

3 King Street, Clitheroe, Lancashire. Historic Building Recording



Front elevation of 3 King Street, Clitheroe.

ARS Ltd Report 2019/51
OASIS ID: archaeol5-345275
March 2019

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**ARCHAEOLOGICAL
RESEARCH SERVICES LTD**

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Historic Building Recording.**

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Date of compilation: March 2019

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Planning Reference: 3/2018/0191

Local Authority: Ribble Valley Borough Council

Site central NGR: SD 74315 41910

OASIS ID: archaeol5-345275

EXECUTIVE SUMMARY

In January 2019 Archaeological Research Services Ltd was commissioned by Mr Chris Stansfield of to undertake a historic building recording in order to discharge a condition of planning permission granted by Ribble Valley Borough Council (planning application number 3/2018/00191) for proposed alterations and extensions to enlarge two existing retail units, subdivision of existing living accommodation and extension to the rear to create four apartments at 3 King Street, Clitheroe, Ribble Valley, Lancashire, BB7 2EL (NGR SD 74315 41910).

The historic building recording of 3 King Street, Clitheroe has been conducted to Historic England Level 2 standard. This report outlines and discusses the programme of on-site historic building recording work carried out and includes a descriptive and a photographic survey record. The programme of work has investigated the core buildings of the property and provided information relating to the history of the building and its development. This can be summarised as follows.

Number 3 King Street is a 19th century town centre property built for a combination of residential and commercial use. The present built structure on the site housed two individual shops, living quarters and the remains of a purpose-built Victorian photographer's studio. Remnants of other Victorian fittings were recorded below mid-20th and late 20th century alterations. Of particular note were the 19th century fireplace, staircase, floor tiles and other interior features, as well as features relating to the photographic and commercial functions of the remaining building. The structural history of the building was assessed to include the following construction phases.

- ◆ Phase 1 – c.1870. Construction of the principal street front building incorporating a single shop front. To the rear was a single storied service range with the yard having additional stone outbuildings, likely comprising a washhouse and earth closet/W.C.*
- ◆ Phase 2 – c.1880. The rear range is altered and extended to incorporate a first floor photography studio. More of the domestic space is allocated for business requirements, including a rear reception room (likely a dining room) becoming a waiting room for the studio and a front room becoming a second shop.*
- ◆ Phase 3 – c.1930. Hargreaves of Clitheroe photographers occupy the premises at least until the end of the First World War. After this the premises was updated, including the front first floor windows and fire places.*
- ◆ Phase 4 – c.1960. More piecemeal alteration continued throughout the mid-20th century. This included partition walls to isolate the living quarters from the shop premises.*

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1 INTRODUCTION

1.1 Project and Planning Background

1.1.1 In January 2019 Archaeological Research Services Ltd (ARS Ltd) was commissioned by Mr Chris Stansfield (the client) to undertake a historic building recording in order to discharge a condition of planning permission granted by Ribble Valley Borough Council (planning application number 3/2018/0191) for proposed alterations and extensions to enlarge two existing retail units, subdivision of existing living accommodation and extension to the rear to create four apartments at 3 King Street, Clitheroe, Ribble Valley, Lancashire, BB7 2EL (NGR SD 74315 41910).

1.1.2 Archaeology is a material consideration in the planning process under paragraph 199 of the *National Planning Policy Framework* (NPPF) (MHCLG 2018), which outlines a requirement *to record and enhance understanding of the significance of any heritage assets to be lost during the proposed development in a manner proportionate to their importance, and to make this evidence (and any archive generated) publicly accessible.*

1.1.3 Planning permission has been granted for development of the site subject to the following condition (RVBC 2018).

“15. No development, demolition or site preparation works shall take place until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological investigation and recording works. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority. It should be undertaken by an appropriately experienced and qualified professional archaeological contractor to the standards and guidance set out by the Chartered Institute for Archaeologists (CIfA). The programme of works should include:

- (i) The creation of a photographic and descriptive record of the building as existing, to the standards set out in "Understanding Historic Buildings" (Historic England 2016); and*
- (ii) A formal watching brief during all ground works required as part of the development, including lifting of existing floor slabs and foundations, excavation for new foundations, landscaping and the provision of new paths, ramps, steps, etc.*

The development shall then be undertaken in accordance with those agreed specifications.”

1.1.4 The planning application was accompanied by a Heritage Statement (Haigh 2018). Peter Iles of the Lancashire Archaeological Advisory Service provided the following guidance. *“We are happy with the assessment of the built structure as provided but would note that survival of some elements of a purpose-built Victorian photographer's studio is somewhat unusual. Whilst no survey of the layout of this*

part of the structure is provided (the relevant plan states '...layout unknown') it seems improbable that much of the Victorian fittings will survive, although the sites of fireplaces, etc. may still be discernible. Also of minor interest is the single storey structure at the southwest end of the extant outrigger, "... which may have been an earth closet" (Haigh 2018, section 4.6). We would recommend that a photographic and descriptive record is made of the site prior to any demolition taking place."

1.1.5 All works were carried out in accordance with a Written Scheme of Investigation (WSI) (see Appendix IV).

1.2 Site Location and Description

1.2.1 The proposed development area (PDA) is depicted in red on Figure 1. The identified area of archaeological interest comprises the former Clitheroe Advertiser and Times premises and The Chocolate Box shop with apartments above and to the rear of the retail units. Number 3 King Street is situated in Clitheroe town centre, within the Clitheroe Conservation Area defined as Character Area 2 comprising King Street, Brennand Street and St Mary's Street. King Street provides the main vehicle access to the site and there is currently a garage/store to the side of the building which leads to a passageway along the south eastern side of the building.

1.2.2 The application site is in the Lancashire town of Clitheroe, with a history stretching back to the Middle Ages. The market town of Clitheroe was established as a borough in the 12th century, primarily servicing the castle and sited on lower ground between the castle and church, (0.24km to the south and 0.18km to the north east of the PDA respectively).

1.3 Geology

1.3.1 The underlying solid geology of the PDA comprises the Clitheroe Limestone Formation and Hodder Mudstone Formation - Mudstone sedimentary bedrock formed between 337 and 347 million years ago during the Carboniferous Period. This is overlain with superficial deposits of Devensian Till, Diamicton formed up to 2 million years ago in the Quaternary Period (BGS 2019).

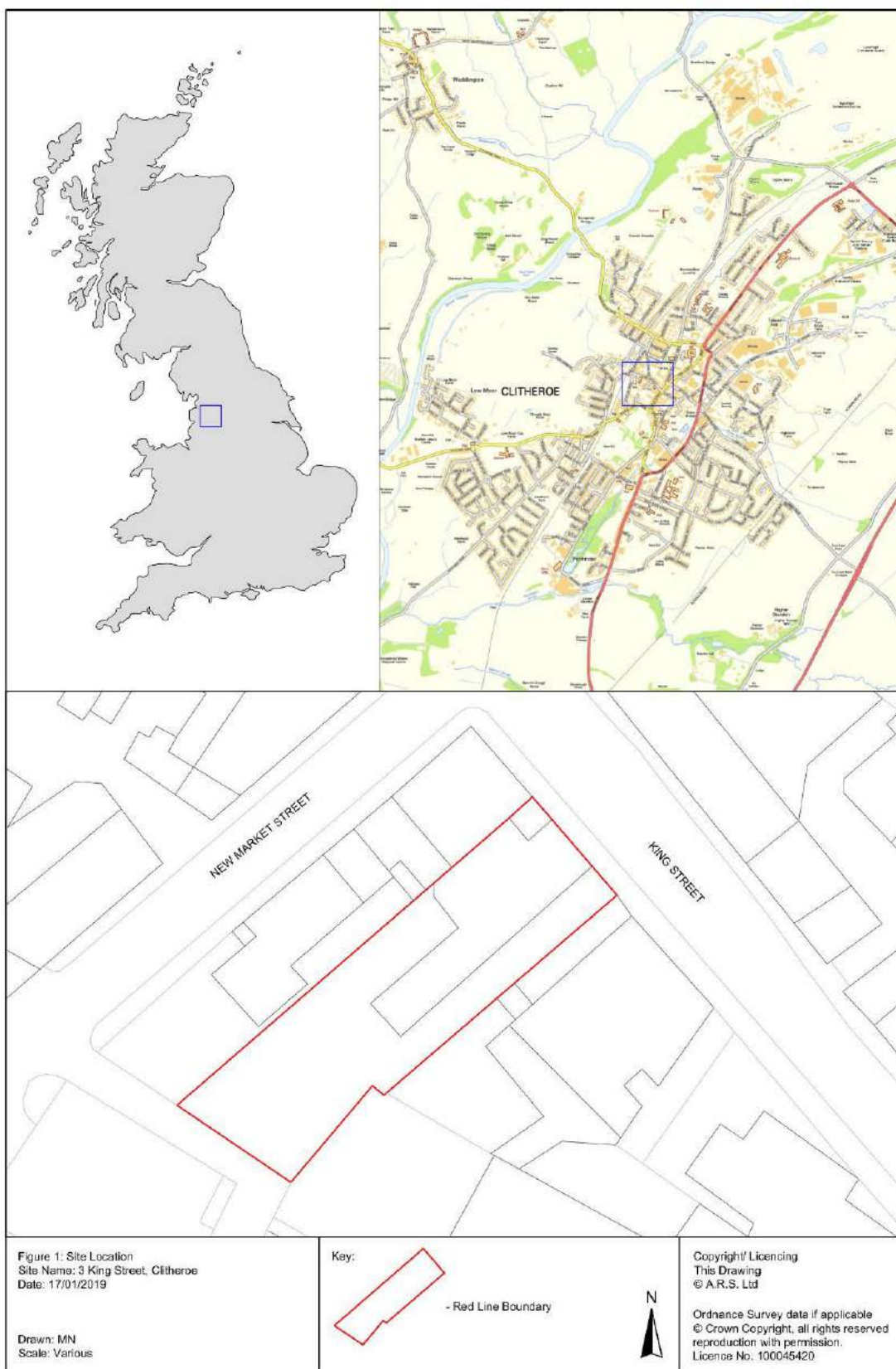


Figure 1: Site location (© Crown copyright and database right 2018).

2 AIMS AND OBJECTIVES

2.1 Regional Research Aims and Objectives

2.1.1 Research topics identified in the *The Archaeology of North West England An Archaeological Research Framework for the North West Region* (Brennand et al. 2006 and 2007) include the following assessment of themes relative to the proposed archaeological works.

- ◆ **Initiative 4.25. Settlement and Land-use** - *Examine, wherever possible, presumed centres of early medieval activity, particularly the nature of surviving archaeological deposits, coupled with a detailed programme of dating (Newman and Brennand 2007, 84).*
- ◆ **Initiative 5.16. Urban Settlement** - *Efforts should be focused on discovering more about the character and function of the region's earliest medieval towns in the immediate post conquest period. (Newman and Newman 2007, 101-104).*
- ◆ **Initiative 5.18. Urban Settlement** - *The role and nature of small towns should be examined, which should include below ground investigations. (Newman and Newman 2007, 101-104).*

2.1.2 Specific research objectives the building recording will contribute towards includes the following.

- ◆ **Initiative 7.27. The Urban Landscape** - *Recording and classification of shop fronts and facias (Newman and McNeil, 2007, 143-147).*

2.2 Historic Building Recording Aims and Objectives

2.2.1 The aim is to produce an archaeological/ historical building appraisal to identify and record any significant heritage fabric and provide a buildings analysis and interpretation which will better inform existing knowledge of the building along with a record of historic fabric, followed by an assessment of the impact that the proposed building conversion works will have upon the buildings.

2.2.2 The objectives of the historic building recording are as follows.

- ◆ To produce a formal description of the outbuilding at the site, including its floor plan, elevations, roof structure, flooring, internal layout and spaces, detailing, form, fabric, and evidence for phasing and development.
- ◆ To produce a photographic record, based on high quality digital colour images, with photographic scales with all photographs descriptively captioned and cross referenced to a plan, plans and/or elevations clearly showing the viewing position, direction and photographic image reference.
- ◆ To produce an appropriate historic context account for the building to outline its historic significance.

3 METHODOLOGY

3.1 Coverage

3.1.1 The structure to be recorded to Historic England's Level 2 Standard comprises the exterior and interior of the 19th century buildings comprising 3 King Street.

3.1.2 The historic building recording was carried out in February 2019 by Dr Ian Wyre of ARS Ltd.

3.1.3 The historic building recording was conducted in line with the aforementioned WSI (Appendix III) as well as the relevant guidance (i.e. Chartered Institute for Archaeologist (CIfA) 2014a and 2014b; HE 2016).

3.2 Historic Building Recording Methodology

3.2.1 All aspects of the building recording were conducted according to the guidelines in *Understanding Historic Buildings –A guide to good recording practice* by Historic England (2016) and the CIfA's *Code of Conduct* (2014a) and *The Standards and Guidance for Archaeological Building Recording* (2014b).

3.2.2 The background historic research was drawn from the Heritage Statement (Haigh 2018) produced to accompany the planning application.

3.2.3 The archaeologist on-site carefully examined all parts of each building prior to the commencement of the photographic recording, in order to identify all features of significance relevant to original and later use. As part of this exercise, the archaeologist on site produced written observations (e.g. on phasing; on detailing, on building function), sufficient to permit the preparation of a report on the structures identified.

3.2.4 The photographic record was compiled using colour digital photography. Where possible, photographs included a graduated scale and cameras were mounted on tripods for extra stability. Details of the photographs were recorded on pro-forma index sheets, which included location, subject and orientation.

3.2.5 The photographic record included the following as a minimum:

- ◆ Photographs of the interior (including all internal rooms), exterior and setting of the building. A two metre ranging rod was included in a selection of general shots in order that the scale of all elements of the building could be sufficiently established.
- ◆ The building's external appearance was recorded. Where an individual elevation embodied complex historical information or was conceived as formal compositions, views at right angles to the plane of the elevation were recorded where appropriate.
- ◆ The overall appearance of principal rooms and circulation areas.
- ◆ Detailed photographs of significant features associated with the use of the structures, notably for power generation, transmission, work flows,

machinery and scars, openings and roofs, and evidence for alterations, extensions.

- ◆ Copies of maps, drawings, views and photographs present in the building and illustrating its development/use.

3.2.6 The building recording drawn record includes the following.

- ◆ Site location plan at a suitable scale (indicating the position of the site within the country, within the county and a clear plan of the precise location/outline of the building i.e. 1:50).
- ◆ A plan indicating the position and orientation of photographs/images included in the report.
- ◆ Phased plan showing the development of the building.

4 HISTORICAL BACKGROUND

4.1.1 The following historical background draws on the Heritage Statement (Haigh 2018), which sets out the location, built heritage and townscape value associate with the site.

4.1.2 The market town of Clitheroe was established as a borough in the 12th century, when its principal thoroughfare linked castle and church on a south-north alignment (the present Castle Street, Market Place and Church Street), with burgage plots being distributed along it, and also to a lesser extent along Lowergate and Wellgate, to the east of this route.

4.1.3 Lang's map of c.1766 shows the outline of the medieval town and its associated burgage plots (Lang 1766). The proposed development site falls just within one of the built up burgage plots depicted of the early town. King Street was known in the mid-19th century as Black Lane, derived possibly from Back Lane (Haigh 2018). The first edition of the Ordnance Survey map indicated that during the mid-19th century the undeveloped land later occupied by 3 Kings Street was used as agricultural land at the western border of the town (Ordnance Survey 1843). The south-east (upper) end of the present route served as the road to Waddington, but was not focus for settlement beyond its junction with the Market Place until the Victorian period. It was at this point the town's role as a commercial and trade centre grew significantly. The opening of the railway station in 1871, spurred something of a building boom for the town from the 1870s. Subsequently, King Street, which formed the corridor to the new station from the town centre underwent a transformation during this decade. Not only were new shops built, 3 King Street amongst them, but also civic buildings such as the new police station and post office still present today.

4.1.4 The site, on the Ordnance Survey's 1849 large-scale (1:1056) map of Clitheroe, shows an undeveloped field on the site where 3 King Street would later be built, just beyond the existing built-up area (Ordnance Survey 1849); the 1880s map shows how King Street had been laid out as the route to the new station, and was flanked by buildings on both sides (Ordnance Survey, 1886). A cattle market had been built to the south-west of the site, in 1879. The drawings for the building, proposed in 1870, show that the L-shaped, two storey property was intended to provide a shop in one of the two front bays (Haigh 2018). The building proposed would have had a shorter rear service wing than that now found. According to Ordnance Survey maps this part of the building had been extended to the south-west by 1886, and was altered again in the 20th century. Also, over the course of the 20th century, the property was additionally added to by construction of a lean-to garage over the entrance to the side yard, against the south-east gable, as shown on the 1932 OS map (Ordnance Survey 1932). According to planning records, one of the final structural changes to the building was the addition of an external fire escape to south east side elevation of the rear range.

4.1.5 Records show that Thomas Stephen Hargreaves, photographer, was in residence during the early 20th century with examples of his portraits surviving

dating from 1911 and 1922. This latter date relates to publicity for a local Parliamentary candidate, the following newspaper extract (Ragnall 2019).

'CAPTAIN BRASS

in his election campaign, were produced from Photographs

taken exclusively by

T. S. HARGREAVES

King Street, Clitheroe

We produced his "Winning" Smile – Can we

produce yours – for Christmas?

4.4.6 In recent years the building served as the premises of the Clitheroe Advertiser and The Chocolate Box, as well as a private residence. The chocolate, sweet and ice-cream shop is noted as a firm favourite in the town since it opened in 1927 (Clitheroe Advertiser). The Clitheroe Advertiser and Times moved to new premises in 2014 (Hold The Frontpage 2014). The unit was then occupied by a children's clothing, nursery and toy outlet (Lula Sapphire) until 2017, with the upstairs former photographer's studio being used as a sensory room.

5 BUILDING RECORDING

5.1 Exterior

Principal building - Front elevation

5.1.1 Number 3 fronts directly onto the north east side of King Street which presents a rising slope towards the main town to the south east (Plate 1).

5.1.2 The building comprises a two storey principal front range on a double pile plan. The front elevation of the building is constructed of coursed, buff-coloured sandstone, arranged in three bays. The facing masonry consists of rusticated ashlar with dressed window surrounds and other architectural detailing. The eastern corner has an array of pronounced quoin stones, each having a heavily rusticated relief rebated in finer dressed frame. The ground floor is divided into two mismatched shop fronts either side a central domestic entrance. Above, the three first floor windows have simple stone frames, the lintels having a chamfer overhanging the side posts.

5.1.3 The central domicile entrance shares the timber and lead pediment with the left hand (south) shop. The woodwork of the doorway architrave and head are presently finished in white paint. Either side the door are mismatched pilasters. The door is framed and panelled, and is a hardwood modern replacement, with rectangular fanlight with six glazed panels above (Plates 2 to 4).

5.1.4 The right hand shop front (north), comprising the former 'The Chocolate Box' premises, is at a lower elevation than the left example due to the gradient of the street. Two stone steps are located in the recess of the shop doorway. The shop has a dedicated timber architrave, pilasters and pediment with lead capping. The front shop window comprises a single panel of glass, with glazing to the side in the entrance recess of the shop (Plate 6). The opposite side of the doorway is clad with tongue and groove planking (Plate 5). The door is half glazed over a two panel. The shop has a fabric awning on a tubular concertinaing frame.

5.1.5 The left shop front presents the more modern of the two. Half the shop frontage is a single unit of glazing, almost extending to full height. The other half forming a recessed open porch prior the shop entrance set within further glazed panels. The single door is timber, two thirds glazed, accessed via a single concrete step (Plate 9).

5.1.6 At the eaves are a series of small stone corbels with simple ovolo profile. These support moulded guttering finished in white paint. The principal roof is gabled with a chimney to each end covered with Welsh slate. Each stack has a pair of buff coloured, chimney pots, of contrasting design, over two of four flue openings to stack. The north west pair of chimney pots are crown topped with a round and octagonal profile whilst the south east pair are of a squat, square design (Plate 10).



Plate 1: Oblique view of Number 3 from King Street (highlighted), facing south.



Plate 2: Oblique view of the front elevation of 3 King Street, facing west.



Plate 3: Front view of 3 King Street (Scale: 1 x 1m).



Plate 4: Central domestic entrance. Note the mismatched pilasters (Scale: 1 x 1m).



Plate 5: View of the north shop front entrance, the older of the two entrances (Scale: 1 x 1m).



Plate 6: North shop front.



Plate 7: Shop window fittings.



Plate 8: View of south shop front entrance (Scale: 1 x 1m).



Plate 9: South shop front.



Plate 10: Detail of upper features of the front elevation.



Plate 11: Detail of west bay window.

Principal building - Side elevations

5.1.7 The south east side elevation, a gable wall, is brick coloured a mix of pale reds laid to English Bond. The south east of the building was formerly an open approach from the street leading to a side yard. This has been roofed over, with the adjacent boundary wall, to form a single storey 'garage' structure. This has a tongue and groove façade inset with three hinged doors, which obscures the lower portion of the building side elevation (Plate 11). The eastern corner of the wall incorporates the return of the stone quoins of the front elevation (Plate 13). Behind the garage façade the two stone gate pillars remain which provide gated access to the side yard of the premises (Plates 14 and 15). Once through the garage door an external side entrance can be seen in the gable wall, with a dressed stone surround and fan light above, although this has been encompassed below the later 'garage' roof (Plate 12). Exiting the garage structure, into the external area of side yard, the ground floor of the gable has a large double window (to G3). To the first floor level are a pair windows (for F3 and F4) with simple stone lintels and cills. The apex of the gable terminates with the stone faced chimney.

5.1.8 The north west elevation abuts the neighbouring building, the result being only the upper gable of number 3 remains visible. The step down of the neighbouring roof is due to the differing heights of the buildings from to the underlying topology. The protruding portion of the gable is faced with a cement render below the stone faced chimney stack.



Plate 12: South east side elevation viewed from inside the garage. Note the dressed stone door surround to the side entrance of the building (Scale: 1 x 2m).



Plate 13: View north east of the side elevation, boundary wall and garage interior. Note to the left the quoins stones and the gate pillars (Scale: 1 x 2m).



Plate 14: Stone gate pillar and also the building's quoin stones (Scale: 1 x 2m).



Plate 15: The opposing north east stone gate pillar, set against the boundary wall.



Plate 16: View upwards of the south east gable of the principal building from the side yard.



Plate 17: View north east from the side yard incorporating the rear of the garage structure (Scale: 1 x 2m).

Principal building - Rear elevation

5.1.9 The face of the original rear, south west elevation of the principal building is mostly obscured by the addition of the rear service range. However, a section of the original rear wall remained visible. This was from the north yard/garden area, the northern portion of the original elevation visible above a modern timber conservatory (Plate 18). In contrast to the principal building's front elevation the rear wall is constructed in uneven, coursed stone with large and simply-dressed quoins.

Rear ranges - Elevations

5.1.10 The north westerly, side elevations of the rear service range are covered in a later concrete render which obscured the underlying building fabric and potential construction breaks between them. A shallow out shut projects from the rear elevation of the principal building. This incorporates a ground floor entrance with plank, stable-style modern door (Plate 21). A key feature of the service range's side elevation is a large, first floor window of multiple vertically glazed panels. This window was for the daylight photographic studio inside.

5.1.11 The south easterly side elevations of the rear service range is exposed red brick. A clear construction break is evident between the principal, street-fronted building and the rear range, the brickwork having been crudely coursed between the two (Plate 19). Overall the two storey brick service range has a pitched roof of Welsh slate. A square, brick chimney stack marks the opposite corner of this construction phase. The two storey service range appears to have been constructed to abut the

single storey, stone outbuilding. A further extension to the brick two storey service range over sails some stone walling. This was likely a dividing wall (between the side yard and garden) which has been built upon.

5.1.12 The south west end of the rear service range incorporates a cement rendered gable. Below this, to first floor level, is a half glazed, half tongue and groove, timber framed out shut structure (Plate 23 and 24). The small structure, with a shallow pitched roof, has been supplemented with a later wood shuttering and UPVC corrugated roofing material. In front of this structure is a short section of pitched roof spanning the stone outbuilding below, which is covered in modern cement roof tiles.

5.1.13 The rear of the service range links to a single storey outbuilding built of rough rubble stone some parts having a cement render (Plate 23 to 27). The shallow pitched roofs are formed from single, large flagstones. This structure would likely have been a privy and washhouse for the original building on its construction.



Plate 18: Exposed section of the principal building's rear elevation with the projecting rear service range to foreground (Scale: 1 x 2m).

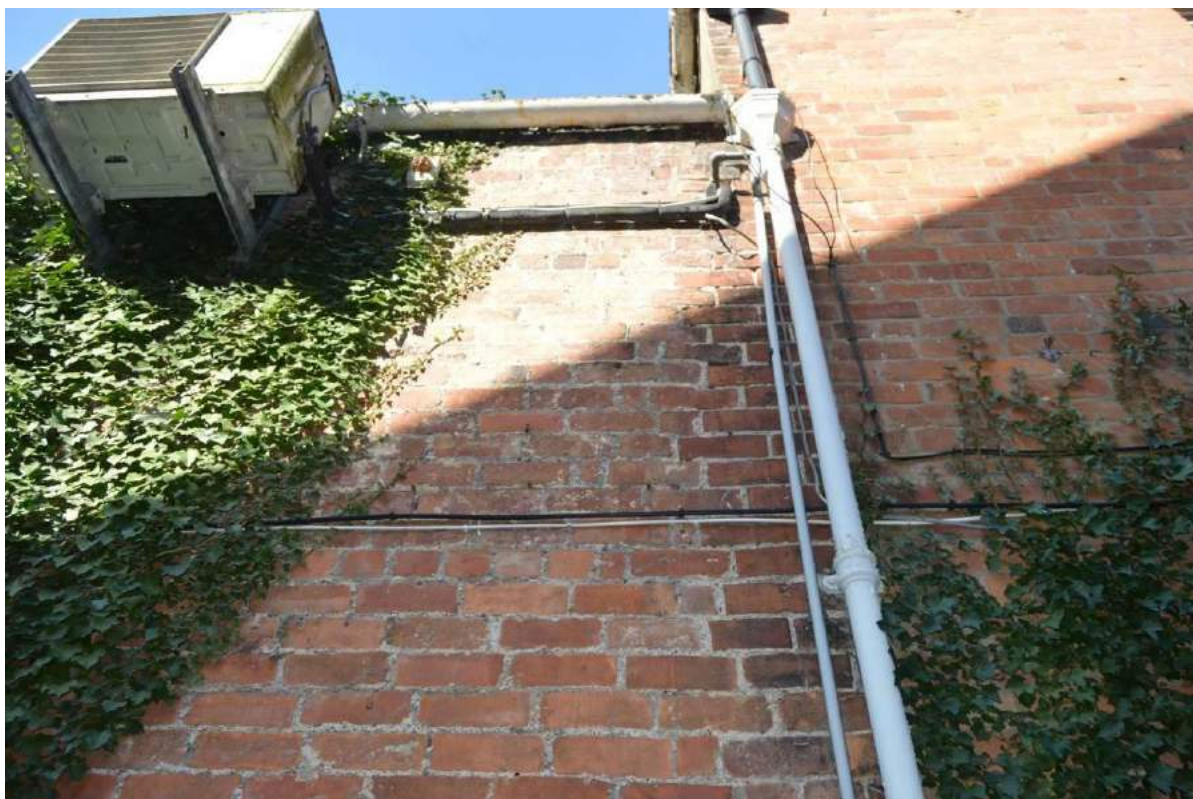


Plate 19: Join of brickwork between the main building and the rear service range.



Plate 20: View of the service range south east elevation facing west. Note the metal fire escape which is referred to in the historical background (Scale: 1 x 2m).



Plate 21: North west elevation of rear service range where it meets the principal building. Note the large daylight studio window (Scale: 1 x 2m).



Plate 22: North west elevation of rear service range, looking south (Scale: 1 x 2m).



Plate 23: Looking east, oblique view of the rear ranges and small stone outbuildings (Scale: 1 x 2m).



Plate 24: Rear gable wall of service range with timber frame projection (Scale: 1 x 2m).



Plate 25: Looking north, down towards the stone built outbuilding (Scale: 1 x 2m).



Plate 26: View of pantry window to stone part of the service range walls (Scale: 1 x 2m).



Plate 27: Entrance to stone outbuilding, originally a privy/washhouse (Scale: 1 x 2m).

5.2 Interior

Shop/G1

5.2.1 The larger of the two shop units (G1), situated south east of the central entrance, is of plain appearance. The recess in the window has a low shelf which has a cast metal pillar set in the corner; this has been added for structural support when the window was altered. The rear wall of the shop is partitioned in the original brick and has a single door leading to the rear of the property (Plate 30). Surfaces are white, woodchip wallpaper, with fluorescent strip lighting, one in the window recess and one for the main space (Plate 29).



Plate 28: The interior of the shop entrance and window.



Plate 29: View into the shop interior from the rear hallway (Scale: 1 x 2m).

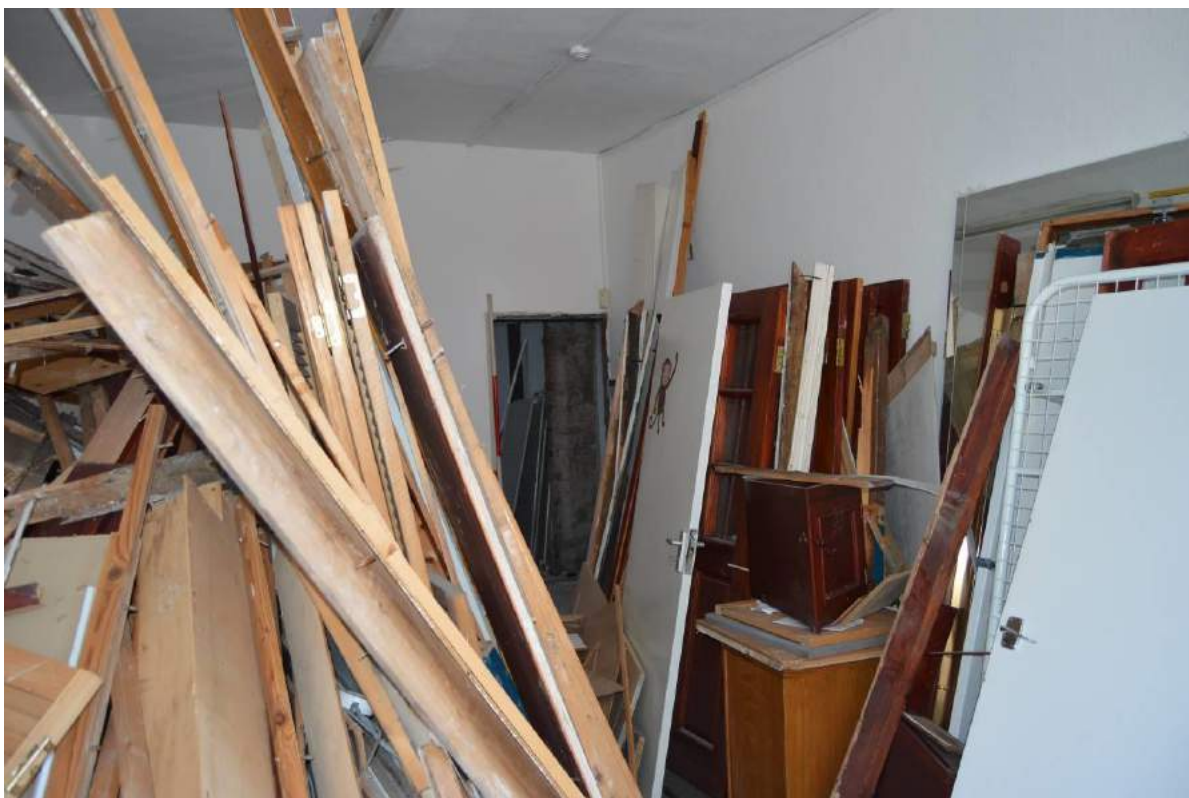


Plate 30: Interior of the shop, facing towards the door to the rear of the premise (Scale: 1 x 2m).

Shop/G2

5.2.2 The smaller of the two shop units (G2), situated north west of the central entrance, retains several historic interior features. The aperture containing the window and door frame fluted architrave, with tongue and groove. The door has a rectangular fanlight, likely glazed, which is hinged at the bottom edge with a stay; this has been covered with paper advertising material (likely to hide the boxed vent added to the front of the fanlight) (Plate 31). As noted, the shop window retains a panelled and glazed enclosure for display. A mix of dark stained hard and softwoods constitute to the interior fittings of the shop. A range of fitted shelving runs along the north west elevation to the rear of the shop enclosing the chimney piece. The hearth has been blocked at a later stage with further shelving, the backing of this being modern hardboard. This hardboard has been damaged to reveal a section of tiled fire surround of green bevelled tiles (Plate 32). Above the counter tops are bevelled mirrors. Four slender timber pillars supporting a wooden pediment further divide the interior space of the shop. To the rear corner of the shop is a large cupboard with double panelled doors, over shelves with brown velvet curtains. Above the bench is a section of blue floral wallpaper. The south east wall of the shop has a small modern hand basin with electric water heater (Plate 33).



Plate 31: Interior of the shop (G2) (Scale: 1 x 2m).



Plate 32: Interior of hallway (Scale: 1 x 2m).



Plate 33: Rear of the shop (G2). Note a doorway is blocked adjacent the far corner (Scale: 1 x 2m).

Hall/H1

5.2.3 The central entrance from King Street allows access to a long straight hallway (H1) running along the depth of the two retail units. Internally the front door is a fifteen panelled, modern hardwood type with rectangular fanlight above of six glazed panels (Plate 34). The hall is of modern decoration, predominantly having a woodchip textured wallpaper finished in pale shades of emulsion paint with embossed boarder at picture rail height. Adjacent the door, which is set off-centre in relation to the corridor, is a shallow meter cupboard with a set of single and double doors (Plate 36). The partition wall between the corridor and the north shop is constructed of brick, likely equating to the earlier construction phases of the building. The opposite wall, however, is built from aeriated cement blocks, which have been exposed by the removal of sections of skirting; the present hallway is a later insertion. The floor of the hall was covered with 20th century black vinyl tiles over timber boards (Plate 36). No early material, such as cornicing, was present. The corridor meets at right angles a further hallway (H2) running crossway though the middle of the principal building. There has been re-arrangement of the internal walls and doorways at the south west end of the hall (Plate 35).

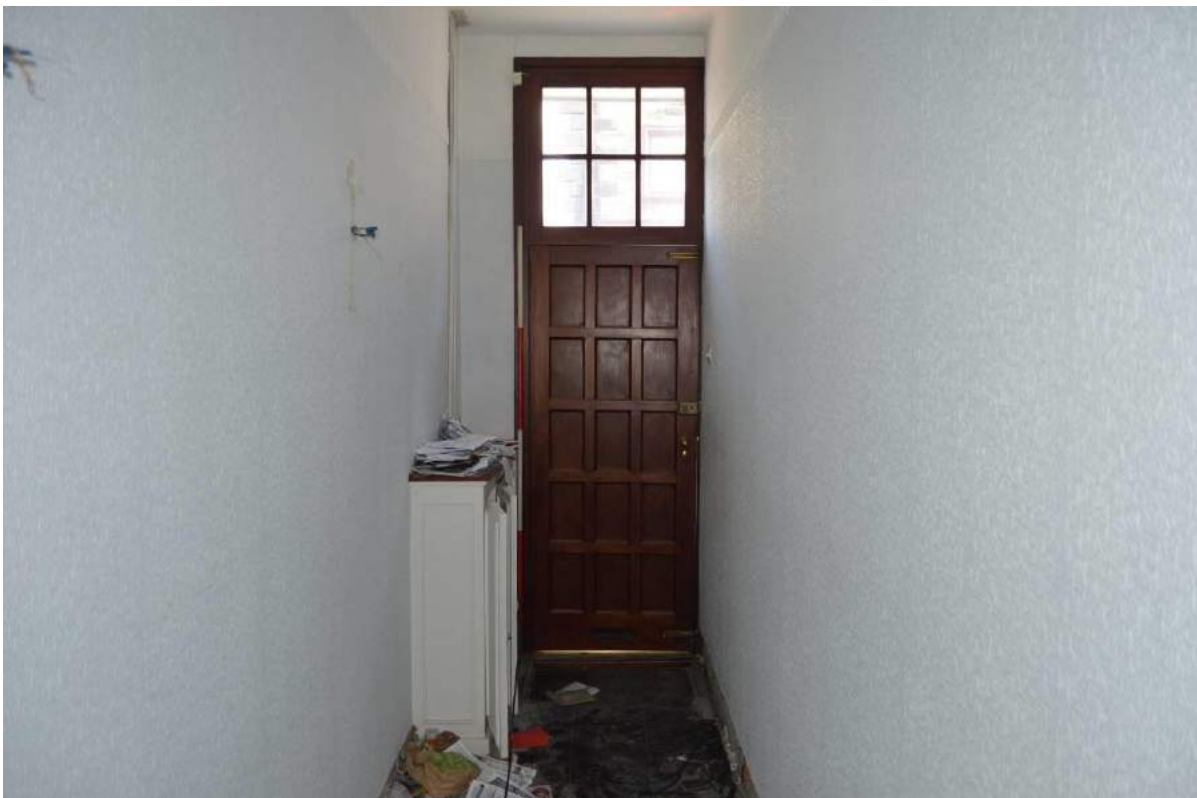


Plate 34: Door leading from the street into the domestic area of the building (Scale: 1 x 2m).



Plate 35: Interior of hallway (Scale: 1 x 2m).

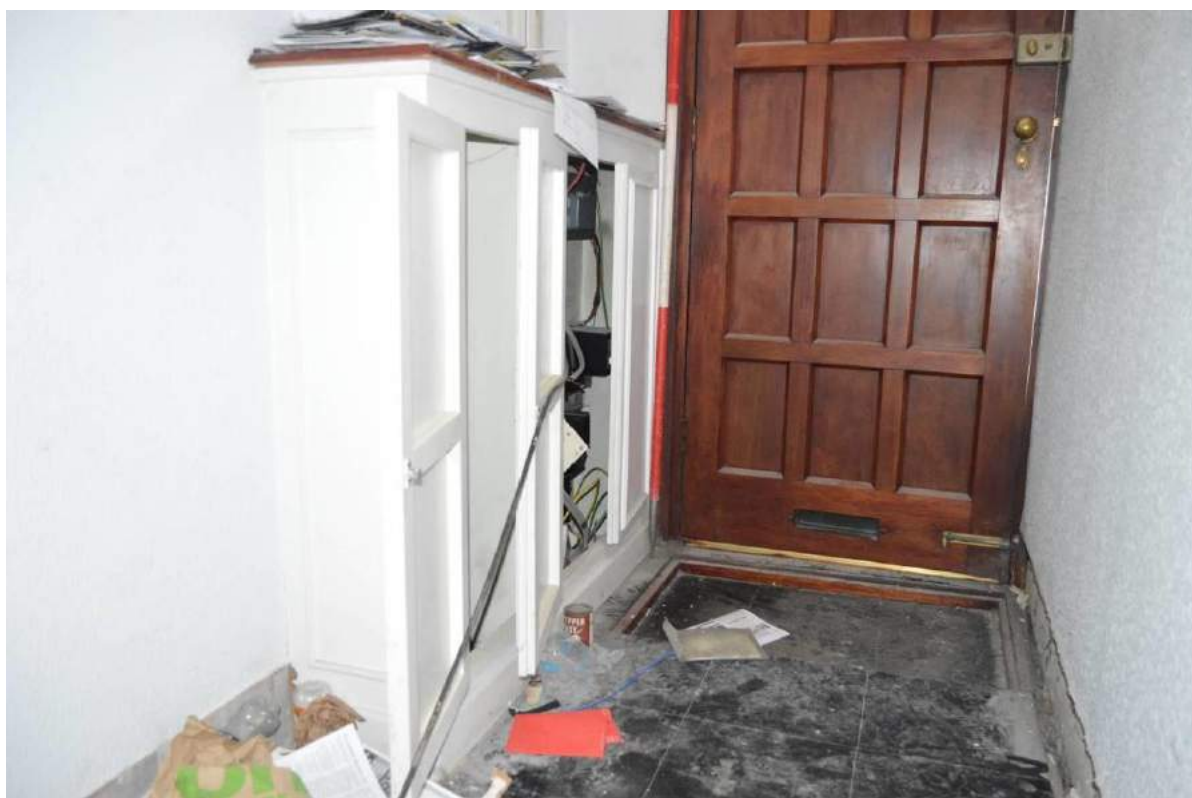


Plate 36: Hallway details (Scale: 1 x 2m).

Hall and stairs/H2.1-

5.2.4 As noted, perpendicular to the front entrance hall is a further hallway, a cross passage, which shows signs of later rearrangement (H2.1-3). This runs the width of the building, originally allowing access from the side entrance to the stairs within the principal building (Plates 38 to 43). Remnants of cornicing of the original ceiling suggest the hall had a door midway to separate the domestic areas from the business areas. The timber stairs are well-appointed and of high quality, comprising a framed newel staircase of three flights and two half-landings. The banister stem from turned newel posts over square spindles. Below the treads to the side nosings are timber brackets presenting a *Cyma recta* relief along the string. Set between the tread and the lowest edge of the risers are brass clasps, with thumb screws, which held stair rods to fix carpeting. The internal dividing wall between the north shop (G2) and the stairwell has a four panel door, presently sealed with no door furniture. Between the stairs and the side door is an original, tiled floor of geometric design throughout (Plate 44). This evidently remained below the addition of later timber framed partition walls; these isolated the domestic apartments and the south east shop from each other, likely in the late 20th century.



Plate 37: Door leading from the street into the domestic area of the building (Scale: 1 x 2m).



Plate 38: View of the lower flights of the staircase, from H1, facing west (Scale: 1 x 2m).

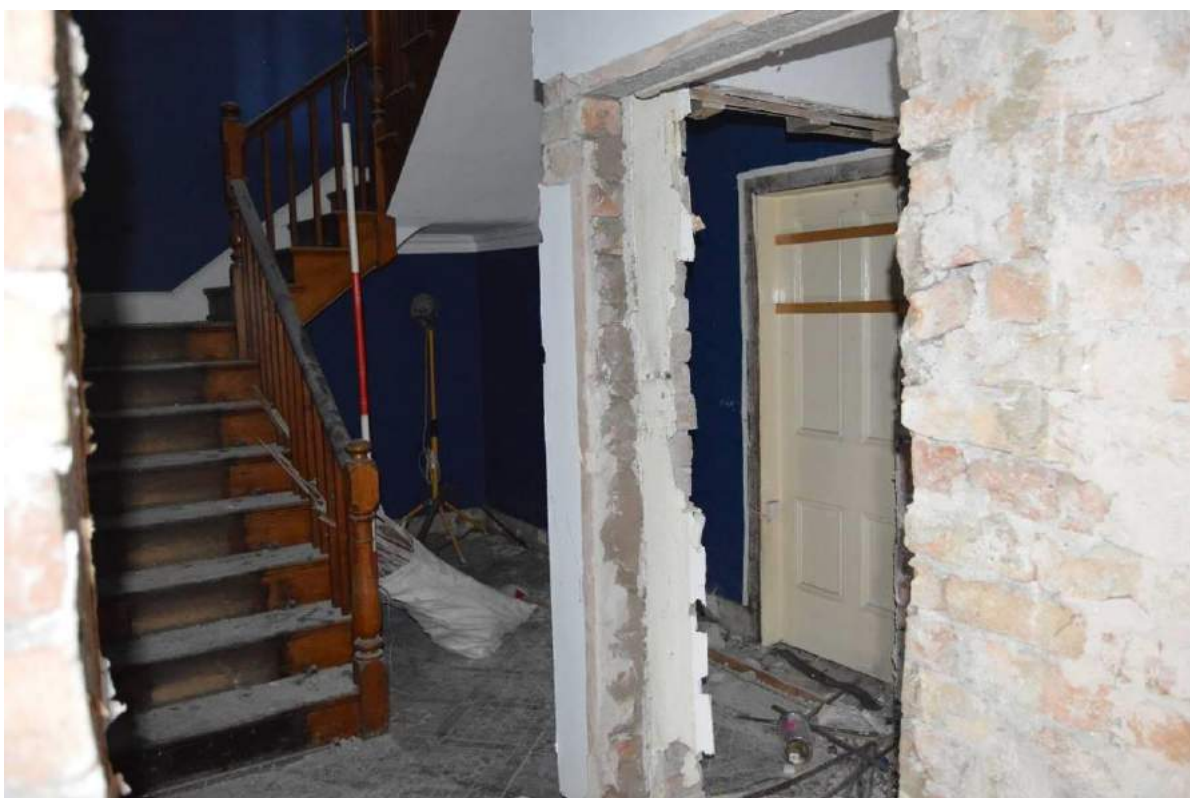


Plate 39: View towards the stairwell. Note partition walls and the sealed doorway in the background (Scale: 1 x 2m).



Plate 40: View of the upper flights to the staircase (Scale: 1 x 2m).



Plate 41: Sealed doorway which originally lead into the front room now occupied by the north shop (Scale: 1 x 2m).

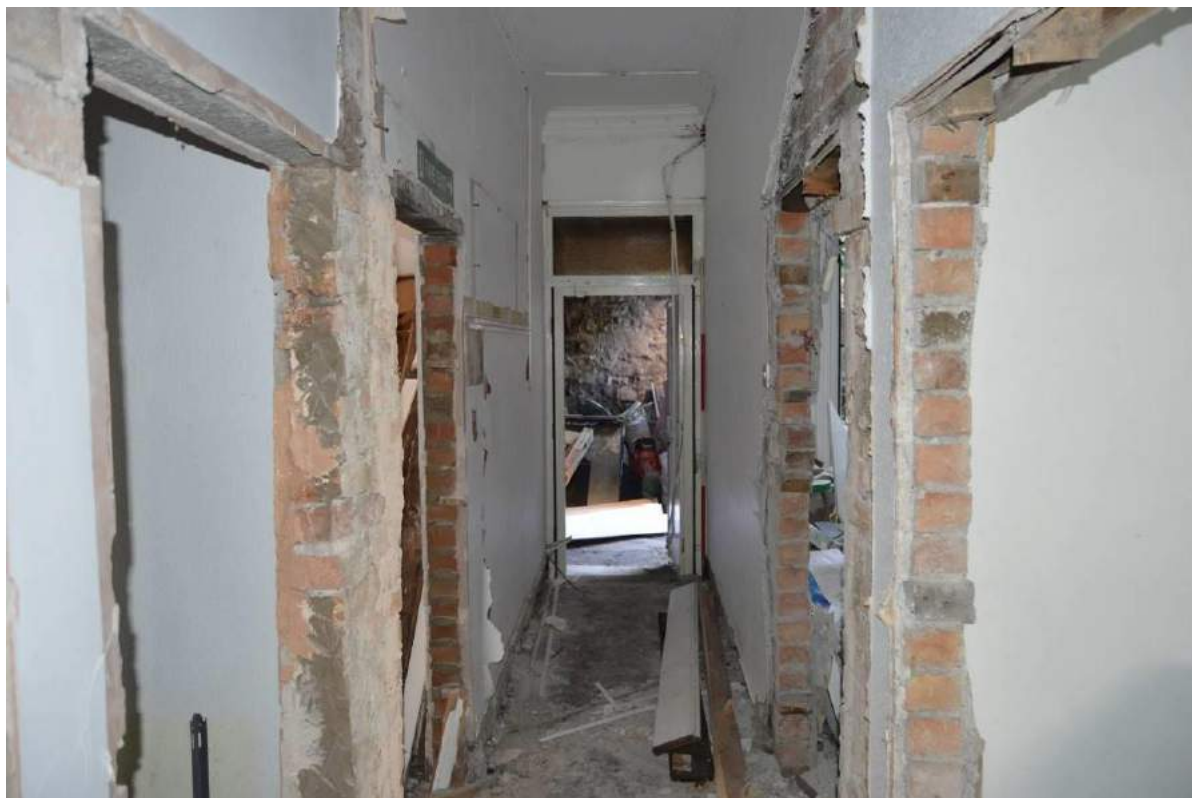


Plate 42: Hallway, looking towards the side entrance, south east (Scale: 1 x 2m).



Plate 43: Hallway geometric tiles. Note the line of a later partition wall over the top.

Room/G3

5.2.5 Doorways from the original cross passage of the building lead to two principal rooms to the rear of the main two storey building. The south east room is lit by a large double window which, although having some replacement through modern glazing, retains some of the mechanism for the original sash. The room also retains the pediment and architrave around the window, plaster corncicing and picture rails befitting of a Victorian reception room (Plate 44). No hearth is evident but this was likely set along the far, south western wall (as suggested through the building's plan form). A doorway in this wall leads to a hall and stairs within the rear service range attached to the principal building (G4). The missing door casement shows this wall to be constructed in stone, equating to exposed sections of the principal building's rear elevations.

Room/G4

5.2.6 A section of corridor provides access to a straight flight of timber stairs to the first floor level (Plates 46 and 47). These lead up to the daylight photographic studio.



Plate 44: View into G3, the south east reception room, the photography studio access through the far door (Scale: 1 x 2m).



Plate 45: Double sash windows to G3 (Scale: 1 x 2m).



Plate 46: View of corridor from G3 to reach the studio staircase (Scale: 1 x 2m).



Plate 47: Staircase to photographic studio on first floor level (Scale: 1 x 2m).

Room/G5

5.2.7 A further reception room (G5), to the north west was adjacent the principal staircase and cross passage. This room originally had a garden aspect to the rear (Plate 49). This was subsequently altered, in part, through addition of the later conservatory. This included French windows added in the window aperture, this originally having a double window with central stone mullion. The window's stone lintel remains *in situ*. It was probably one of the main domestic reception rooms of the building originally. The room retains a large brown and white marble fire surround of Gothic Revival style likely originating from the earliest of the building's history. The mantle is bracketed by a pair of corbels with half-octagonal onyx shafts below a pediment with button detail (Plate 50). The room retained 19th century geometric floor tiles of similar type to those observed in the hallway. A doorway in the south west elevation leads into a lobby to reach the rear service range. The outside face of this doorway has a stone post and lintel frame which suggests this was once externally located (Plate 51).



Plate 48: View of north west reception room (G5) (Scale: 1 x 2m).



Plate 49: View of north west reception room (Scale: 1 x 2m).



Plate 50: Detail of fire surround in north west reception room (Scale: 1 x 2m).

Lobby/G6

5.2.8 A lobby, located in the small out shut structure to the rear of the principal building, serves as a link the ground floor of the rear service range and also provides access to the garden (Plates 51 and 52). This also allows an additional ingress for the modern conservatory.

Kitchen/G7

5.2.9 The ground floor rooms of the rear service range retain little historic material of note. Some of the remaining modern features was a black Raeburn stove and white tiles (Plates 53 to 54).

Pantry, bathroom and conservatory/G7-G10

5.2.10 The remaining ground floor rooms, the pantry, bathroom and conservatory retain little historic material of note. The interior features relate to the 20th century occupation of the space (Plates 55 to 56).



Plate 51: View from lobby G6, north east into main building (Scale: 1 x 2m).



Plate 52: Lobby, with stable type door to rear yard/garden (Scale: 1 x 2m).



Plate 53: Kitchen in rear service range (Scale: 1 x 1m).



Plate 54: Kitchen in rear service range (Scale: 1 x 2m).



Plate 55: View inside pantry/bathroom (Scale: 1 x 2m).



Plate 56: Pantry stable-type door to rear yard/garden (Scale: 1 x 2m).

Landing/L1

5.2.11 A large landing allowed access to the upper floor rooms of the building. The stairwell was lit via a skylight, this having a frosted transparent panel set in a moulded ceiling (Plate 57). The room retains some of its original cornice.



Plate 57: Landing, viewed from south east. Note the internal walls are missing (Scale: 1 x 2m).

Room/F1

5.2.12 The building has two first floor rooms to the front, overlooking King Street. The smaller room has a single window one over two light, side hung for opening, casement. The window has panelled timber shutters inset with a glazed leaded light with blue glass frame around a transparent diamond relief. A picture rail is the only fabric attributed to the earlier phase of building's occupation (Plates 59 and 60).



Plate 58: View of the front, first floor room F1 (Scale: 1 x 2m).



Plate 59: View of the front, first floor room F1 (Scale: 1 x 2m).

Room/F2

5.2.13 The largest room in the building is the adjacent first floor, front room (F2). This stretches across two, of the three, front bays located at the front elevation which also overlooks King Street (Plate 61). It has two windows of similar form to that of the previous room, a one over two light, these side hung for opening, casement. The windows similarly have panelled timber shutters inset with the glazed leaded light, also with blue glass frame around a transparent diamond relief (Plates 62 and 63). A mid-20th century tiled fire surround is *in situ* with tile design of a Classical/Adams style motif set between fluted pilasters (Plate 34).



Plate 60: View of the front, first floor room F2 (Scale: 1 x 2m).

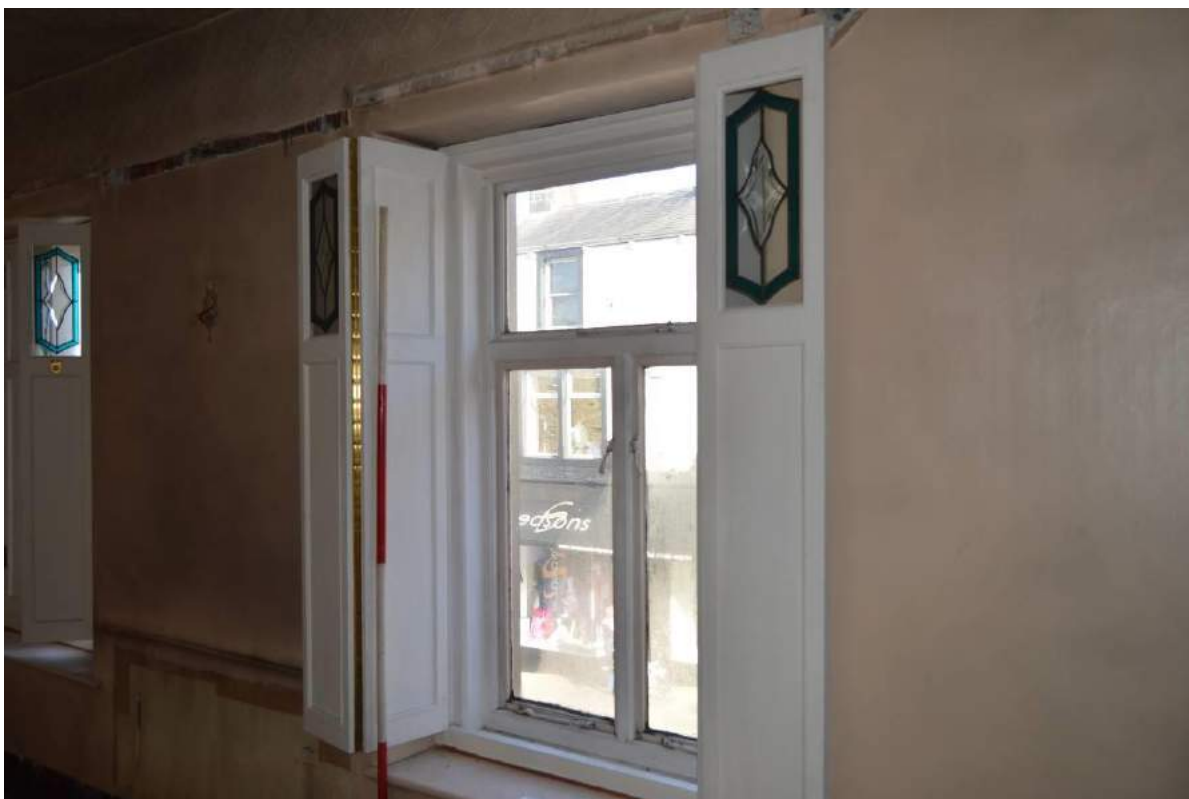


Plate 61: View of the front, first floor room window in north east elevation (Scale: 1 x 2m).

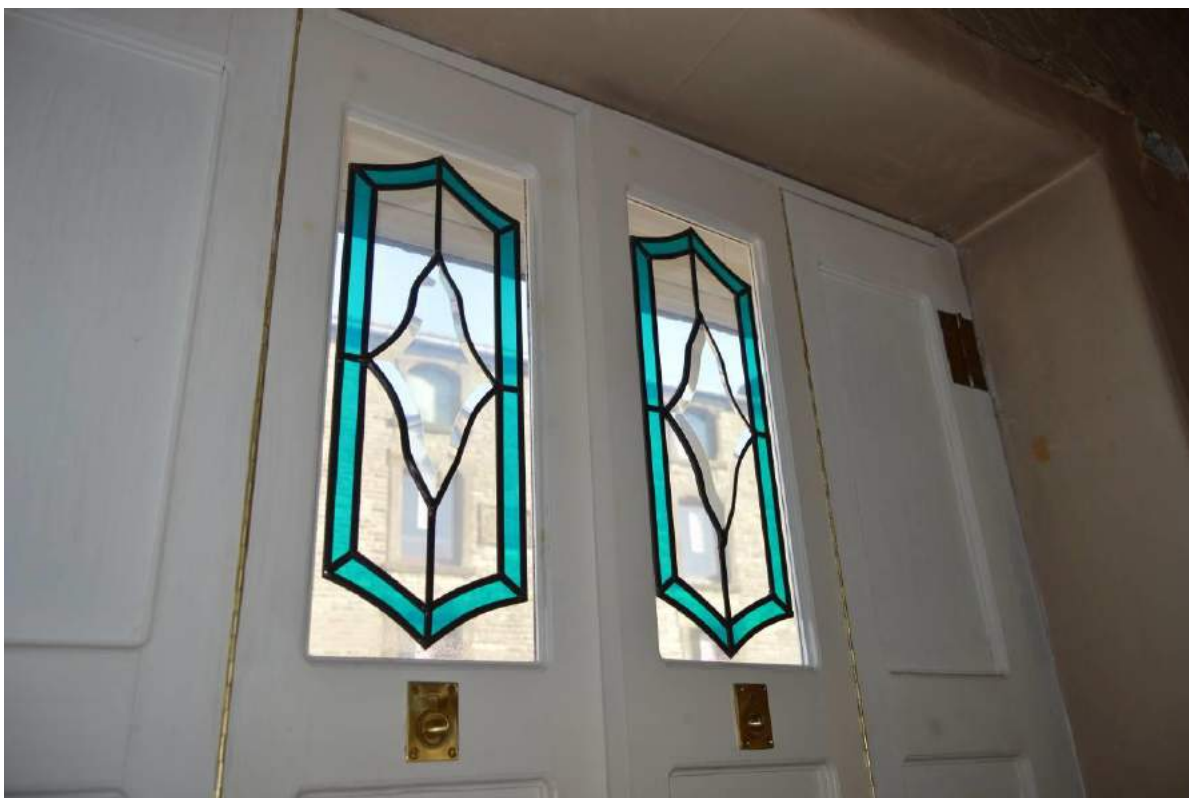


Plate 62: Interior of north east elevation window shutters.



Plate 63: Fireplace in front first floor room F2 (Scale: 1 x 2m).

Room/F3

5.2.14 A small first floor room was in line with the staircase landing area of the principal building. The room has a narrow chimney breast against the south east wall with simple tiled (in this case painted black) fire surround of mid-20th century appearance. Adjacent the hearth, to the right, was a single window overlooking the side yard area (Plate 64). Remnants of earlier decorative schemes remain, including a muted green, lined wallpaper (mid to late 20th century) and a section of paper trompe l'oeil representing a banded marquetry panel; this had been subsequently obscured by instalment of a central heating radiator suggesting it was an early feature of the building (Plates 65 and 66).



Plate 64: View towards the small first floor room (F3) (Scale: 1 x 2m).



Plate 65: Detail of late wallpaper in small first floor room (Scale: 1 x 2m).



Plate 66: Fireplace in small first floor room. Note the trompe l'oeil wallpaper below the window (Scale: 1 x 2m).

Rooms, corridor and bathroom/F4-F7

5.2.15 The remaining first floor rooms retain little historic material of note with most interior features relating to the 20th century occupation of the rooms. Set in the rear half of the principal building the space is arranged as two 'bedrooms' (F4 and F5) divided by a corridor (F6). The two bedrooms have chimney breasts, adjacent the example in the south east room appears to be a blocked aperture, likely for a door (Plate 68). The other side of the wall is the rear service range, namely the former studio space. The corridor section was defined between a brick wall and a lath and plaster partition wall, possibly a later arrangement (Plate 69). This was likely the result of a bathroom being located in the out shut projection observed to the rear of the principal building.



Plate 67: Interior of rear bedroom (F5) (Scale: 1 x 2m).



Plate 68: Interior of rear bedroom (F5). Note the lath and plaster dividing wall for the corridor (Scale: 1 x 2m).

Photographic studio/F8

5.2.16 The single flight of stairs from the rear room of the south shop leads up to a large open room occupying a substantial proportion of the first floor area of the rear range. This room is the aforementioned daylight photographic studio (Plate 69). The most notable feature of the space is the large full height window. This is set with vertical panes of glass, There is a mix of glazing including panels of later modesty glass; a circular electric extractor fan is inset in a pane of glass, this replacing two of the vertical panels of glazing (Plate 70). Often these large side windows in Victorian photographic studios may be supplemented by skylights; however, in this case these will have been obscured by later hardboard ceiling. The opposite wall has a window with a later style casement. The opposite wall has a window with a later style casement.



Plate 69: Remains of the Victorian daylight photographic studio (Scale: 1 x 1m).



Plate 70: The photographic studio window (Scale: 1 x 1m).



Plate 71: The photographic studio looking south west (Scale: 1 x 1m).

Photographic studio supplemental rooms/F9-10

5.2.16 The studio adjoins a further room via a rough, wide opening cut into the wall with a low, simple timber lintel. Above this are the remnants for fixings of a sliding door (Plates 72 and 73). This room links to the half glazed, half tongue and groove panelled, timber frame out shut from the rear range. This may have formed an additional glass house studio or other daylight dependant function to the rear of the building. The room may have been for retouching, colouring or framing photographic portraits (Plate 74).



Plate 72: The room adjacent the photographic studio looking north (Scale: 1 x 2m).



Plate 73: The room adjacent the photographic studio looking north (Scale: 1 x 2m).



Plate 74: Interior of the 'glass room' at the rear of the rear service range (Scale: 1 x 2m).

6 DISCUSSION

6.1.1 This report outlines and discusses the programme of on-site historic building recording work carried out and includes a descriptive and a photographic survey record. The programme of work has investigated the core buildings of the property and provided information relating to the history of the building and its development. This can be summarised as follows.

Number 3 King Street is a 19th century town centre property built for a combination of residential and commercial use. The present built structure on the site housed two individual shops, living quarters and the remains of a purpose-built Victorian photographer's studio. Remnants of other Victorian fittings were recorded below mid-20th and late 20th century alterations. Of particular note were the 19th century fireplace, staircase, floor tiles and other interior features, as well as features relating to the photographic and commercial functions of the remaining building. The structural history of the building was assessed to include the following construction phases.

- ◆ Phase 1 – c.1870. Construction of the principal street front building incorporating a single shop front. To the rear was a single storied service range with the yard having additional stone outbuildings, likely comprising a washhouse and earth closet/W.C.
- ◆ Phase 2 – c.1880. The rear range is altered and extended to incorporate a first floor photography studio. More of the domestic space is allocated for business requirements, including a rear reception room (likely a dining room) becoming a waiting room for the studio and a front room becoming a second shop.
- ◆ Phase 3 – c.1930. Hargreaves of Clitheroe photographers occupy the premises at least until the end of the First World War. After this the premises was updated, including the front first floor windows and fire places.
- ◆ Phase 4 – c.1960. More piecemeal alteration continued throughout the mid-20th century. This included partition walls to isolate the living quarters from the shop premises.

7 STATEMENTS AND ACKNOWLEDGEMENTS

7.1 Archive Deposition

7.1.1 At the inception of the proposed development, the Lancashire Museums Service will be notified.

7.1.2 One bound copy with a digital copy of the final report in PDF/A format on disc will be deposited with the Lancashire Historic Environment Record (HER). A copy of the report will be uploaded as part of the OASIS record (see below) for online access via the Archaeological Data Service.

7.1.3 Should the watching brief produce no archaeologically significant finds, then it is not necessary to deposit an archive with the repository museum, which in this case is the Lancashire Museums Service.

7.1.4 Should the watching brief produce archaeologically significant finds, a project archive will be prepared for deposition by ARS Ltd with the Lancashire Museums Service. The archive will comprise the primary record and synthetic works arising from the project, including documents, plans, sections, photographs, and electronic data and an accompanying metadata statement. The digital archive will be prepared in line with current best practice outline in *Archaeology Data Service/Digital Antiquity Guides to Good Practice* (ADS/Digital Antiquity 2011).

7.1.5 The archive will be deposited in line with *Archaeological Archives: A guide to best practice in creation, compilation, transfer and curation* (Brown 2007), ClfA's (2014e) *Standard and Guidance for the creation, compilation, transfer and deposition of archaeological archives*, and Society of Museum Archaeologists (1993) *Selection, Retention and Dispersal of Archaeological Collections. Guidelines for use in England, Wales and Northern Ireland*. The archive will be deposited within two months of the completion of the report.

7.1.6 Lancashire Archaeological Advisory Service and Museum Curator will be notified at the earliest opportunity should the site produce archaeologically significant, unusual, or unexpected finds.

7.1.7 Lancashire Archaeological Advisory Service will be notified in writing on completion of the fieldwork with project dates for the completion of the report and deposition of the archive. The date for deposition of the archive and its contents will be outlined in the report and the Lancashire Archaeological Advisory Service informed in writing on final deposition of the archive.

7.1.8 All retained artefacts and associated material will be cleaned, recorded, properly stored and deposited in the archive.

7.1.9 A full set of annotated, illustrative pictures of the site, excavation, features, layers and selected artefacts deposited with the archive as digital images on disc.

7.1.10 At the start of work (immediately before fieldwork commences) an OASIS online record <http://ads.ahds.ac.uk/project/oasis/> will be initiated and key fields completed on Details, Location and Creators forms. All parts of the OASIS online

form will be completed for submission to the HER. This will include an uploaded .pdf version of the entire report.

7.2 Publicity, Confidentiality and Copyright

7.2.1 Any publicity will be handled by the client. Archaeological Research Services Ltd will retain the copyright of all documentary and photographic material under the Copyright, Designs and Patent Act (1988).

7.3 Statement of Indemnity

7.3.1 All statements and opinions contained within this report arising from the works undertaken are offered in good faith and compiled according to professional standards. No responsibility can be accepted by the author/s of the report for any errors of fact or opinion resulting from data supplied by any third party, or for loss or other consequence arising from decisions or actions made upon the basis of facts or opinions expressed in any such report(s), howsoever such facts and opinions may have been derived.

7.4 Acknowledgements

7.4.1 Archaeological Research Services Ltd would like to express special thanks to Chris Stansfield for commissioning the work and arranging access to the site, and to Peter Iles of the Lancashire Archaeological Advisory Service for his advice and guidance.

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APPENDIX I: PHOTOGRAPHIC REGISTER

Photograph No.	Orientation	Scale	Room	Description
1		2m	H1	Interior of hallway
2		2m	H1	Interior of hallway
3		2m	H1	Interior of hallway, details
4		2m	H1	Interior of hallway
5		2m	H2	View adjacent stairs in hall
6		2m	H2	View of stairs and hall
7		2m	H2	View of stairs and hall
8		2m	H2	View of stairs and hall
9		2m	H2	View of hall cornice
10		-	H2	View of stairs and hall
11		2m	H2	View of stairs and hall
12		2m	H2	Hall floor tiles
13		2m	H2	Hall floor tiles
14		-	H2	Hall, sealed door to north shop
15		2m	H2	View of stairs and hall
16		-	H2	View of stairs and hall
17		2m	H2	View of stairs
18		-	H2	View of stairs
19		2m	H2	View of stairs
20		2m	H2	View along hall/cross passage
21		2m	H2	View along hall/cross passage
22		2m	G2	Interior of south shop
23		2m	G2	Interior of south shop
24		2m	G2	Interior of south shop
25		2m	G2	Interior of south shop, detail
26		2m	G2	Interior of south shop, detail
27		2m	G3	View into south east back reception room
28		2m	G3/4	View from back reception room into corridor
29		2m	G3/4	View from corridor towards back reception room
30		-	G4	Lath and plaster ceiling to corridor
31		-	G3	Window in south east back reception room
32		2m	G3	Window in south east back reception room
33		-	G3	Window in south east back reception room
34		2m	G3	Window in south east back reception room
35		-	G5	View of north west back reception room
36		2m	G5	View of north west back reception room
37		2m	G5	View of north west back reception room
38		-	G5	View of north west back reception room
39		-	G5	View of north west back reception room
40		-	G5	View of north west back reception room
41		-	G5	View of north west back reception room
42		-	G5	View of north west back reception room
43		2m	G5	View of north west back reception room

3 King Street, Clitheroe, Lancashire. Historic Building Recording

44		2m	G5	View of north west back reception room
45		2m	G6	View inside out shut lobby
46		2m	G6	View inside out shut lobby
47		2m	G10	View inside conservatory
48		2m	G10	View inside conservatory
49		-	G10	View inside conservatory
50		2m	G10	View inside conservatory
51		2m	G6	View inside out shut lobby, conservatory
52		-	G6	View inside out shut lobby
53		2m	G5	Floor tiles in north west back reception room
54		2m	G5	Floor tiles in north west back reception room
55		2m	G7	View inside kitchen
56		-	G7	View inside kitchen
57		2m	G7	View inside kitchen
58		2m	G7	View inside kitchen
59		2m	G7	View inside kitchen
60		-	G7	View inside kitchen
61		2m	G7	View inside kitchen
62		2m	G7	View inside kitchen
63		2m	G7	View inside kitchen
64		2m	G8	View inside pantry
65		2m	G8	View inside pantry
66		-	G8	View inside pantry
67		-	G8	View inside pantry
68		2m	G8	View inside pantry
69		2m	G9	View from pantry into bathroom
70		-	G9	View inside bathroom
71		2m	G9	View inside bathroom
72		2m	G9	View inside bathroom
73		2m	G9	View inside bathroom
74		2m	G9	View inside bathroom
75		2m	G9	View inside bathroom
76		-	G4	View of stairs to studio
77		-	F8	View of stairs in studio
78		-	F8	View inside studio
79		-	F8	View inside studio
80		2m	F8	View inside studio
81		2m	F8	View inside studio
82		2m	F8	View inside studio
83		-	F8	View inside studio
84		-	F8	View inside studio
85		2m	F8	View inside studio
86		2m	F8	View inside studio
87		2m	F8	View inside studio
88		2m	F8	View inside studio
89		2m	F8	View inside studio

3 King Street, Clitheroe, Lancashire. Historic Building Recording

90		2m	F8	View inside studio
91		-	F8	View inside studio
92		2m	F9	View inside room next to studio
93		2m	F9	View inside room next to studio
94		2m	F9	View inside room next to studio
95		2m	F10	View inside glazed room
96		2m	F10	View inside glazed room
97		-	F10	View inside glazed room
98		-	F10	View inside glazed room
99		2m	F10	View inside glazed room
100		-	F10	View inside glazed room
101		2m	F9	View into glazed room F10 from F9
102		-	F8	Detail of stairwell up to studio
103		2m	F8	Detail of stairwell up to studio
104			H2/H1	Detail of dividing wall
105		2m	H2	Detail of stairs
106		2m	H2	Detail of stairs
107		2m	H2/L1	Detail of stairs/landing
108		2m	H2/L1	Detail of stairs/landing
109		2m	H2/L1	Detail of stairs/landing
110		-	H2/L1	Detail of stairs/landing
111		-		View of front first floor room
112		2m		View of front first floor room
113		-		View of front first floor room
114		-		View of front first floor room
115		-		View of front first floor room
116		2m		View of front first floor room
117		2m		View of front first floor room
118		2m		View of front first floor room
119		2m		View of front first floor room
120		-		View of front first floor room
121		-		View of front first floor room
122		2m		View of front first floor room
123		2m		View of front first floor room
124		2m		View of front first floor room
125		-		View of front first floor room
126		2m		View of front first floor room
127		2m		View of front first floor room
128		2m		View of front first floor room
129		2m		View of front first floor room
130		-		View of front first floor room
		-		

APPENDIX II: PLANS

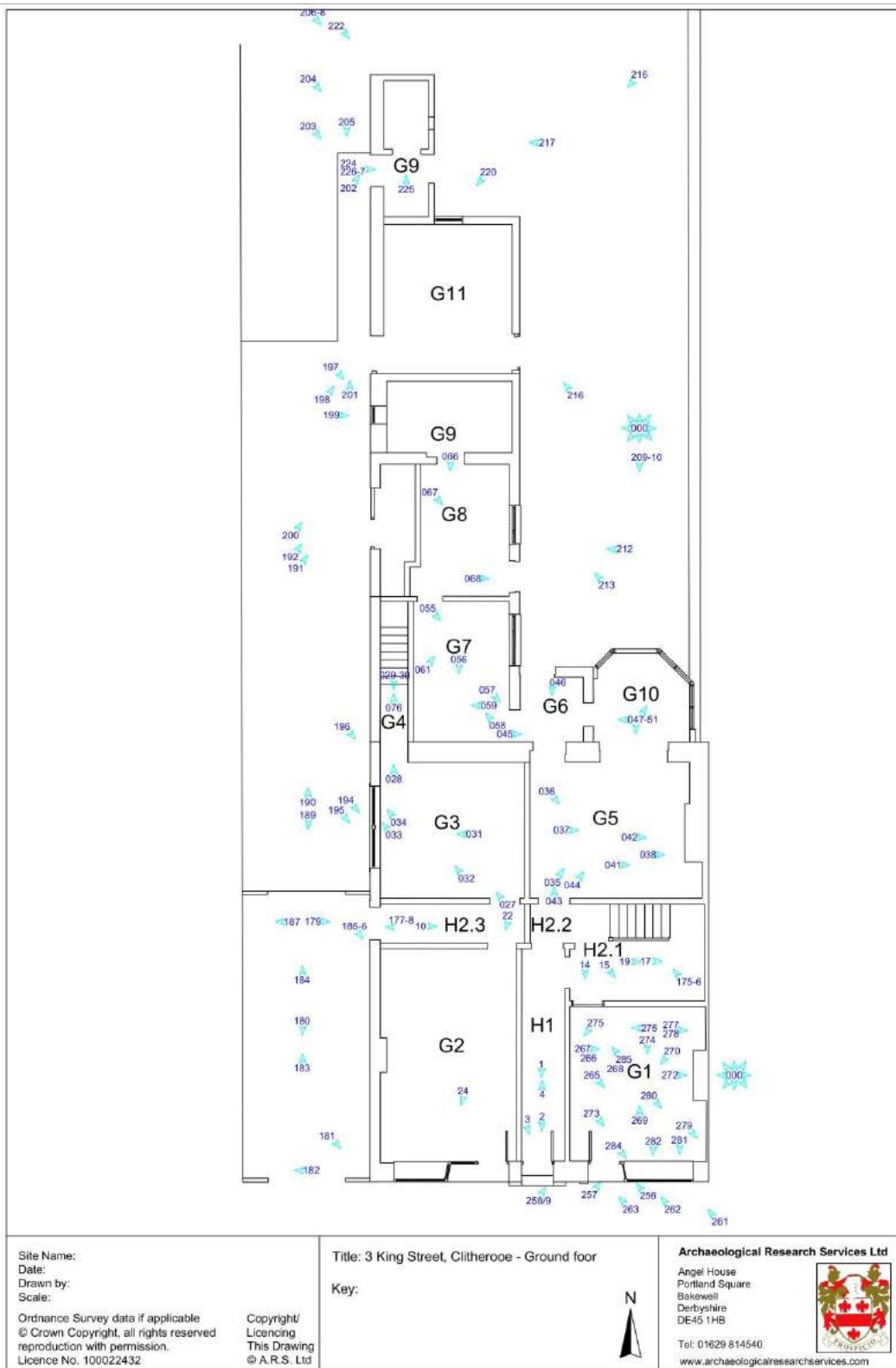


Figure 2: Photograph location Plan: Ground Floor

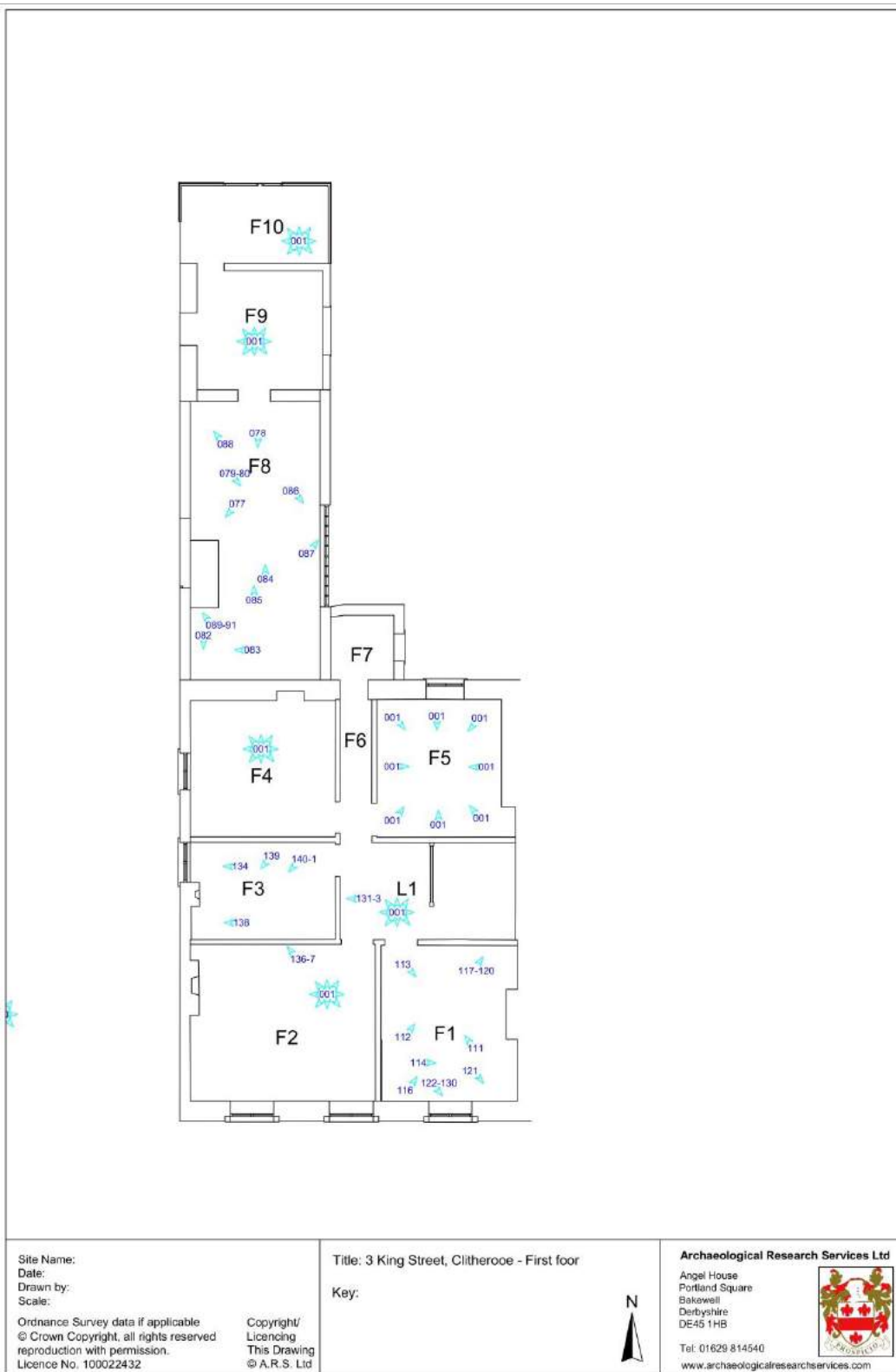


Figure 3: Photograph location Plan: First Floor

APPENDIX III: OASIS

1 OASIS ID: ARCHAEO5-345275

Project details

Project name	3 King Street, Clitheroe, Lancashire. Historic Building Recording.
Short description of the project	In January 2019 Archaeological Research Services Ltd was commissioned to undertake a historic building recording in order to discharge a condition of planning permission granted by Ribble Valley Borough Council (planning application number 3/2018/00191) for proposed alterations and extensions to enlarge two existing retail units, subdivision of existing living accommodation and extension to the rear to create four apartments at 3 King Street, Clitheroe, Ribble Valley, Lancashire, BB7 2EL (NGR SD 74315 41910). The historic building recording of 3 King Street, Clitheroe has been conducted to Historic England Level 2 standard. This report outlines and discusses the programme of on-site historic building recording work carried out and includes a descriptive and a photographic survey record. The programme of work has investigated the core buildings of the property and provided information relating to the history of the building and its development.
Project dates	Start: 25-02-2019 End: 08-03-2019
Previous/future work	Yes / Yes
Type of project	Building Recording
Current Land use	Industry and Commerce 3 - Retailing
Monument type	COMMERCIAL BUILDING Post Medieval
Methods & techniques	"Measured Survey", "Photographic Survey", "Survey/Recording Of Fabric/Structure"
Prompt	National Planning Policy Framework - NPPF

Project location

Country	England
Site location	LANCASHIRE RIBBLE VALLEY CLITHEROE 3 King Street, Clitheroe
Postcode	BB72EL
Study area	0 Square metres
Site coordinates	SD 74315 41910 53.872552818787 -2.390687386615 53 52 21 N 002 23 26 W Point

Project creators

Name of Organisation	Archaeological Research Services Ltd
Project director/manager	Dr. Robin Holgate
Entered by	Dr Ian Wyre (ian@archaeologicalresearchservices.com)
Entered on	8 March 2019

APPENDIX IV: WRITTEN SCHEME OF INVESTIGATION

Historic Building Recording at No. 3 King Street Clitheroe, Lancashire.

Written Scheme of Investigation



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www.archaeologicalresearchservices.com

Prepared on behalf of: Mr Stuart Hill

Date of compilation: January 2019

Compiled by: Michael Nicholson

Planning Reference: 3/2018/00191

Local Authority: Ribble Valley Borough Council

Site central NGR: SD 74315 41910

1 INTRODUCTION

1.1 Project and Planning Background

1.1.1 This Written Scheme of Investigation (WSI) has been prepared by Archaeological Research Services Ltd (ARS Ltd) on behalf of K3 Developments Clitheroe Ltd (the client). It details a scheme of works for a programme of archaeological works to discharge a condition of the planning permission granted by Ribble Valley Borough Council (planning application number 3/2018/00191) for proposed alterations and extensions to enlarge two existing retail units, subdivision of existing living accommodation and extension to the rear to create four apartments at No. 3 King Street, Clitheroe, Ribble Valley, Lancashire (NGR SD 74315 41910).

1.1.2 Archaeology is a material consideration in the planning process under paragraph 199 of the *National Planning Policy Framework* (NPPF) (MHCLG 2018), which outlines a requirement *to record and enhance understanding of the significance of any heritage assets to be lost during the proposed development in a manner proportionate to their importance, and to make this evidence (and any archive generated) publicly accessible.*

1.1.3 Planning permission has been granted for development of the site subject to the following condition.

No development, demolition or site preparation works shall take place until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological investigation and recording works. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority. It should be undertaken by an appropriately experienced and qualified professional archaeological contractor to the standards and guidance set out by the Chartered Institute for Archaeologists (CIfA). The programme of works should include:

(i) The creation of a photographic and descriptive record of the building as existing, to the standards set out in "Understanding Historic Buildings" (Historic England 2016); and

(ii) A formal watching brief during all ground works required as part of the development, including lifting of existing floor slabs and foundations, excavation for new foundations, landscaping and the provision of new paths, ramps, steps, etc.

The development shall then be undertaken in accordance with those agreed specifications.



1.2 Site description

1.2.1 The proposed development area (PDA) is highlighted in red on Figure 1 below. The identified area of archaeological interest comprises the Clitheroe Advertiser and Times premises, The Chocolate Box and the apartment above and to the rear of the retail units. No. 3 King Street is situated in Clitheroe town centre, within the Clitheroe Conservation Area defined as Character Area 2 comprising King Street, Brennand Street and St Mary's Street. King Street provides the main vehicle access to the site and there is currently a garage/store to the side of the building which leads to a passageway along the south eastern side of the building.

1.3 Geology

1.3.1 The underlying solid geology of the PDA comprises the Clitheroe Limestone Formation and Hodder Mudstone Formation (undifferentiated) - Mudstone. Sedimentary Bedrock formed approximately 337 to 347 million years ago in the Carboniferous Period and is overlain by superficial deposits of Devensian Till - Diamicton. Superficial Deposits formed up to 2 million years ago in the Quaternary Period (BGS 2019).

2 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

2.1 The market town of Clitheroe was established as a borough in the 12th century, primarily servicing the castle and sited on lower ground between the castle and church, (0.24km to the south and 0.18km to the north east of the PDA respectively).

2.2 Although no evidence exists for a previous settlement, it has been suggested, that the town's first charter, dating from 1147, was only a confirmation of status for an existing settlement (White 1996) which already occupied the area. The borough, initially composed of 60 burgages, was created by Henry de Lacy (1146 - 1177) and may be traced through the property boundaries which front onto the main north-south streets of the town. A watching brief project on the north-west edge of Market Street, conducted by Matrix Archaeology in 2001, revealed a ditch which was tentatively interpreted as the relict remnants of a burgage plot boundary and may be reasonably anticipated to bisect the location of the proposed development area (Matrix Archaeology 2001).

2.3 The first edition Ordnance Survey data indicated that during the mid-19th century the undeveloped land later occupied by No. 3 Kings Street was used as agricultural land at the western border of the town. The introduction of the railway station in 1871 spurred on significant development when the town's role as a commercial and trade centre grew significantly and resulted in the building of King Street which formed the corridor to the railway station from the town centre. The architectural drawings for No. 3 Kings Street, proposed in 1870, depict a structure divided between two front bays to be used as both a shop and a domestic residence. The structure displayed an L-shape in plan with the projecting rear wing containing a "photographic room" on the upper level, reached via a staircase from a waiting room



behind the shop. The cartographic data indicates that projecting rear wing was further extended during the later 19th century and early 20th century (Haigh 2018).

3 AIMS AND OBJECTIVES

3.1 Regional Research Aims and Objectives

3.1.1 Research topics identified in the *Research and Archaeology of North West England. An Archaeological Research Framework for North West England* (Brennand 2007), include the following themes relative to the proposed archaeological works.

- ◆ Initiative 4.25 *Settlement and Land-use* - Examine, wherever possible, presumed centres of early medieval activity, particularly the nature of surviving archaeological deposits, coupled with a detailed programme of dating (Newman and Brennand, 2007, 84).
- ◆ Initiative 5.14 *Urban Settlement* – There is a need to examine the street frontages in medieval towns as well as the backplots (Newman and Newman, 2007, 101-104).
- ◆ Initiative 5.16 *Urban Settlement* – Efforts should be focused on discovering more about the character and function of the region’s earliest medieval towns in the immediate postconquest period. (Newman and Newman, 2007, 101-104).
- ◆ Initiative 5.18 *Urban Settlement* – The role and nature of small towns should be examined, which should include below ground investigations. (Newman and Newman, 2007, 101-104).

3.1.2 Specific research objectives the building recording will contribute towards includes the following.

- ◆ Initiative 7.27 *The Urban Landscape* - Recording and classification of shop fronts and facias (Newman and McNeil, 2007, 143-147).

3.2 Historic Building Recording Objectives

3.2.1 The objectives of the building recording are as follows.

- ◆ To produce a formal description of the outbuilding at the site, including its floor plan, elevations, roof structure, flooring, internal layout and spaces, detailing, form, fabric, and evidence for phasing and development.
- ◆ To produce a photographic record, based on high quality digital colour images, with photographic scales with all photographs descriptively captioned and cross referenced to a plan(s) clearly showing the viewing position, direction and photographic image reference.



- ◆ To produce an appropriate historic context account for the building to outline its historic significance.

3.3 Archaeological Watching Brief Aims and Objectives

3.3.1 The principal aim of the targeted programme of archaeological supervision and recording is to recover and record any potential archaeological features, deposits or building remains associated with the medieval settlement of Clitheroe and the later 19th century development of No. 3 King Street, Clitheroe.

3.3.2 The following objective will contribute towards accomplishing this aim.

- ◆ To record the nature, extent and date of any surviving archaeological remains that may be encountered during the course of ground works.

4 HISTORIC BUILDING RECORDING

4.1 Coverage

4.1.1 No. 3 King Street, a commercial and residential building of 19th century date, will be recorded to Historic England Level 2 standard (Historic England 2016).

4.2 Methodology

4.2.1 All aspects of the building recording will be conducted according to the guidelines in *Understanding Historic Buildings – A guide to good recording practice* by Historic England (2016) and the ClfA's *Code of Conduct* (2014a) and *The Standards and Guidance for Archaeological Building Recording* (2014b).

4.2.2 The background historic research can be drawn from national repositories, locally held records and antique mapping.

4.2.3 The archaeologist on-site will carefully examine all parts of each building prior to the commencement of the photographic recording, in order to identify all features of significance relevant to original and later use. As part of this exercise, the archaeologist on site will produce written observations (e.g. on phasing; on detailing, on building function), sufficient to permit the preparation of a report on the structures identified.

4.2.4 The photographic record will be undertaken using colour digital photography taken using a Nikon D3200 (24 megapixels). Where possible, photographs will include a graduated scale and cameras will be mounted on tripods for extra stability. Details of the photographs will be recorded on pro-forma index sheets, which include location, subject and orientation.

4.2.5 The photographic record will cover the following as a minimum:

- ◆ Photographs of the interior (including all internal rooms), exterior and setting of the building. A two-metre ranging rod will be included in a selection of general shots in order that the scale of all elements of the building can be sufficiently established.



- ◆ The building's external appearance is to be recorded. Typically, a series of oblique views will show all external elevations of the structure and give an overall impression of size and shape. Where an individual elevation embodies complex historical information or have been conceived as formal compositions, views at right angles to the plane of the elevation may also be appropriate.
- ◆ The overall appearance of principal rooms and circulation areas.
- ◆ Detailed photographs of significant features associated with the use of the structures, notably for power generation, transmission, work flows, machinery and scars, openings and roofs, and evidence for alterations, extensions.
- ◆ Copies of maps, drawings, views and photographs present in the building and illustrating its development/use.

4.2.6 The building recording drawn record will include the following.

- ◆ Site location plan at a suitable scale (preferably indicating the position of the site within the country, within the county and a clear plan of the precise location/outline of the building i.e. 1:50).
- ◆ A plan(s) indicating the position and orientation of photographs/images included in the report.
- ◆ Phased plan(s) showing the development of the building.

5 Watching Brief

5.1 Coverage

5.1.1 The archaeological monitoring to be undertaken during sub-surface ground works associated with the redevelopment of No. 3 King Street, Clitheroe.

5.2 General Statement of Practice

5.2.1 All elements of the watching brief will be carried out in accordance with the CIfA *Code of Conduct* (2014a) and *Standards and Guidelines for Archaeological Watching Briefs* (2014c).

5.2.2 All staff employed on the project will be suitably qualified for their respective project roles and have substantial experience of historic building recording.

5.2.3 All staff will be made aware of the archaeological importance of the site and surrounding area and will be fully briefed on the work required by this specification.

5.2.4 Regular contact will be ensured between ARS Ltd and the site project manager to ensure that ARS Ltd is kept up to date with site works and given the chance to respond appropriately and in line with the Lancashire Archaeological Advisory Service (Archaeology)'s requirements.



5.2.5 All site operations will be carried out in a safe manner in accordance with ARS Ltd's health and safety policy. A risk assessment will be prepared before commencement on site.

5.3 Methodology

5.3.1 All relevant ground works will be undertaken by a suitable mechanical excavator fitted with a toothless ditching bucket. If significant archaeological features are identified, the Lancashire Archaeological Advisory Service will be notified, and a decision taken as to the best method of proceeding.

5.3.2 ARS Ltd will provide a suitably qualified and experienced archaeologist(s) on the site to supervise all relevant ground works. The on-site archaeologist will be fully apprised of the archaeological potential of the site. The archaeologist will be given the opportunity to stop site work in order to investigate potential archaeological features and adequate time will be allowed for recording any such features.

5.3.3 A written, drawn and photographic record will be maintained during the watching brief plus all significant structural building elements will be recorded. A photographic survey of the building will be conducted using high resolution digital photography (minimum of 16 megapixels). Where possible, photographs will include a graduated scale and cameras will be mounted on tripods for extra stability. Details of the photographs will be recorded on pro-forma index sheets, which include location, subject and orientation.

5.3.4 For brick features, the record will include details of brick dimensions and type (handmade/machine-made, plain/frogged), mortar (colour, composition, hardness) and the extent of structures (number of courses, thickness in skins). Brick samples will be taken for structures likely to pre-date the mid-19th century.

5.4 Sampling, Faunal Remains and Treasure

5.4.1 This section outlines sampling methodologies to be used in all excavation types.

5.4.2 For sealed and stratigraphically secure deposits that have the potential to provide environmental evidence relating to diet and economy, dating evidence or land use regime, a minimum of 40 litres of sample will be taken, or 100% of the sample if smaller.

5.4.3 In the case of waterlogged or anaerobic deposits a minimum sample size of 20L will be taken.

5.4.4 Should a sequence of superimposed deposits of note be present column sampling may be considered.

5.4.5 In all instances sampling strategies will be in accordance with guidelines issued by Historic England's *Environmental Archaeology: A Guide to the Theory and Practice Methods, from sampling and recovery to post excavation* (Campbell *et al.* 2011) and will be targeted in order to explore the levels and types of preservation present.



5.4.6 Should other types of environmental deposits be encountered; appropriate specialist advice will be sought, and an appropriate sampling strategy devised. Samples will be assessed by a suitable specialist with provision for further analysis as required. Advice from the Historic England Scientific Advisor will be taken as appropriate.

5.4.7 Any human remains will initially be left *in situ* and, if deemed necessary, removal will be undertaken following once a Coroners licence has been obtained in accordance with the relevant Ministry of Justice regulations and in discussion with the Historic England Inspector of Ancient Monuments.

5.4.8 Finds of "treasure" will be reported to the Coroner in accordance with the Treasure Act (DCMS 2008). The Portable Antiquities Liaison Officer will also be notified.

5.4.9 Finds of "treasure" will be reported to the Coroner in accordance with the Treasure Act (DCMS 2008). The Portable Antiquities Liaison Officer will also be notified.

HM Senior Coroner	Finds Liaison Officer
James R H Adeley	Lydia Prosser
Coroner's Court, 2 Faraday Court	Museum of Lancashire
Faraday Drive	Stanley Street
Preston	Preston
Lancashire	Lancashire
Pr2 9NB	PR1 4YP
Tel: 01772 536536	Tel: 01772 532175

5.4.10 The Lancashire Archaeological Advisory Service will also be notified and, if necessary, a site meeting arranged to determine if further investigation in the vicinity of the find spot is required.

5.5 Recording

5.5.1 The site will be recorded in accordance with the ARS Ltd's field recording manual and single context recording system, and will include as a minimum context record sheets, an accurate site plan and record photography where no archaeological features are present.

5.5.2 The site will be accurately tied into the National Grid and located on a 1:2500 or 1:1250 map of the area. The site will be recorded in accordance with the ARS Ltd field recording manual.

5.5.3 A full and proper record (written, graphic and photographic as appropriate) will be made for all work, using pre-printed record sheets and text descriptions appropriate to the work. Accurate measured scale plans and sections/elevations will be drawn where required at the appropriate scale and in accordance with best practice. In addition to relevant illustrations, provision for rectified photographic recording shall be made, if deemed necessary.



5.5.4 A plan of the excavated areas will be maintained, features notes, and section lines recorded. All drawings will be carried out at an appropriate scale and all contexts will be recorded using a single context recording system.

5.5.5 Sample representative levels will be taken to record the maximum depth of excavation and/or natural should no archaeological features be uncovered.

5.5.6 The site archive will include plans and sections at an appropriate scale, a scale photographic record, and full stratigraphic records on recording forms/context sheets or their electronic equivalent.

5.5.7 The stratigraphy of the site will be recorded.

5.5.8 All heights above sea level will be recorded for all deposits and features in metres above Ordnance Datum (aOD).

5.5.9 A full photographic record will be compiled using a digital camera, a Fuji XP90 with 16.4 MP resolution, and a register of all photographs will be kept. The photographic record will encompass all encountered archaeological entities. In addition, key relationships between entities, where these help demonstrate sequence or form, will also be photographed. A clearly visible, graduated metric scale will be included in all record shots. A supplementary record of working images will be taken to demonstrate how the site was investigated and what the prevailing conditions were like during excavation.

5.5.10 A stratigraphic matrix will be compiled for all trenches where superimposed archaeological deposits, features or structures are encountered.

5.6 Finds Processing and Storage

5.6.1 All finds processing, conservation work and storage of finds will be carried out in accordance with the ClfA (2014d) *Standard and Guidance for the collection, documentation, conservation and research of archaeological materials* and the UKIC (1990) *Guidelines for the Preparation of Archives for Long-Term Storage*.

5.6.2 Artefact collection and discard policies will be appropriate for the defined purpose.

5.6.3 Bulk finds which are not discarded will be washed and marked. Marking and labelling will be indelible and irremovable by abrasion. Bulk finds will be appropriately bagged, boxed and recorded. This process will be carried out no later than two months after the end of the excavation.

5.6.4 All small finds will be recorded as individual items and appropriately packaged (e.g. lithics in self-sealing plastic bags and ceramic in acid-free tissue paper).

5.6.5 Vulnerable objects will be specially packaged and textile, painted glass and coins stored in appropriate specialist systems. This process will be carried out within two days of the small find being excavated.

5.6.6 During and after the excavation all objects will be stored in appropriate materials and storage conditions to ensure minimal deterioration and loss of



information (including controlled storage, correct packaging, and regular monitoring, immediate selection for conservation of vulnerable material). All storage will have appropriate security provision.

5.6.7 The deposition and disposal of artefacts will be agreed with the legal owner and the Lancashire Museums Service prior to the work taking place. All finds except treasure trove at the property of the landowner.

5.6.8 All retained artefacts and ecofacts will be cleaned and packaged in accordance with the requirements of the Lancashire Museums Service.

6 REPORT

6.1 Within two months of the completion of the building recording and watching brief, ARS Ltd will produce a report which will include the following as a minimum.

- ◆ Non-technical executive summary.
- ◆ Introductory statement and background to the works.
- ◆ Aims and purpose of the project.
- ◆ An outline of the methodology used.
- ◆ Precise location of buildings, by name or street number, civil parish, town and National Grid reference.
- ◆ The date when the record was made, the names of the recorders and the archive content/character and location.
- ◆ A note of any relevant statutory designations.
- ◆ A phased stratigraphic discussion of any archaeological features encountered during the watching brief.
- ◆ A discussion of the building's form, function, date and sequence of development and significance
- ◆ An architectural and archaeological description of the building
- ◆ Appropriate supporting illustrations, including a site plan, trench and section plans, feature sections and plans and a phased site plan.
- ◆ The results of analyses of artefacts and ecofacts carried out by suitable specialists.
- ◆ Assessment of any palaeo-environmental samples taken.
- ◆ An interpretive discussion of the results, placing them in a local and regional context.
- ◆ A detailed context index and supporting data in tabulated form or in appendices.
- ◆ Statement of intent regarding publication.
- ◆ Confirmation of archive transfer arrangements.



- ◆ References.
 - ◆ A register of photographs taken.
 - ◆ Supporting data – tabulated or in appendices.
- 6.2 The report illustrations will contain the following as a minimum.
- ◆ All plans will be clearly related to the national grid.
 - ◆ All levels will be quoted relative to ordnance datum.
 - ◆ Photographs used to illustrate all key points and a complete set of site drawings, at an appropriate scale, executed to publication standard.
 - ◆ Extracts from any relevant historic maps, subject to reproduction rights, will also be included within the report with the building of interest clearly visible.
 - ◆ In addition to those photographs used as illustrations, a complete set of all photographs, excluding duplications, will be included with the digital copy of the report and referenced as necessary.
- 6.3 Copies of the final report will be submitted to the Lancashire Archaeological Advisory Service and deposited with the Lancashire Historic Environment Record (HER).

7 ARCHIVE DEPOSITION

- 7.1 At the inception of the proposed development, the Lancashire Museums Service will be notified.
- 7.2 One bound copy with a digital copy of the final report in PDF/A format on disc will be deposited with the Lancashire Historic Environment Record (HER). A copy of the report will be uploaded as part of the OASIS record (see below) for online access via the Archaeological Data Service.
- 7.3 Should the watching brief produce no archaeologically significant finds, then it is not necessary to deposit an archive with the repository museum, which in this case is the Lancashire Museums Service.
- 7.4 Should the watching brief produce archaeologically significant finds, a project archive will be prepared for deposition by ARS Ltd with the Lancashire Museums Service. The archive will comprise the primary record and synthetic works arising from the project, including documents, plans, sections, photographs, and electronic data and an accompanying metadata statement. The digital archive will be prepared in line with current best practice outline in *Archaeology Data Service/Digital Antiquity Guides to Good Practice* (ADS/Digital Antiquity 2011).
- 7.5 The archive will be deposited in line with *Archaeological Archives: A guide to best practice in creation, compilation, transfer and curation* (Brown 2007), ClfA's (2014e) *Standard and Guidance for the creation, compilation, transfer and deposition of archaeological archives*, and Society of Museum Archaeologists (1993) *Selection, Retention and Dispersal of Archaeological Collections. Guidelines for use in England*,



Wales and Northern Ireland. The archive will be deposited within two months of the completion of the report.

7.6 Lancashire Archaeological Advisory Service and Museum Curator will be notified at the earliest opportunity should the site produce archaeologically significant, unusual, or unexpected finds.

7.7 Lancashire Archaeological Advisory Service will be notified in writing on completion of the fieldwork with project dates for the completion of the report and deposition of the archive. The date for deposition of the archive and its contents will be outlined in the report and the Lancashire Archaeological Advisory Service informed in writing on final deposition of the archive.

7.8 All retained artefacts and associated material will be cleaned, recorded, properly stored and deposited in the archive.

7.9 A full set of annotated, illustrative pictures of the site, excavation, features, layers and selected artefacts deposited with the archive as digital images on disc.

7.10 At the start of work (immediately before fieldwork commences) an OASIS online record <http://ads.ahds.ac.uk/project/oasis/> will be initiated and key fields completed on Details, Location and Creators forms. All parts of the OASIS online form will be completed for submission to the HER. This will include an uploaded .pdf version of the entire report.

8 TIMETABLE AND STAFFING

8.1 The outline timetable for the works is as follows. This will be updated by email as the project progresses.

Proposed Commencement Date	Task
W/c 28 th February 2019	Historic building recording
W/c 4 th March 2019	Archaeological watching brief
W/c 8 th April 2019	Historic building recording and archaeological watching brief report and archive

8.2 The Project Manager for the watching brief will be Adam Lodoen, Project Manager at ARS Ltd. The Fieldwork Project Officers will be Dr. Ian Wyre BA, MA, PhD Historic Buildings Consultant, and Tom Parker, BA Projects Officer, at ARS Ltd.

8.3 Finds analysis will be carried out by appropriately qualified specialists as detailed subject to availability.

- ◆ Flint and prehistoric pottery: Dr Robin Holgate MCIfA
- ◆ Romano-British pottery: Dr Phil Mills MCIfA
- ◆ Samian Ware: Dr Gwladys Monteil
- ◆ Romano-British small finds: Lindsay Allason-Jones MCIfA



◆ Medieval and post-medieval pottery:	Dr Chris Cumberpatch or Dr Robin Holgate MCIfA
◆ Medieval and post-medieval clay pipes, glass and metalwork:	Mike Wood MCIfA
◆ Plant macrofossils and charcoals:	Luke Parker
◆ Human and animal bone:	Milena Grzybowska
◆ Radiocarbon dating:	Prof Gordon Cook (SUERC)
◆ Finds conservation:	Vicky Garlick (Durham University)

9 MONITORING ARRANGEMENTS

9.1 At least one week prior notice of the commencement of the ground works to be given to the Lancashire Archaeological Advisory Service (LAAS).

Peter Iles
Lancashire Archaeology Advisory Service
1 Carr House Lane
Lancaster
LA1 1SW
Email: lancashire.archaeology@gmail.com

9.2 ARS Ltd will liaise with the Lancashire Archaeological Advisory Service (LAAS), in their role as advisor to Ribble Valley Borough Council, at regular intervals throughout the course of the work.

10 GENERAL ITEMS

10.1 Health and Safety

10.1.1 All work will be carried out in accordance with The Health and Safety at Work Act 1974. Specific health and safety policies exist for all our workplaces and all staff employed will be made aware of the policy and any relevant issues. The particular risks involved with this project will be assessed, recorded and relevant mitigation measures put in place as part of a full risk assessment, which will be compiled in advance of fieldwork and will be read and signed by all on-site operatives. ARS Ltd retains Citation as its expert health and safety consultants and the appointed Health and Safety Officer for the company is Tony Brennan.

10.2 Insurance Cover

10.2.1 ARS Ltd has full insurance cover for employee liability (£10 million) public liability (£5 million), professional indemnity (£5 million) and all-risks cover.

10.3 Changes to the Written Scheme of Investigation

10.3.1 Changes to the approved methodology or programme of works will only be made with prior written approval of the Lancashire Archaeological Advisory Service.

10.4 Publication



10.4.1 If significant archaeological remains are recorded, a summary of the project with, if appropriate, selected drawings, illustrations and photographs will be prepared for publication in online and/or journal form as appropriate. Additional popular articles will also be produced for local and/or national magazines as appropriate. The final form of the publication is to be agreed with the LAAS Development Manager and the client dependent on the results of the fieldwork.

10.5 Publicity and Copyright

10.5.1 Any publicity will be handled by the client. ARS Ltd will retain the copyright of all documentary and photographic material under the Copyright, Designs and Patent Act (1988).

11 REFERENCES

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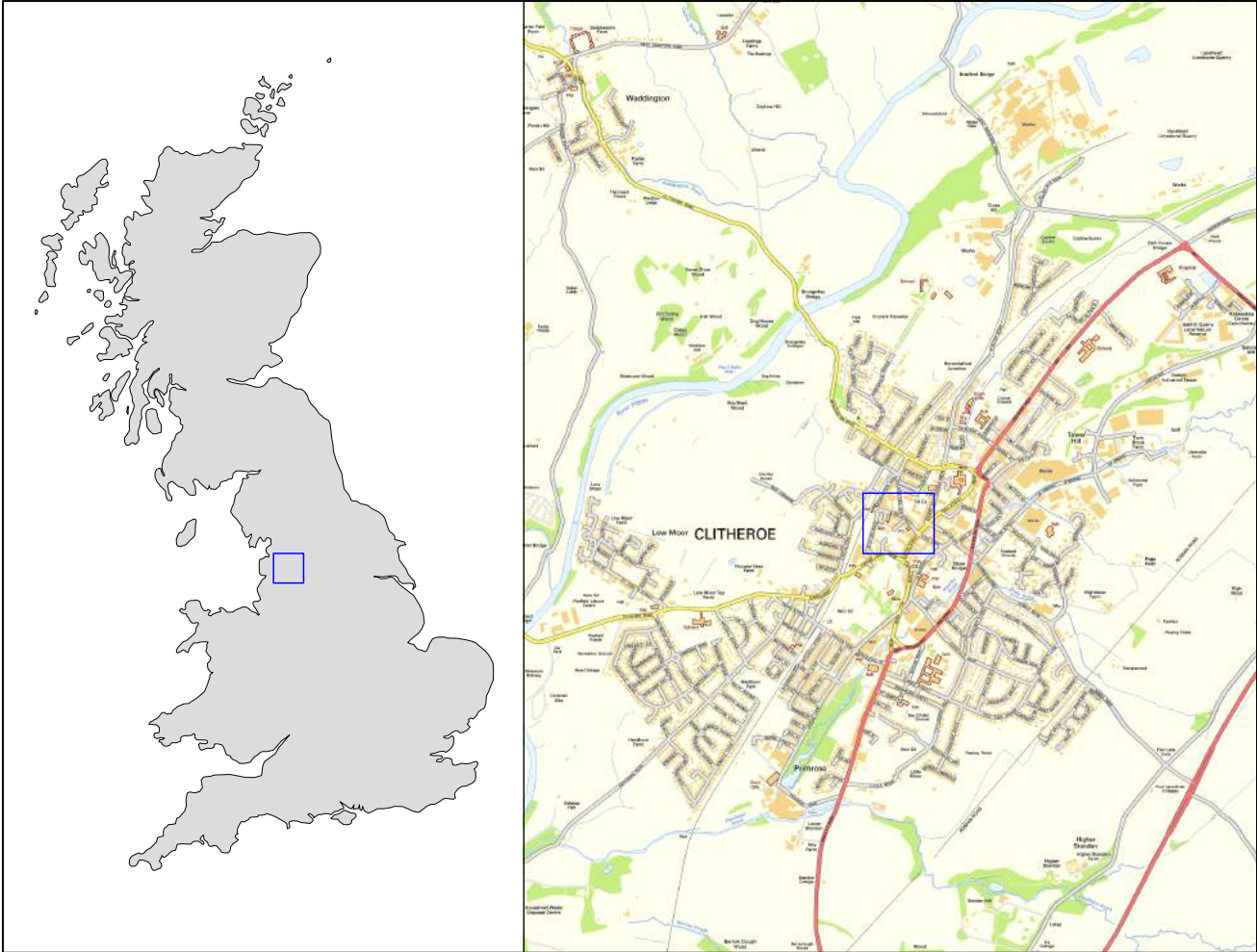


Figure 1: Site Location
 Site Name: 3 King Street, Clitheroe
 Date: 17/01/2019

Drawn: MN
 Scale: Various

Key:



- Red Line Boundary



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