of Horrocksford Estate Map 1740

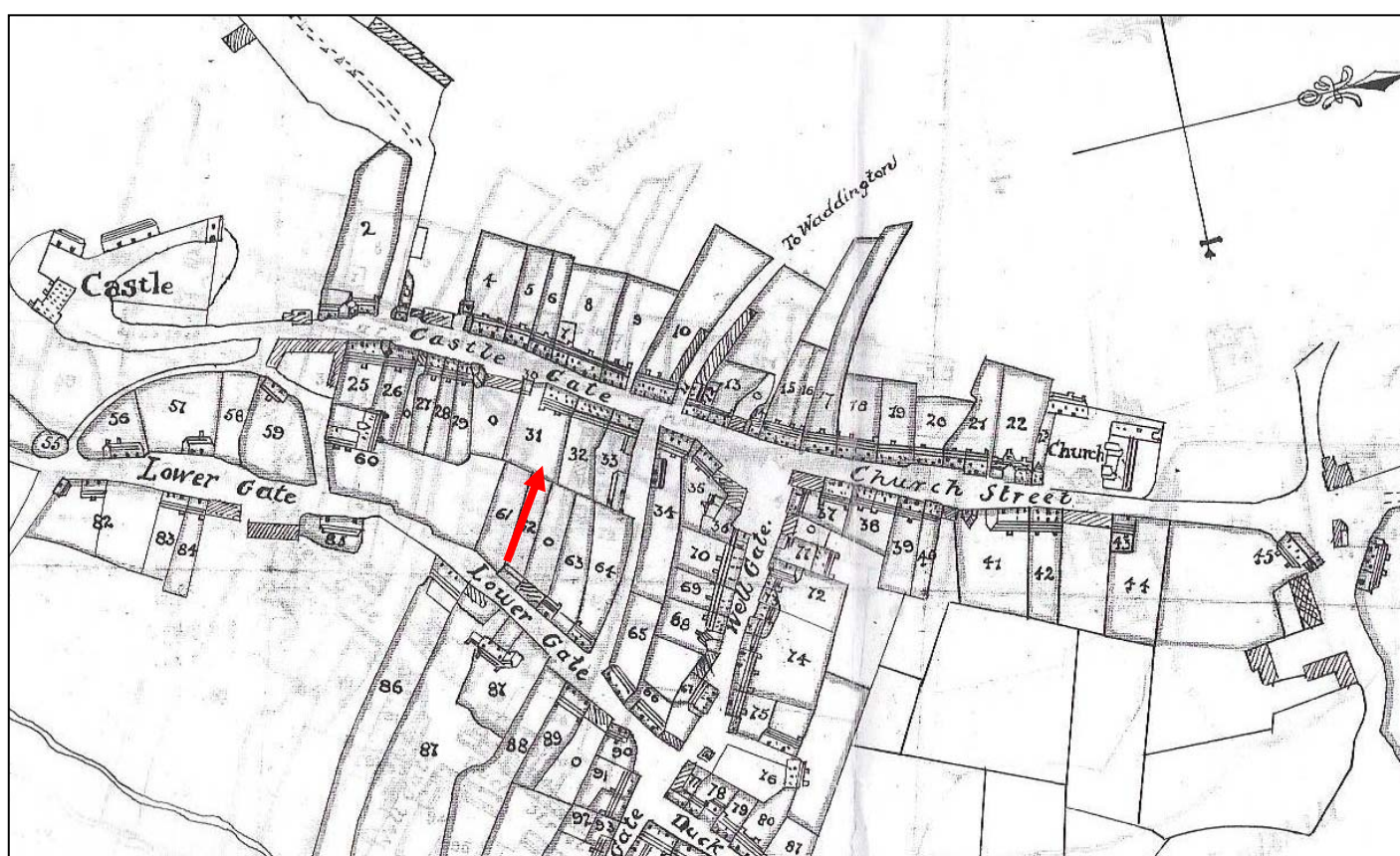


Figure 3b: Lang's Map of 1766
(Courtesy of Clitheroe Local Studies Library)



Figure 4: Tracing of Burrows and Alexander's Map of 1822



Figure 5: 1st edition Ordnance Survey 6" map of 1848 (enlarged from 1: 10560 to 1:2500)

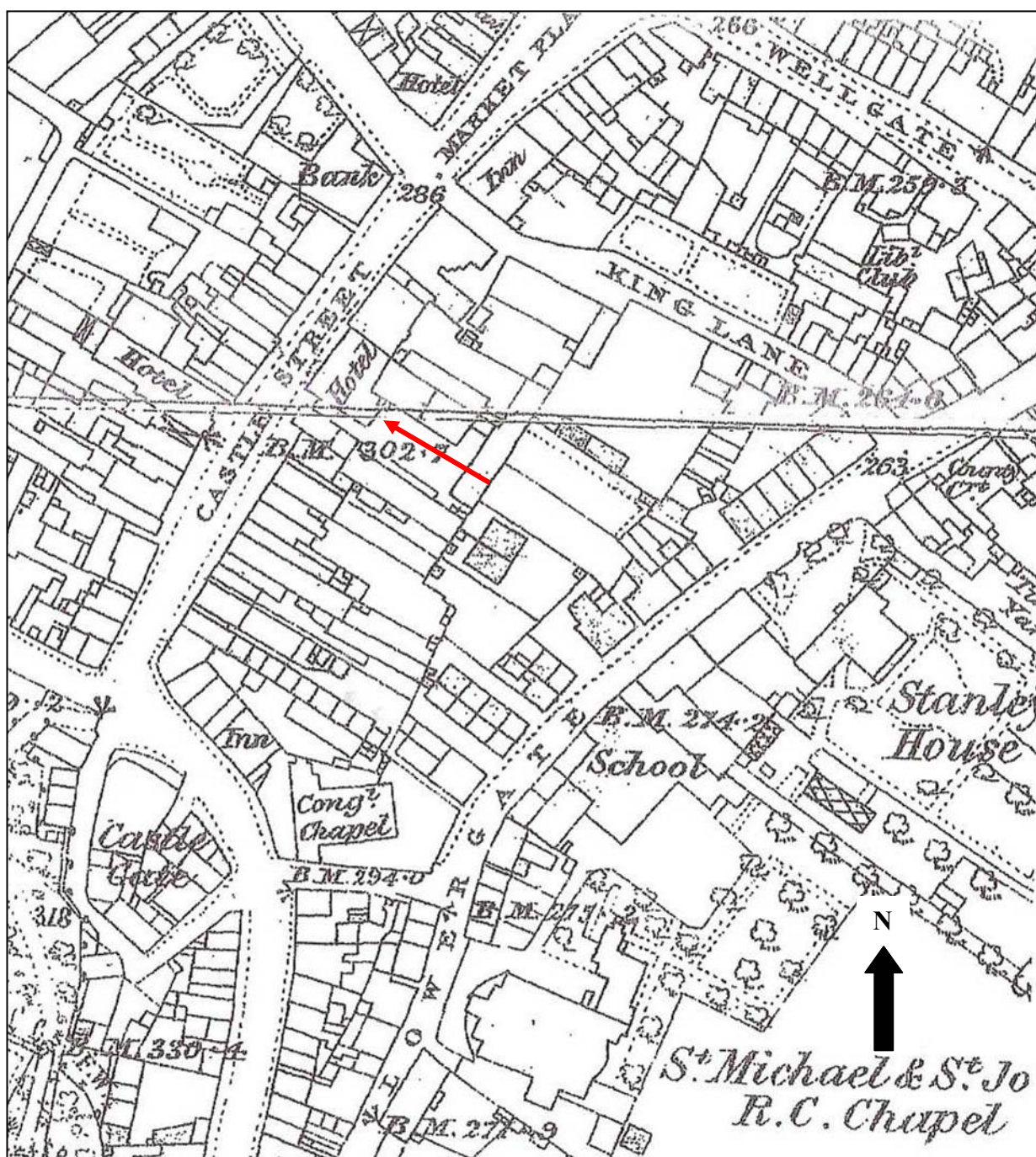


Figure 6: 1st edition Ordnance Survey 25" map of 1892

Figure. 7: Photographic Register (1 of 3)

Plate No:	Digital Jpegs	Monochrome Film No/Frame	Description	Shot Towards
1	2010-03-19/10	3/7	The Inn from Castle St	NE
Front Cover		3/8	West elevation of Inn	NE
2	2010-03-19/8	3/9	South elevation of Inn	NE
3	2010-07-28/11	7/12	East elevation of Inn	W
4	0112010-05-07/13	6/14	Roof of west pile of Inn with burnt out lean-to in foreground	E
5		6/13	Roof and north wall of east pile of Inn with burnt out lean-to in foreground	E
6	2010-07-28/16	7/5	Roof space over west pile of Inn	SE
7	2010-05-07/17	6/9	Northern roof truss in roof space over west pile of Inn	NW
8	2010-05-07/15	6/10	Southern roof truss in roof space over west pile of Inn	S
9	2010-08-06/19	7/2	Window in west wall of roof space over west pile of Inn	W
10		7/7	Lights visible in east wall of roof space over west pile of Inn	E
11	0122010-03-19/21	3/6	Internal doorway in west elevation of Inn	E
12	0122010-03-19/15	2/15	Interior of bar– looking south east	SE
13	0122010-03-19/16	5/6	Archways to ‘snugs’ on either side of doorway to Castle Street. Door to Swan Court to left	SW
14	0122010-03-19/18	5/1	South ‘snug’	SW
15	0122010-03-19/19	2/9	Stone fireplace in south ‘snug’	SW
16	0122010-03-19/17	5/4	Archway to north ‘snug’	W
17	0122010-03-19/23	3/1	‘Arts and Crafts’ fireplace in north ‘snug’	NE
18	0122010-03-19/11	1/3	Archway at north end of bar area (responds mark east wall of west pile).	NE
19	0122010-03-19/13	1/1	Window and fireplace in west end of north lounge	SW
20	0122010-03-19/12	1/2	Settle in west end of north lounge	N
		3/3	South east lounge	SE
21	0122010-03-19/20	2/8	Ornate cornice and consoles over modern marble fireplace in south east lounge	SE
22	2010-07-28/9	7/14	First floor of Inn: north-south corridor	S
23	2010-07-28/6	5/13	First floor of Inn: south-west bedroom	W
24	2010-07-28/13	7/9	First floor of Inn: west window in south-west bedroom	E
25	2010-07-28/12	7/11	First floor of Inn: south window of south-west bedroom	S
26	2010-07-28/8	7/15	First floor of Inn: north-west bedroom	N
27	2010-08-06/1	-	Room 6 of cellars looking towards west external wall (note coal or barrel chute)	W

28	2010-08-06/3	8/1	Cellars looking to room 4 from room 6	E
29	2010-08-06/7	-	Detail of mullioned window in wall between room 6 and passage 5 taken from room 6	E
30	2010-08-06/8	8/4	Detail of mullioned window in wall between room 6 and passage 5 taken from passage 5	SW
31	2010-08-06/4	8/10	Gudgeons on doorway between room 6 and passage 5	NE
32	2010-08-06/5	8/11	Receiving hole for bar in doorway between room 6 and passage 5	SE
33	2010-08-06/9	8/9	Passage 5 looking towards blocked doorway between passage 5 and room 2	S
34	2010-08-06/10	8/7	Cellars looking to passage 5 from room 7	E
35	2010-03-19/5	11/10	West end of south elevation of east extension and Swan Courtyard	
36	2010-03-19/7	1/8	East end of south elevation	
37	2010-03-19/4	1/12	East elevation of east extension	S
38	2010-03-19/3	1/13	North elevation of east extension	SW
39	2010-05-07/11	6/15	Roof timbers of east extension	SE
40	2010-07-28/4	5/12	View of debris in function room and remains of 2 nd floor above viewed from stairwell	E
41	2010-07-28/3	5/11	Access to stairwell from first floor of Inn	E
42	EastWing/1	9/2	Function room in east extension after clearance of fire debris	W
43	EastWing/2	9/3	Door onto south balcony of function room in east extension	SW
44	EastWing/3	9/5	Window in south wall of function room in east extension	SW
45	EastWing/7		Doorway to stairwell at south west corner of function room	W
46	EastWing/7	9/8	Panels on north wall of function room in east extension	N
47	2010-05-03/SP1/54		Removal of slabs over south west trench	S
48	2010-05-03/SP1/66		Excavated wall top in south west trench looking west	W
	2010-05-03/SP1/67		Excavated wall top in south west trench looking east	E
49	2010-05-03/SP1/72		Removal of slabs over north west trench	NW
50	2010-05-03/SP2/42&48		West section of north west trench	W
51	2010-05-03/SP2/85		Excavation of north east trench with south east one beyond	S
	2010-05-03/SP2/82		south east trench looking north	N
52	2010-05-03/SP2/83		Modern pipe cover visible crossing east-west wall in west section of south east trench	W
53	2010-05-03/SP2/86		North east trench looking east	E
	2010-05-03/SP2/88		North east trench looking south	S
	2010-05-03/SP2/96		North east trench looking north	N

	2010-05-03/SP1/77&79 SP2/93		North west trench looking east	E
	2010-05-03/SP2/97		Extension of north west trench to east	NE
	2010-05-03/SP2/98		Further extension of north west trench to east	NE
54	2010-05-03/001		First stage of full open area excavation	W
	2010-05-03/002		Top of culvert against north edge of trench	E
55	2010-05-03/003		Culvert against north edge of trench –with cap removed	E
	2010-05-03/004	6/13	Detail of culvert against north edge of trench –with cap removed	E
56	2010-05-03/SP3/72		Excavated western part of open area excavation showing east-west and north-south wall	S
57	2010-05-03/006	4/17	Excavated walls in southern half of trench showing easterly part of lime surface	S
58	2010-05-03/SP3/80,	4/18,19 &20	Detail of lime surface against excavated south and west walls	N
59	2010-05-03/005	6/29	Stony area south of modern drain cut	SE
60	2010-05-03/011	6/26	Stones on edge towards north west corner of trench	SE
61	2010-05-03/013	6/21	Vaulted roof over cavity	E
62	2010-05-03/014		South-west corner of vaulted chamber	S
63	2010-05-03/012	6/20	Clumsily built wall (16)	S
64	2010-05-03/016	6/17	Excavated features looking south	S
	2010-05-03/SP3/62		Excavated western part of open area excavation	SW
	2010-05-03/SP3/59	4/21	Detail of lime surface against excavated south wall	S
	2010-05-03/SP3/80-1		Walls and lime surface looking north	N
	2010-05-03/008		Natural Limestone bedrock beneath lime floor surface	SW
	2010-05-03/009	6/30	As jpeg 2010-05-03/005	SE
	2010-05-03/010	6/27	Detail of uneven stone surface in northerly half of trench	SW
	2010-05-03/015	6/25	South-west corner of vaulted chamber	S

Figure 7: Photographic Register (3 of 3)

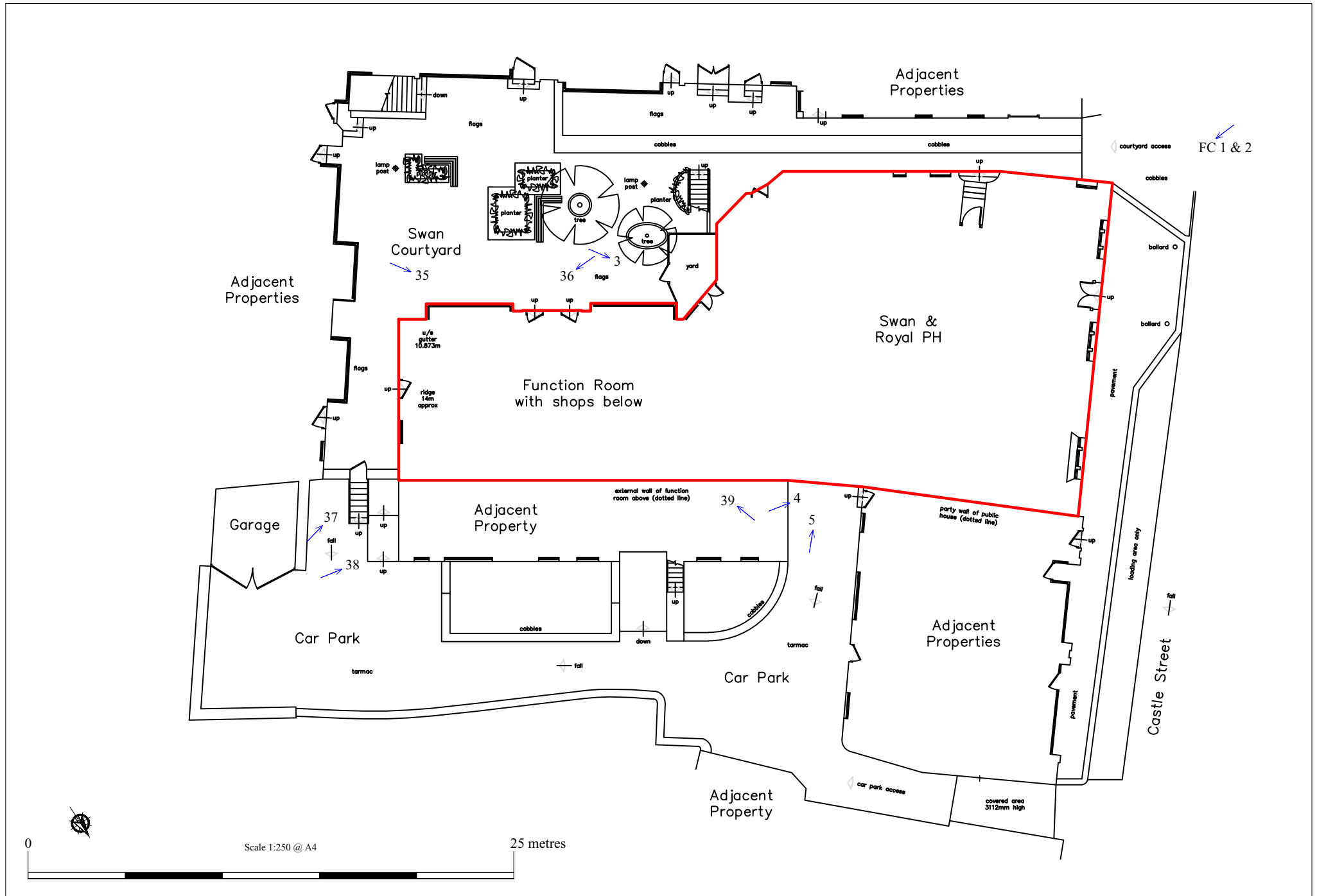


Figure No. 8: External photograph location

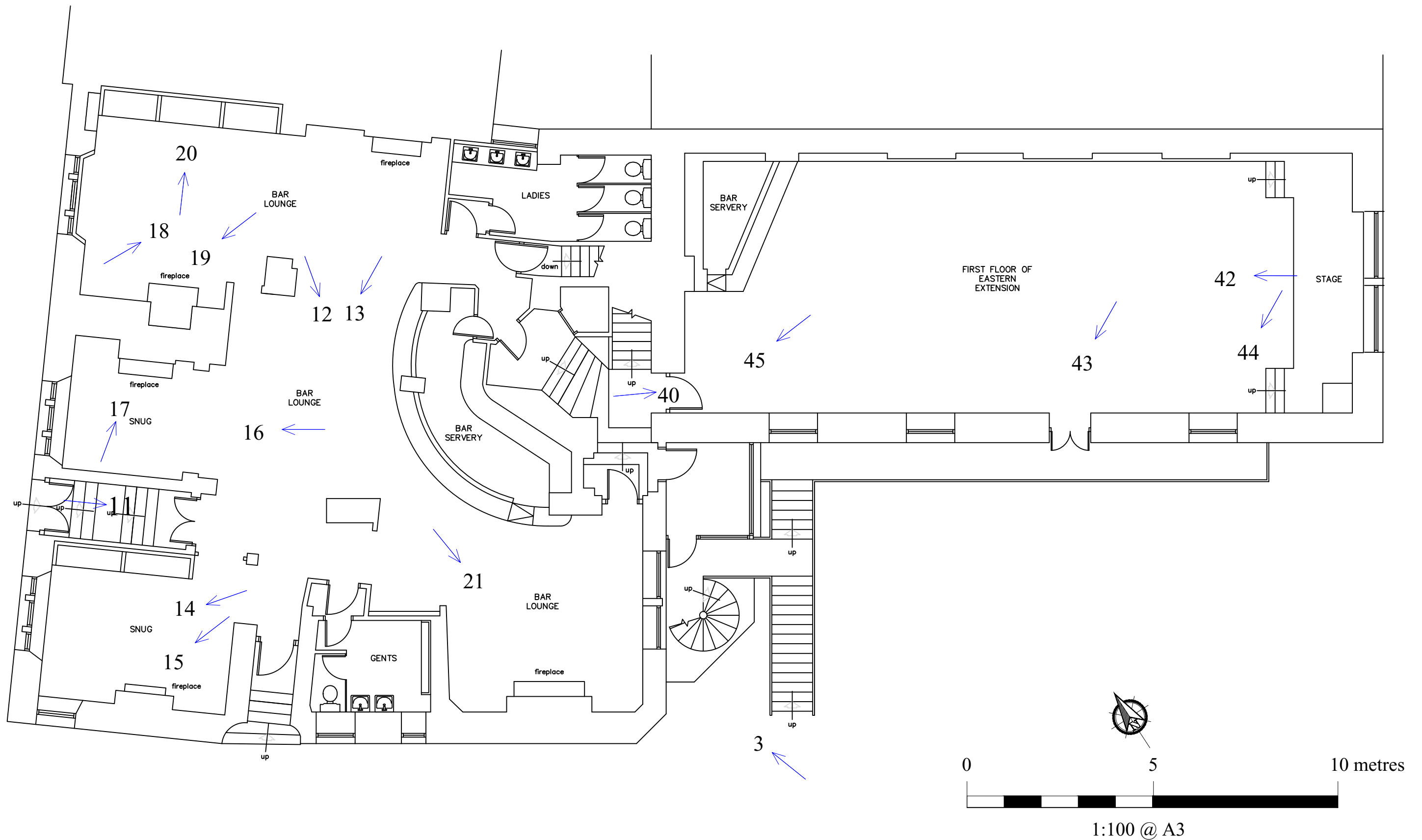


Figure No 9: Photograph Location -Raised Ground Floor of Inn and First Floor of Eastern Extension

J.M. Trippier Archaeological and Surveying Consultancy: December 2011

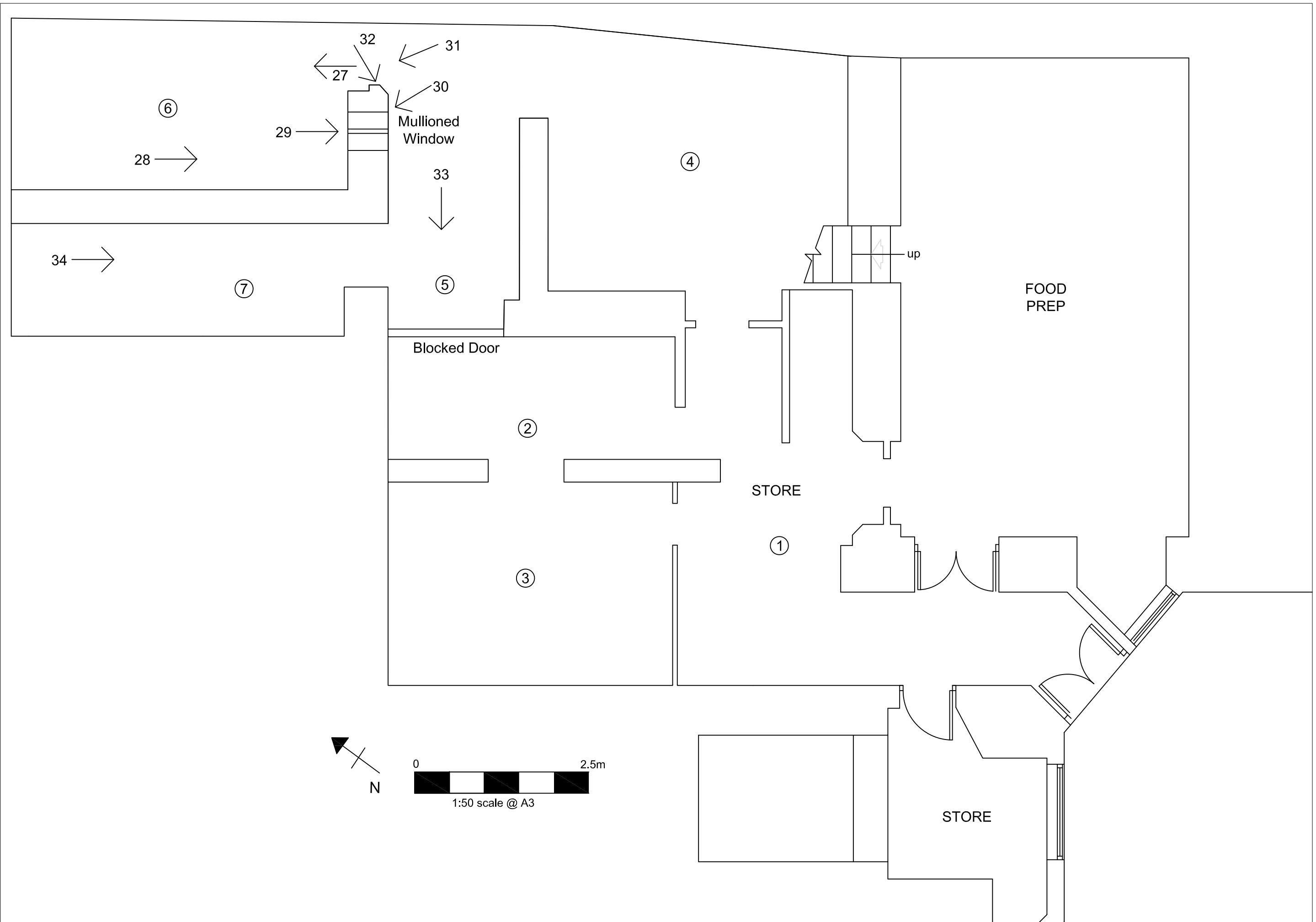


Figure No 11: Cellar Photographic Location Plan

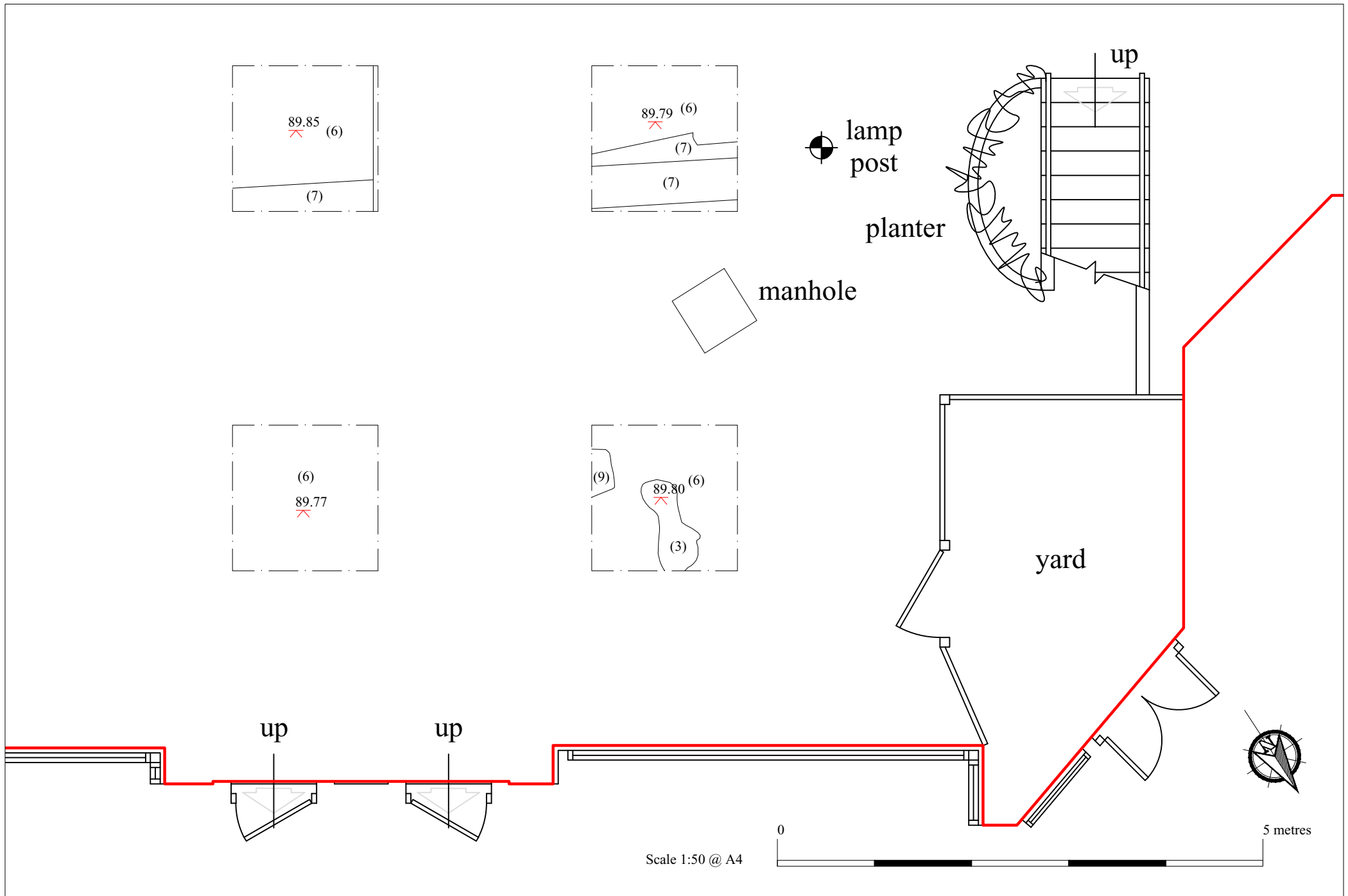
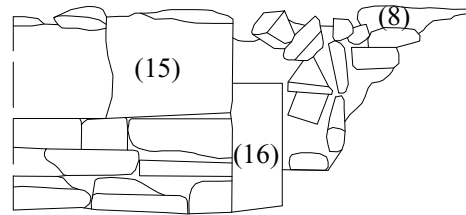


Figure No. 12: Trench plan



west facing section across contexts (15), (16) and (8)

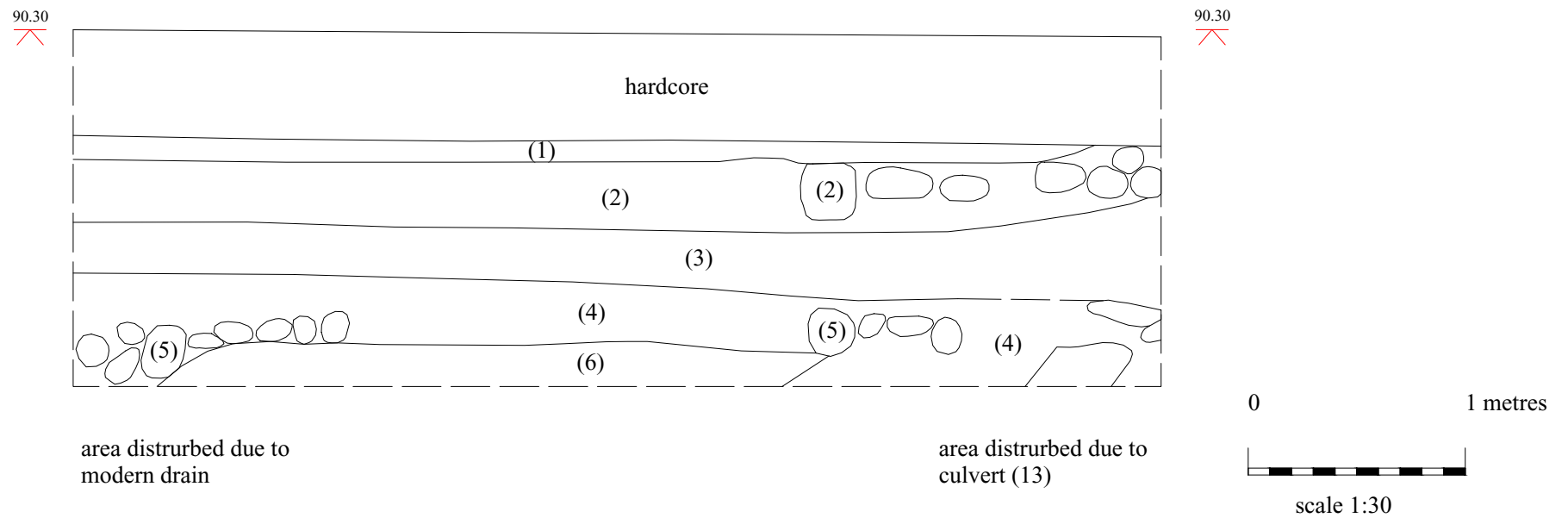
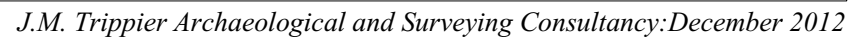


Figure No. 13 East facing section, northwest corner of site

Contexts

- 1 Light yellow sand
- 2 Hard grey sandy layer (2) containing cobbles.
- 3 Hard gritty dark grey sandy layer with ash lenses
- 4 Light brown soft sandy silt, with cobbles (5) set in
- 5 Cobbles set in sandy silt (4)
- 6 Grey-brown silty sand
- 7 Limestone wall of rough rubble running east – west
- 8 Limestone wall of rough rubble running north – south, butting wall (7)
- 9 Limestone wall of rough rubble, a continuation of wall (8), cut by modern drain and culvert (13)
- 10 Vaulted stone roof of rough limestone rubble running east – west and butting wall (15)
- 11 Lime surface butting walls (7) and (8)
- 12 Lime surface butting wall (7)
- 13 Stone culvert cutting wall (9), surface (4) and cobbles (5) and running into vaulted chamber formed by (15) and (10)
- 14 Limestone bedrock
- 15 East – west aligned drystone limestone wall forming side of vaulted chamber butted by vaulted roof (10) and butting wall (16)
- 16 North-south drystone limestone wall forming end of vaulted chamber butted by vaulted roof (10) and butting wall (15)

Fig. 14: Context Description



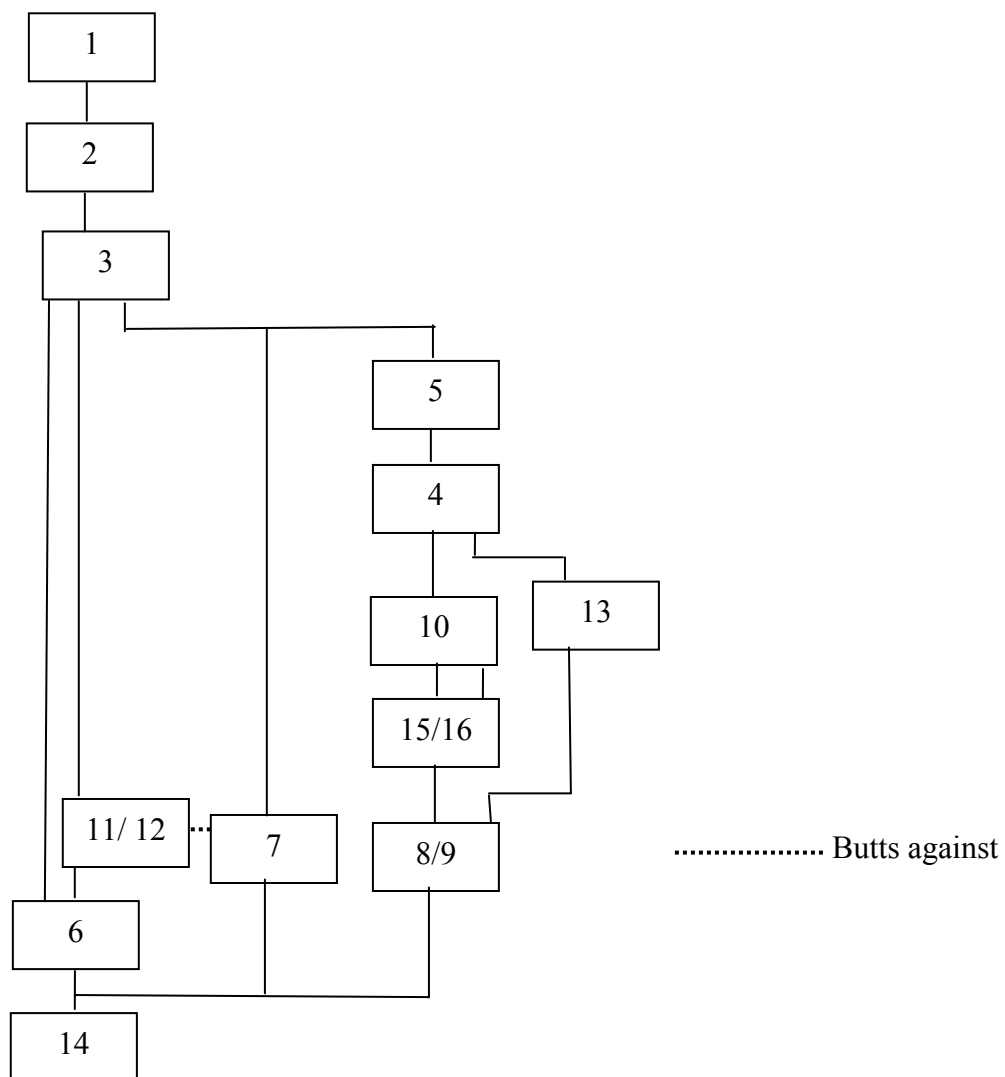


Fig 16: Site Matrix

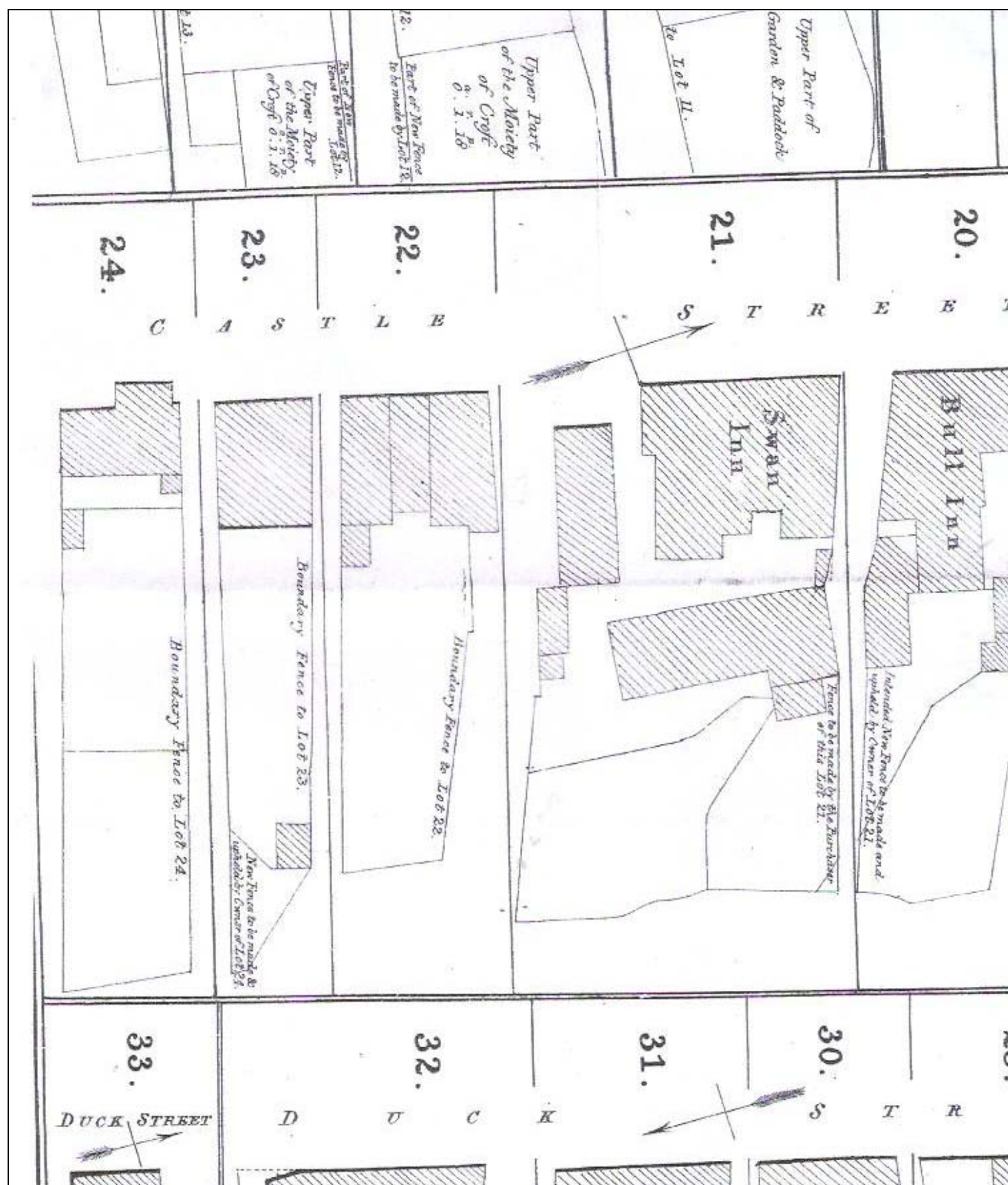


Fig 17: Auction Plan of 1834

Appendix 3: Plates



Plate 1: The Inn from Castle St



Plate 2: South elevation of Inn



Plate 3: East elevation of Inn



Plate 4: Roof of west pile of Inn with burnt out lean-to in foreground



Plate 5: Roof and north wall of east pile of Inn with burnt out lean-to in foreground



Plate 6: Roof space over west pile of Inn



Plate 7: Northern roof truss in roof space over west pile of Inn



Plate 8: Southern roof truss in roof space over west pile of Inn



Plate 9: Window in west wall of roof space over west pile of Inn



Plate 10: Lights visible in east wall of roof space over west pile of Inn



Plate 11: Internal doorway in west elevation of Inn



Plate 12: Interior of bar– looking south east



Plate 13: Archways to 'snugs' on either side of doorway to Castle Street. Door to Swan Court to left



Plate 14: South 'snug'



Plate 15: Stone fireplace in south ‘snug’



Plate 16: Archway to north ‘snug’



Plate 17: 'Arts and Crafts' fireplace in north 'snug'



Plate 18: Archway at north end of bar area (responds mark east wall of west pile).



Plate 19: Window and fireplace in west end of north lounge



Plate 20: Settle in west end of north lounge



Plate 21: Ornate cornice and consoles over modern marble fireplace in south east lounge



Plate 22: First floor of Inn: north-south corridor



Plate 23: First floor of Inn: south-west bedroom



Plate 24: First floor of Inn: west window in south-west bedroom



Plate 25: First floor of Inn: west window in south-west bedroom



Plate 26: First floor of Inn: north-west bedroom



Plate 27: Room 6 of cellars looking towards west external wall (note coal or barrel shute)



Plate 28: Cellars looking towards room 4 from room 6



Plate 29: Detail of mullioned window in wall between room 6 and passage 5 from room 6



Plate 30: Detail of mullioned window in wall between room 6 and passage 5 from passage 5



Plate 31: Gudgeons on doorway between room 6 and passage 5



Plate 32: Receiving hole for bar in doorway between room 6 and passage 5



Plate 33: Passage 5 looking towards blocked doorway between passage 5 and room 2



Plate 34: Cellars looking towards passage 5 from room 7



Plate 35: West end of south elevation of east extension and Swan Courtyard



Plate 36: East end of south elevation



Plate 37: East elevation of east extension



Plate 38: North elevation of east extension



Plate 39: Roof timbers of east extension



Plate 40: View of debris in function room and remains of 2nd floor above viewed from stairwell



Plate 41: Access to stairwell from first floor of Inn



Plate 42: Function room in east extension after clearance of fire debris



Plate 43: Door onto south balcony of function room in east extension



Plate 44: Window in south wall of function room in east extension



Plate 45: Doorway to stairwell at south west corner of function room



Plate 46: Panels on north wall of function room in east extension



Plate 47: Removal of slabs over south west trench



Plate 48: Excavated wall top in south west trench looking west



Plate 49: Removal of slabs over north west trench



Plate 50: West section of north west trench



Plate 51: Excavation of north east trench with south east one beyond



Plate 52: Modern pipe cover visible crossing east-west in south-east trench



Plate 53: North east trench looking east



Plate 54: First stage of full open area excavation



Plate 55: Culvert against north edge of trench –with cap removed



Plate 56: Excavated western part of open area excavation showing east-west and north-south wall



Plate 57: Excavated walls in southern half of trench showing easterly part of lime surface



Plate 58: Detail of lime surface against excavated south and west walls



Plate 59: Stony area south of modern drain cut



Plate 60: Stones on edge towards north west corner of trench



Plate 61: Vaulted roof over cavity



Plate 62: South-west corner of vaulted chamber



Plate 63: South end of wall (16) forming west wall of vault



Plate 64: Excavated features looking south

