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FAO A Dowd

Dear Mr Macholc,

Planning Applications 3/2018/0033 and 0034: Proposed single storey extension to the rear of the existing ground floor rear kitchen annex to form new customer disabled WC. Refurbishment of existing first and second floor accommodation in relation to finishes. Creation of two parking spaces to the rear garden. 18 Parson Lane, Clitheroe BB7 2JN

Thank you for your consultation on the above applications. As noted in the Heritage Statement (HS, Sunderland and Peacock, dated January 2017) 18 Parson Lane was erected at some point between 1822 and 1842, with a rear outshut added before 1886. This outshut was subsequently shortened, probably before 1912 (OS 1:2,500 mapping sheet Lancashire 47.14, survey revised 1910).

Whilst the site would appear to fall within the bounds of Medieval Clitheroe, we have no information as to any earlier structures here. This site appears to be empty on Lang's map of the town dated to 1766 and on the anonymous map of the borough of c. 1740 (where it appears to be part of burghage plot no. 3, curiously one plot not marked by Lang). No archaeological excavation is known to have been undertaken at this end of the town, the closest being within the castle precinct. A possible medieval ditch or pit was encountered during a watching brief on New Market Street in 2001, c. 110m to the north of the site and another was undertaken in 2011 in Swan Yard c. 120m to the northwest of the development site. This recorded a former cesspit and some light stone foundations, but these could not be dated. It is difficult to extrapolate from these results, but it seems possible that there were earlier structures in this part of the plot which had already been lost by the time of the 1740 map. It is also possible (even probable) that the rear of the plot will have been used for the disposal of household rubbish through the medieval and earlier post-medieval periods.

As a grade II listed building, the structure is by definition of national significance, but the HS would suggest that the building lies at the lower end of this scale. The proposed changes to the existing built form of the building would appear to be relatively minor, but

we would defer to the judgement of Mr Dowd as to their impact on the significance of the building or the Conservation Area.

With regard to the impact on the buried archaeological resource, this is hard to judge with the information provided as part of the application. Some disturbance is clearly necessary for the construction of the extension, but this appears to be on a site which has already been disturbed by the construction and subsequent demolition of the north end of the later 19th century outshut. The area of the proposed parking spaces in the rear garden is shown on the development plans, but existing and proposed levels are not marked on the plan, nor has a proposed section drawing been provided. Plates 5 and 6 in the Heritage Statement would suggest that the present garden area is significantly raised above the floor level of the adjacent part of 20 Parson Lane but approximately level with that to 16 Parson Lane. They also suggest that the access to this area also falls unevenly towards the rear (north and west). Some engineering work appears to be necessary as part of the construction of the parking area and its access, but this could involve cutting down the garden, building up the access, or a combination of both. As noted above there is some potential for early remains to exist in this part of the plot and thus that they will be disturbed by the development works. The significance of this potential disturbance is hard to judge without knowing its scale, but it is unlikely that it would produce such a major negative effect as to justify the refusal of the application on these grounds alone.

If the council are minded to approve the proposals, we would recommend that prior to a decision being made a detail is supplied to us that clearly sets out the area and depth of any excavation required to construct the proposed parking area and its access. We would then be in a position to make an informed judgement as to the need for and scope of, any archaeological mitigation that may be appropriate.

Please note that the advice above has not benefitted from a site visit.

Yours sincerely

Peter Iles