

HISTORIC BUILDING STATEMENT OF SIGNIFICANCE:
11 – 13 GISBURN ROAD, BOLTON BY BOWLAND, LANCASHIRE

Planning Reference: pre application
NGR: SD 78704 49378
AAL Site Code: BOGR 17



Report prepared for Mr Steve Cresswell

By
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Allenarchaeology



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Cover image: 11 and 13 Gisburn Road, looking north

Executive Summary

- Allen Archaeology Limited was commissioned by Mr Steve Cresswell to prepare a Historic Building Statement of Significance to support a planning application for dividing the present dwelling to one holiday let (No 11) and one dwelling (No 13), including single-storey extensions to rear and interior alterations on Gisburn Road in Bolton-By-Bowland, Lancashire.
- Data was gathered from a range of primary and secondary sources, including a visit to the site, a search of the National Heritage List for England, the Lancashire Record Office and historic maps.
- Numbers 11 and 13 form part of a row of five Grade II Listed cottages. The terrace is a two storey structure of early 19th century date in coursed and mortared, squared and watershot limestone and quoins with a slate roof and windows with plain stone surrounds. There is a later extension to the rear of No 11 and a later outbuilding and covered yard to the rear of No 13, built in local material. It lies within the Conservation Area of Bolton-by-Bowland with 26 other Listed Buildings in the vicinity.
- The buildings are of significance, with this significance stemming from their historic and evidential value. The dwellings form one of a number of examples of 19th century stone cottages in the village. Their primary evidential and historic value lies in the extant stone elevations, interior plans, partitions, ceiling beams, and floor joists, which yield evidence of prior activity and provide a link to aspects of life during the early 19th century when the dwellings were built. The buildings retain moderate evidential value in the internal doors and fireplace surround in No 13 and to the outbuilding and garden wall to the rear. The covered yard at the back of No 13 and the later extension to the rear of No 11 are of limited significance. Demolition of the outbuilding to the rear of No 13 would affect the significance of the cottages, whereas an extension to the rear of No 11 would not, as long as the proposed development is in keeping with the local traditional built form and fabric. Proposed alterations to the ground floor partitions would reinstate and reinforce the historical plan of the cottages. There is a modern partition on the first floor in No 11 which is of no significance but the first floor partition in No 13 is historic and significant and any alteration or removal of this partition has the potential to harm the evidential and historical value of the original plan form in the cottages.
- Any proposed demolitions and external alterations would not harm the setting of the surrounding listed buildings in the immediate area. The alterations are expected to be limited and restricted to the rear of the cottages, limiting their exposure to the surrounding area. It is therefore anticipated that the impacts upon the overall Conservation Area will be negligible.
- There is no evidence of prehistoric or Roman activity in the area and there is limited evidence of medieval activity. Post-medieval and later activity is represented by extant buildings and buildings shown on historical mapping. It is likely that any groundworks for the proposed development would have a negligible impact upon the archaeological resource.

1.0 Introduction

- 1.1 Allen Archaeology Limited was commissioned by Mr Steve Cresswell to prepare a statement of significance for 11 and 13, Gisburn Road, Bolton-By-Bowland, Lancashire to support a planning application for change of use, extensions to the rear and interior works to the building.
- 1.2 The document has been completed with reference to current national guidelines, as set out in the Chartered Institute for Archaeologists '*Standard and guidance for historic environment desk-based assessment*' (ClfA 2014), and the Historic England documents '*Historic Environment Good Practice Advice in Planning*' (Historic England 2015a), '*Management of Research Projects in the Historic Environment*' (Historic England 2015b) and '*Conservation principles. Policies and guidance for the sustainable management of the historic environment*' (English Heritage 2008).

2.0 Site Location and Description

- 2.1 Bolton-By-Bowland lies in the administrative district of Ribble Valley Borough Council and the entire village is designated as a Conservation Area. It is situated 20km west of Skipton and 23km northwest of Blackburn. The proposed development site is located towards the east end of the village, north of Gisburn Road.
- 2.2 The property that is the subject of this report is part of a row of cottages situated between the Grade I Listed St Peter and Paul's Church to the west and one of the two village greens to the east. The green is the site of the former Hungill Boys School which existed in the 17th century and it is flanked by mature trees, planted in 1888 by Richard Milne-Redhead of Holden (Ribble Valley Borough Council 2005, 9-10, 14). The site is centred on National Grid Reference (NGR) SD 78704 49378 (Figure 1).
- 2.3 The bedrock geology comprises Clitheroe Limestone Formation and Hodder Mudstone Formation, with superficial deposits of River Terrace Deposits, 2 (sand and gravel) (<http://mapapps.bgs.ac.uk/geologyofbritain/home.html>).

3.0 Planning Background

- 3.1 This statement of significance has been prepared to inform a planning application that will be submitted in due course for a proposed change of use from dwelling to holiday let, extension and interior works. Two previous applications have been refused (3/2017/0208 and 0209). This document is intended to provide detailed information that will allow the planning authority to make an informed decision as to whether further investigations will be required prior to or following the determination of a planning application.

National Planning Policy

- 3.2 The National Planning Policy Framework (NPPF) was published on the 27th March 2012 (Department for Communities and Local Government 2012).
- 3.3 The relevant sections of the NPPF (Department for Communities and Local Government 2012) concerning archaeological and cultural heritage assets, are Paragraphs 58 and 61 of 'Section 7. Requiring good design', and Paragraphs 126-141 of 'Section 12. Conserving and enhancing the historic environment'. Paragraph 128 is being met by this assessment and it states that:

'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation'.

3.4 Furthermore, Para 129 states that the Local Planning Authority should take into account the significance of the heritage asset, including that derived from its setting, and the scale of possible impact resulting from the proposed development:

'Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.'

Local Planning Policy

3.5 In addition to NPPF, Ribble Valley Borough Council adopted their Core Strategy in 2014 and it is the current enforcement on planning up to 2028 (Ribble Valley Borough Council 2014). Policies relating to heritage are found within Key Statement EN 5 - Heritage Assets and DME4 - Protecting Heritage Assets which state:

Key Statement EN 5: *'There will be a presumption in favour of the conservation and enhancement of the significance of heritage assets and their settings. The Historic Environment and its Heritage Assets and their settings will be conserved and enhanced in a manner appropriate to their significance of their heritage value; their important contribution to local character, distinctiveness and sense of place; and to wider social, cultural and environmental benefits. This will be achieved through:*

- Ensuring the long term preservation of the heritage asset is to ensure a viable use that optimises opportunities for sustaining and enhancing its significance.
- Ensure that any development proposals respect and safeguard the character, appearance and significance of the area.
- Considering any development proposals which may impact on a heritage assets or their setting though seeking benefits that conserve and enhance their significance and avoids any substantial harm to the heritage asset.
- Requiring all development proposals to make a positive contribution to local distinctiveness/sense of place.
- Restrict permitted development rights where the exercise of such rights would harm the historic environment.

DME 4: Heritage assets and their settings comprise: Conservation areas, Listed buildings and other buildings of significant heritage interest, Registered historic parks and Gardens of special historic interest and other gardens of significant heritage interest, Scheduled monuments and other archaeological remains.

Conservation areas: *proposals within, or affecting views into and out of, or affecting the setting of a conservation area will be required to conserve and where appropriate enhance its character and appearance... Development which makes a positive contribution and conserves and enhances the character, appearance and significance of the area in terms of its location, scale, size, design and materials and existing buildings, structure, trees and open spaces will be supported.*

Listed buildings: *Alterations or extensions to listed buildings of buildings of local heritage interest, or development proposals on sites within their setting which cause harm to the significance of the asset will not be supported. Any proposals involving the demolition or loss of important historic fabric from listed buildings will be refused unless it can be demonstrated that exceptional circumstances exist.*

Registered Historic Parks and Gardens of Special historic interest and Other gardens of significant heritage interest: Proposals which cause harm to or loss to these stated, will not be supported.

Scheduled monuments and other archaeological remains: *Applications for development that would result in harm to the significance of a scheduled monument or nationally important archaeological sites will not be supported.*

- Developers will be expected to investigate the significance of non designated archaeology prior to determination of an application. Where this demonstrates that the significance is equivalent to that of designated assets, proposals which cause harm to the significance of non designated assets will not be supported.
- Where it can be demonstrated that the substantial public benefits of any proposals outweigh the harm to or loss of the above, the council will seek to ensure mitigation of damage through preservation in situ as the preferred solution. Where this is not justified developers will be required to make adequate provision for excavation and recording of the asset before or during excavation.

4.0 Methodology

Data Collection

4.1 A full range of primary and secondary archaeological and historical sources were consulted in the preparation of this document. The following sources were consulted:

- National Heritage List for England – a database of listed buildings, Scheduled Monuments, Designated Parks and Gardens and Registered Battlefields.
- Lancashire County Archaeology Service (LHER) - a database of archaeological site and artefacts, listed buildings and scheduled monuments. A search was undertaken for a study area comprising 1km radius around the site

- Lancashire Record Office – was consulted but did not produce relevant information for the search area.
- Allen Archaeology's own reference library – secondary sources pertaining to the archaeology and history of the region.
- A site visit was carried out on 3rd August 2017 in order to assess the present situation of the development area, to identify any areas where the potential archaeological resource may be particularly well preserved or damaged by recent development, and to observe the site in its landscape context.

4.2 Each archaeological and historic site and Listed Building identified in the study area has been allocated a one or two digit "Site" number and assigned to a specific period according to the definitions outlined on the English Heritage Periods List (formerly the Royal Commission on the Historic Monuments of England (RCHME) Archaeological Period List). These sites are described in the Archaeological and Historic Background section (see section 5.0 below). Further details are provided for each site in Appendix 1, and where applicable the sites are depicted on Figure 2 and Figure 2.

5.0 Archaeological and Historical Background

5.1 There is no evidence of prehistoric or Roman activity in the area and there is little tangible evidence of medieval activity. Bolton-by-Bowland is mentioned in the Domesday Book of 1086 as being in the hands of Beornwulf before the Conquest and William de Percy following the Norman invasion. Bolton or *Boldetone* as it was named in the Domesday Book, was assessed with Raygill Moss and Holme and comprised eight carucates of land, but was recorded as waste at the time (Williams and Martin 2002). The name Bolton is Old English and means '*settlement with a special building*'. The district name Bowland may mean '*district within the curved valley*' (Mills, 1991).

5.2 At the southern edge of the study area is the site of the former Bolton Hall (Site 1) which is believed to have originated in the 14th century, it was however rebuilt in the 19th century and was demolished in the 1950s. The village church of St Peter and St Paul is a Grade I Listed Building and is located 30m northwest of the site (Site 2). It was built in the mid-15th century with the nave and tower completed in 1466 or -67, the chapel is of 16th century date with 19th century repairs. There are remains of three crosses of probable medieval date in Bolton, two are located c.720m south and southwest of the site (Sites 3 and 4) and one is located 155m west of the site, likely *in situ* in the village green off Hellifield Road (Site 5).

5.3 There are several historic landscape character types recorded in the area. Ancient enclosures and former woodland in Bolton-by-Bowland may be of late medieval date, or potentially earlier, and are found in large areas outside the village core. The enclosures are defined as '*irregular enclosure pattern with sinuous or wavy edge field boundaries and winding lanes or tracks connecting a dispersed settlement pattern, established prior to 1600*'. One third of the enclosures originate from the clearance of woodland for arable use. Ancient and post-medieval woodland has been identified at Fawcett's Plantation 440m east-southeast of site, Admiral's Woods 720m to the northeast and Fox Gill Wood, 320m north of site. The settlement core is largely post-medieval in date and includes an extensive range of buildings (as seen in this report), open spaces, road systems and public rights of way (Figure 2).

- 5.4 The only findspot of medieval date recorded in the area is a handmade medieval or potentially post-medieval iron nail (Site 6).
- 5.5 The majority of post-medieval activity recorded in the area is represented by historic buildings. The earliest houses are of 17th century date and include number 9 and 11 on Main Street, 270m east of site (Site 7), Fox Ghyll 555m northeast of site (Site 8) and Howgills on Holden Road 495m to the east (Site 9). The first two houses are two storeys in stone rubble and slate roofs, with chamfered windows and Tudor-arched doorways. Howgills is a converted barn with crucks, stone rubble and cedar shingle roofing.
- 5.6 There are eleven entries dated to around the 18th century (Sites 2, 10 - 19). Apart from the Grade II listed sundial in the southwest corner of the churchyard (Site 2), these sites are all historic buildings in the village. Eight of the buildings were built in stone rubble, three were watershot (Sites 12, 15 and 16) and three had been slobbered. The watershot technique is applied where the stones have been bedded onto a slope to make it less likely for water to penetrate, a technique commonly found around the Lake District as well as within the village Conservation Area (Brunskill 1971, 37-38: Ribble Valley Borough Council 2005). The slobber render technique is usually applied to buildings built in limestone rubble in the North Yorkshire area. The render is a mix of lime and sand that covers the rough rubble in order to damp-proof the walls (English Heritage 2012, 7).
- 5.7 Two combination barns are also recorded in the study area, one at Chadwick's Farm on Settle Road, built c.1700 (Site 10) and Middle Barn at Cross Hill, 200m northwest of site, originally a cruck framed building (Site 18). Copy Nook Carding Mill, was a water-powered carding and spinning mill, extant in 1795 but since demolished, its location is uncertain but is recorded 920m southeast of site in the region of Lower Copy Nook Farm (Site 37).
- 5.8 The majority of remaining entries in the study area are of 19th century date, nine being standing historic buildings (Sites 20-22, 24, 25, 37, 40 - 42). These have been built in either plain stone rubble or watershot rubble. They all have slate roofs and have either plain or chamfered stone surrounds.
- 5.9 There is a scatter of nine LHER entries that are former sites of historic buildings recorded from cartographic evidence (Sites 26-29, 31-32 and 34-36). Amongst these is Bolton Mill, a former corn mill shown on the Ordnance Survey map of 1850, recorded approximately 660m southwest of the site (Site 29). The same map also show the former place name *St John's of Jerusalem's Hill*, c.240m northwest of site (Site 30).
- 5.10 Other 19th century entries include the Grade II Listed 19th century steps, wall and gate piers south of the church (Site 2) and Skirden's Bridge, c.500m east of site, made with sandstone ashlar and also Grade II Listed (Site 23). It has a segmental arch, a string course, end piers and a solid parapet and coping. The two pairs of gate piers on Bolton Hall Drive on Gisburn Road are also Grade II Listed (Site 38).
- 5.11 The former quarrying site and limekiln at Scott Lithe Delf is believed to predate 1853 (Site 33). The quarry would probably have served the immediate area as would the lime kiln. For large houses using the slobbered technique, a kiln was often built in its near vicinity. Lime was also commonly used as soil improver (English Heritage 2012, 6).
- 5.12 Bolton Park is a 19th century landscape park covering a large 1.6km x 1.2km area at its widest points, with its northern perimeter flanking Gisburn Road. It has been recommended for inclusion in English Heritage's Register of Parks and Gardens but is of date not included (Site 39).

5.13 The row of cottages which includes Nos 11 and 13 Gisburn Road, is shown on the Ordnance Survey map of 1850-1853, although the scale allows little instructive detail, such as the presence of outbuildings to the rear of the properties. The 1892-1894 map does show outbuildings to the rear and it is likely that one of the buildings shown is the existing building at the rear of No 13 (Figure 4). An east-west property boundary is also depicted and runs flush with the rear of the outbuildings and terminates against the church boundary and the outbuilding of No 13. There are no noticeable changes on later mapping. There is no cartographic evidence for the lean-to extension behind No 11, which is likely to be of later date than the outbuilding of No 13. The Ordnance Survey map of 1971 shows very little detail, an L-shaped figure to the rear of No 13 may denote the outbuilding and covered yard. Something is marked northeast of No 11 but there is no extension clearly defined.

5.14 There are a number of undated cropmarks in the area, located 790m southwest of the site (Site 43), 345m north of site (Site 44) and 130m east of the site (Site 45).

6.0 Site Visit

6.1 The site was visited by Tobin Rayner of AAL on 3rd August 2017. Selected photographs taken during the site visit are included in the report and their locations indicated on Figure 5 and Figure 6.

6.2 Today, numbers 11 – 13 form one property, but were originally two cottages, forming part of a terrace including a further three cottages (Plate 1). The 19th century row of cottages is Grade II Listed (List Entry 1163166), which means they are of special historic interest. Nos 11 and 13 form the right hand cottages of this row of five.



Plate 1: The row of Grade II listed cottages on the north side of Gisburn Road, looking northeast, with 11 and 13 on far right

6.3 The cottages are two storey with double pitched, slate roofs, and chimney stacks protruding through the apex of the roof. Generally, the cottages are narrow fronted, the exception is the westernmost (Left hand cottage on Plate 1) cottage which displays a wide front. The narrow

fronted design used to be more frequent in towns where space was more limited, but in later Victorian times this form became more widespread (Powell 2003; 78, 93).

6.4 The cottages are built in coursed, mortared, squared and watershot limestone of local origin, with rusticated quoins to No 13. Another feature common to some parts of the Northern Pennines are through stones, these can be seen on the east elevation of No 13 as ledges, and these were incorporated to strengthen the bond (*ibid.*, 37, Plate 2).



Plate 2: East elevation with through stones shown as ledges and small outbuilding to the rear of the building, looking southwest, 1m scale

6.5 Most of the windows have plain stone surrounds with central square mullion in 19th century style, and multilight, mullioned windows (Hall 2005, 82). No. 11 differs from the others by having tripartite windows on both floors, facing Gisburn Road (Plate 3). These are largely fixed with a single small side-hung casement. The casements on No 13 to the right are glazed with later 20th century single panes, one fixed and one side-hung opening. Later windows with surrounds have been added to the east elevation.

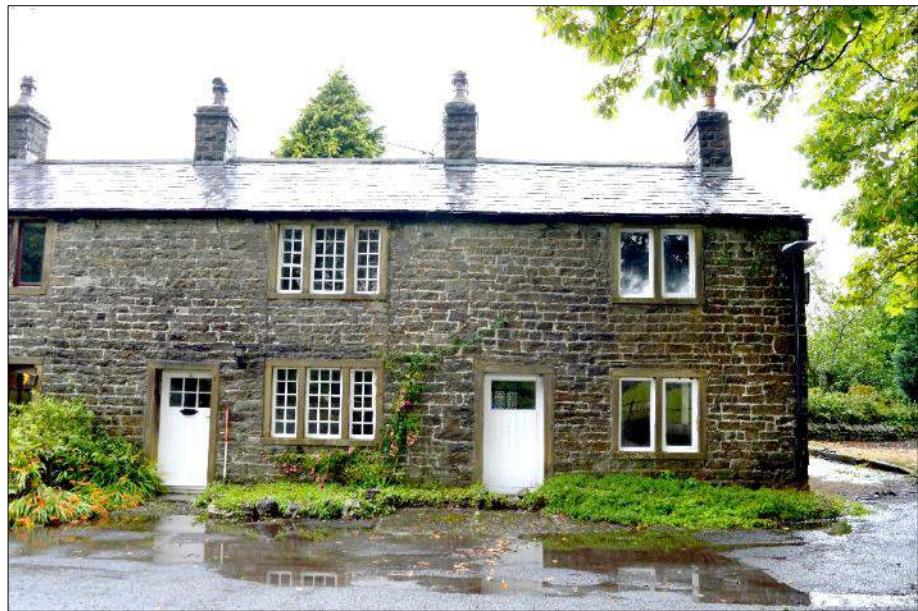


Plate 3: South-facing elevation of No 11 and 13, looking north, scale 1m

6.6 The rear elevation of No 13 has been rendered at a later date and does not match the front elevation (Plate 2 and Plate 5). It is not uncommon to find houses of 19th century date and earlier, to have the front of the house that would be seen, to be more aesthetically pleasing than that of the rear which was sheltered from view (Brunskill 1985, 43; Powell 2003, 79). To the rear of No 13 is a small stone outbuilding with double pitched, corrugated steel roof. The access is on the west elevation from the yard. There is a small, square, framed and glazed window on the east elevation, and a corresponding window on the opposite elevation, which this has been blocked.

6.7 A covered yard area extends from the north elevation of No 13 to the garden wall (Plate 4), with corrugated sheet roof on wooden beams. The gap between the garden wall and the roof has been boarded up recently.



Plate 4: Covered yard behind No 13, looking north, 1m scale

6.8 Like the neighbouring cottages, No 11 also has a stone extension to the rear (Plate 5). This lean-to with corrugated sheet roof is of later date and is keyed into the garden wall. There is a large multilight window with glazing bars and top opening casement on the north elevation and a wooden plank door on the west elevation.



Plate 5: North elevation of extension to the rear of No 11, looking south, 1m scale

6.9 The cottages each have a narrow, two-up two-down plan (Powell 2003, 77-78). The ground floor of both cottages consist of a lounge backing on to a smaller room to the rear (kitchen and pantry) which screens the staircases from the front rooms. Original ceiling beams and floor joists of the above floors are exposed in both No 11 and 13, skirting boards are of later date as are the 20th century ground floor fireplaces in both cottages. The later lean-to extension to the rear of No 11 is used as a dining room and has been rendered and painted.

6.10 The dividing wall between the cottages has a later entrance added to the south, no doubt associated with the combining of the two cottages into one dwelling. The partition wall on No 11 is a modern stud wall with plasterboard, and has a small window to the left and a glazed doorway to the right, probably mirroring its original position (Plate 6).



Plate 6: Interior view of No 11 with original timbers in the ceiling and later partition. Looking north, 1m scale



Plate 7: Interior view of No 13 showing original timbers and partition with later doorway to the left and blocked opening to the right. Looking north, 1m scale

- 6.11 In No 13, the doorway in the partition has been moved to the west, but there is a faint scar of a former doorway in a similar location to that in No 11 (Plate 7). The two-panel, plank and batten door is probably original however, being in a late 17th – mid 18th century style, replicated in an early 19th century building, with a frame applied in order to resemble panelling (Hall 2005, 38-40). It is hung on short strap hinges with plain ends and has a 20th century bakelite doorknob. Similar style doors appear in the first floor bedrooms.
- 6.12 This partition appears to have been constructed in wattle and daub, which was partially exposed (Plate 8). The technique is old, and common in timber-framed buildings, however it was used in cottages throughout the country up until the 19th century (Graham 2003, 14). The wattle is

woven timber of rods in usually hazel or willow. The rods are woven around upright staves and then sprung into a groove of a timber frame. Daub is applied to cover the wattle, which is often rendered with plaster (Cousins 2000, 6-7; Brunskill 1971, 56-57). If the wood is exposed to damp and insects, the wood would rot which may have happened in this case as the exposed stave appears to be in very poor condition (Quiney 2003, 97-98).



Plate 8: Close up of wattle in partitioning wall in No 13, looking north, scale 0.3m

- 6.13 The first floor of the two cottages has a similar layout as the ground floor, with a large bedroom to the front of the property, and a bathroom to the rear in No 11, and a bedroom to the rear in No 13.
- 6.14 The partition between the staircase and the rear bedroom of No 13 appears to be stud and plank, the partition between the two bedrooms is of an early date if not original. It has possibly been constructed in wattle and daub as the partition on ground floor, but this could not be assessed without an intrusive investigation (Plate 9). The upper part of the partition slopes backwards to join the slope of the roof. The fireplace on the east elevation has been blocked but the Victorian cast iron surround with star-shaped bosses remains.



Plate 9: First floor partition and Victorian fireplace surround in No 13, looking northeast, 1m scale

6.15 The partition between the bedroom and bathroom in No 11 is likely to be modern. The original wall was perhaps removed to make room for the later bathroom on the other side, as it is slightly larger than the corresponding space in No 13.



Plate 10: First floor, front bedroom of No 11 showing reconfigured fireplace with modern partition to the left, looking northeast, 1m scale

6.16 The first floor ceiling height is generally low in earlier Victorian houses, whereas in these cottages the ceilings are of moderate height and more in style with the later Victorian cottages, which has enabled the large windows to match those on ground floor (Powell 2003, 77). Although some of the original roof structure still remains above No 11 (purlins and occasional rafter and laths) it has been re-roofed in the 20th century and horizontal timbers have been added to the first floor ceiling, on which struts form extra support to the ridge timber (Plate 11). The flat ceiling in No

11 is likely to have been replaced compared to No 13 where the ceiling has a significant canopy-like bow.



Plate 11: Roof structure, looking east

7.0 Constraints

- 7.1 There are no Scheduled Monuments, Registered Battlefields or Registered Parks and Gardens within the study area.
- 7.2 The site lies within Bolton-by-Bowland Conservation Area, which was designated in July 1974 and the extent of which is shown on Figure 2: Lancashire County Archaeology Service entries outside the ancient and post medieval settlement with site outlined in red. Figure also show Lancashire historic landscape character types for the area. For LHER within the settlement see Figure 3. The proposed development is mostly sheltered from view from the nearby Listed Buildings. However, it would be in view from the adjacent village green (Plate 12). It is unknown what design and material the proposed development is intending to use and therefore it is unknown what implications these may have upon the overall Conservation Area. External alterations are expected to be limited and restricted to the rear of the building however, limiting their exposure to the surrounding area and as such the potential impacts upon the Conservation Area are expected to be neutral, as the rear lean to and extension do not contribute to the significance of the listed buildings or the Conservation Area. A proposal in keeping with the local fabric and built form would limit any adverse impacts.
- 7.3 The delegated report for the previous planning application also raised concerns about the impact upon views from the adjacent green to the church as a result of proposed extensions, although as Plate 12 shows, the view is obscured more by tall conifers than by outbuildings to the rear of the properties. The two storey extension to the rear of No 7 is also likely to further obscure these views.



Plate 12: View of No 13 from the edge of the village green, looking west, 1m scale

7.4 Numbers 11 and 13 are part of a row cottages which are Grade II Listed, and there are 26 other Listed Buildings in the vicinity, most of which are situated too far from the site to be impacted upon or share any intervisibility. The visibility and full view of the row of cottages (No 5, 7, 9, 11 and 13) is restricted to the north due to post-medieval to modern extensions of the neighbouring cottages and vegetation in the associated gardens. A modern extension and conservatory on No 9 and a large two storey extension on No 7 blocks any view from the west.



Plate 13: Limited view towards the site from the graveyard wall, looking southeast, with modern conservatory to rear of No 9 in centre and two storey rear extension to No 7 to right

7.5 The closest Listed Building to the site is the Grade I Listed Church of St Peter and St Paul (Site 2). It is situated 30m northeast of the cottages. There are limited views of No 11 from the associated graveyard wall, and no view from the steps fronting Gisburn Road, both of which are also listed assets (Plate 13). The cottage gardens are positioned on a bank, sloping away from the graveyard

wall and the cottages are situated below this, shielding any direct view of No 11 and No 13 from the church. The views from the church are further limited and obscured by vegetation and neighbouring extensions, particularly the large extension to the rear of No 7 (Plate 14).

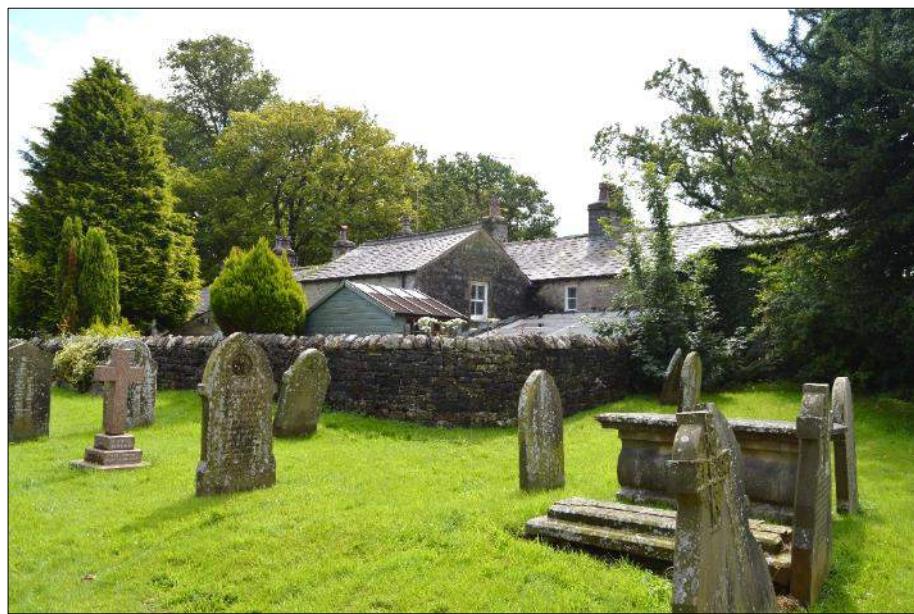


Plate 14: View towards the site from the Church of St Peter and St Paul, looking southeast. Note the two storey extension to the rear of No 7

- 7.6 On the opposite side of Gisburn Road is a pair of Listed gate piers associated with the former Bolton Hall (Site 38). Although these lie directly opposite of the site, any external works will be to the rear of Nos 11 and 13. Mature conifers and hedges to the rear of the property shelters almost any view of the cottages from the north and the Listed Old Courthouse which is situated c.90m to the northeast (Site 13).
- 7.7 The setting, significance or character of these nearby Listed Buildings will therefore not be adversely affected by the proposed development.

8.0 Discussion and Conclusions

- 8.1 The significance of Nos 11 and 13 Gisburn Road stems from its evidential and historic value. '*Evidential value derives from the potential of a place to yield evidence about past human activity*' (EH 2008, 28). There is no aesthetic or communal value.
- 8.2 Nos 11 and 13 are one of a number of Listed post-medieval buildings within the Conservation Area of the village. Their construction follows the regional type of a two storey structure built with local watershot, square cut, rubble walls with slate roof and stone surrounds.
- 8.3 Although the ground floor plan of No 11 appears to have been retained, the internal historic fabric within appears to have been replaced sometime during the 20th century. The evidential value of the cottage lies primarily in the extant stone elevations with their fenestration, original ceiling and roof joists and any remaining roof timbers of the original structure (little of which appear to remain above No 11), which provide evidence of the building techniques used during the early 19th century in rural Lancashire (or the West Riding of Yorkshire until 1974, when it was transferred into the Ribble Valley district administration). The former proposal to block up a

window in the modern partition wall on the ground floor and to block up the opening between the cottages in the dividing wall, does not diminish the evidential or historical value but would rather reinstate and reinforce the original view and plan of the cottage(s) as separate dwellings, akin to the remaining three cottages in this row of five.

- 8.4 The partition on the first floor of No 11 is of modern construct, as is the bathroom, but the original plan is otherwise intact, retaining the two room layout. As the existing partition is modern, its removal would not result in any harm to the historic fabric, but any proposals should seek to retain and/or reinstate the original plan form as much as feasible.
- 8.5 The extension to the rear of No 11 is a later addition and has no evidential value, and the removal of such would not harm the significance of No 11 or the wider row of Listed cottages. Likewise, a modern extension in materials sympathetic to the local vernacular, and of similar scale and massing to the existing rear extension would not represent a significant adverse effect on the value of the asset, given the presence of a conservatory at the rear of No 9 in the row, which is certainly not in keeping with the local architectural traditions (Plate 13).
- 8.6 The client's former proposals were to enlarge a rear door and window into one opening to facilitate access to a rear extension. Such a proposal would result in some limited loss of the historic fabric, but a proposal that maintains these two openings in their current form would be preferable to reduce the loss of historic fabric.
- 8.7 The evidential value of No 13 lies in the extant stone elevations with fenestration, the internal partitions, original ceiling and roof joists and any remaining roof timbers of the original structure (it is currently unknown if any are extant due to a lack of access), which, like the adjacent No 11, demonstrates the building techniques and craftsmanship used in the construction of these vernacular buildings. The original proposals were to block up the existing ground floor opening on the partition wall and reinstate the original opening. This would be welcome, as long as proper care is taken to infill the existing doorway in an appropriate manner and to preserve the rest of the wattle and daub wall, which may need substantial repairs, based on the recommendations of an appropriately qualified specialist contractor. Re-use of the existing door, which appears to be original, would further enhance this building alteration.
- 8.8 Likewise, the doors and fireplace surround on the first floor are of evidential value and add character to the cottage. The partition on the upper floor is also original and proposals should seek to retain this partition.
- 8.9 The small outbuilding to the rear of No 13 and the garden wall is of local significance and appears to have been extant since at least the later 19th century, whereas the later covered yard is more recent and of negligible significance. As such, its loss would not represent significant adverse harm. Proposals that seek to maintain some or all of this outbuilding in a rearwards extension would be preferable, as the removal of the outbuilding would result in some loss of historic fabric. As with No 11, any rear extensions should also seek to keep the scale and massing to a minimum and use materials in keeping with the local aesthetic. Again, any proposals should seek to retain the existing rear openings to a proposed extension in order to limit loss of historic fabric.
- 8.10 The reinstatement of the original form of these cottages, into two separate dwellings, is considered to enhance the appearance of the row of cottages, and will mirror the current state of Nos 5, 7 and 9 Gisburn Road. The amendments to the rear of the properties represent an opportunity to enhance the current lean to, covered shelter and extension, with structures which contribute positively to the setting of the Conservation Area and the views of the Grade I Listed Church of St Peter and St Paul.

8.11 There is no evidence of prehistoric or Roman activity in the area and there is limited evidence of medieval activity. Post-medieval and later activity is generally represented by extant and former buildings shown on historic mapping. There have been few archaeological interventions in the area, but based on the available evidence it is likely that any groundworks for the proposed development would have a negligible impact upon the archaeological resource.

9.0 Acknowledgements

9.1 Allen Archaeology Limited would like to thank Mr Steve Cresswell for this commission.

10.0 References

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MAPS

Ordnance Survey map 1892-1894. (www.promap.co.uk)

Appendix 1: List of LHER entries within a 1km search area

Site No	Mon ID	Grade	Easting	Northing	Summary	Period
1	PRN1098-MLA1098		378530	448400	Bolton Hall, Bolton Park, off Gisburn Road. Rebuilt in 1806, but with possible 14th century remains; demolished in the 1950s.	Medieval to Post-medieval
2	PRN295-MLA295, 1362287; PRN17653-MLA17615, 1309300; PRN17654-MLA17616, 1072202	I, II and II	378650	449389	Church of St Peter and St Paul. Church, mid-15th century (nave and tower said to be completed 1466 or -67) with some earlier remains and with early 16th century chapel. Restored 1885/6 when the nave roof was renewed to a design by Paley and Austin. Listed late 18th century sundial base situated in the southwest corner of the churchyard. Listed wall, steps and gate piers south of the church, probably 19th century date	Medieval to Post-medieval
3	PRN299-MLA299, 1163307	II	378160	448893	Cross base in sandstone with stone plinth 1.2m square with central socket, similar to other cross bases in the area. Probably Medieval in date	Medieval
4	PRN301-MLA301, 1362311	II	378518	448673	Wybersey Hill, Bolton by Bowland. Cross base on east side of drive to Bolton Hall, approx. 680 metres south of church. Probably Medieval, sandstone.	Medieval
5	PRN298-MLA298, 1163351	II	378545	449405	Village Green. Cross shaft and base, possibly Medieval.	Medieval
6	PRN31806-MLA28367		378100	448800	Findspot of a handmade iron nail of possible medieval to post-medieval date	Medieval to Post-medieval
7	PRN17665-MLA17627, 1072209	II	378457	449386	Nos 9 and 11, Main Street. Altered houses of late 17th century date. Slobbered rubble with blue slate roof, two storeys, chamfered mullioned windows and doorway surround with Tudor-arch to No 11 and modern windows to No 9.	Post-medieval

Site No	Mon ID	Grade	Easting	Northing	Summary	Period
8	PRN17679-MLA17641, 1072174 and PRN10100-MLA10100	II	378815	449890	Fox Ghyll (previously Fox Gill) is a 17th century house in coursed sandstone rubble with slate roof, two storeys, chamfered doorway with Tudor-arched head, stone gutter corbels, 18th century fireplace from Bolton hall. 20th century porch and rear extension. Possibly related well shown on OS 1853 mapping.	Post-medieval
9	PRN17651-MLA17613, 1072208	II	378217	449454	Howgills, Holden Road. Barn converted into a house (July 1983). Sandstone rubble with roof of cedar shingles. One storey with crucks, possibly of 17th to 18th century date with modern additions	Post-medieval
10	PRN36746-MLA33344		378004	449959	Chadwick's Farm, Settle Road. Combination barn, built c.1700 with central threshing barn and converted to residential use in 2012. One and a half storey in local sandstone rubble with quoins. Original slate roof replaced by asbestos sheets, 20 th century porch and lean-to	Post-medieval
11	PRN17668-MLA17630, 1163227	II	378445	449351	No. 4 (Primrose Cottage) and No. 6, Main Street. Pair of houses, formerly one, 1716. Slobbered rubble with stone slate roof, two storeys, mullioned windows some chamfered jambs.	Post-medieval
12	PRN17659-MLA17621, 1072204	II	378583	449443	No 5 and No 7 Fernside, Hellifield Rd. Early 18th century house in slobbered waterhot rubble with stone slate roof, chamfered and mullioned windows with glazing bars, partly blocked doorway is now a window.	Post-medieval
13	PRN17658-MLA17620, 1163189	II	378780	449425	Old Courthouse, The Green. House, 1859 with earlier remains (1704?). Limestone rubble with sandstone dressings, slate roof, two to three storeys with furrowed	Post-medieval

Site No	Mon ID	Grade	Easting	Northing	Summary	Period
					quoins. 17th century mullioned window right of the porch. Windows with chamfered stone surrounds, string course between floors	
14	PRN17660-MLA17622, 1072205	II	378657	449472	Nos 13 and 15, Hellifield Road. Pair of mid-18th century houses in coursed sandstone rubble with slate roof, two storeys. Original windows with chamfered surrounds and square mullions.	Post-medieval
15	PRN17671-MLA17633, 1072168	II	378482	449364	No. 14, Main Street. Probably late 18th century house, formerly two, made with slobbered watershot rubble with slate roof. Two storeys, two bays and end stacks. Windows with modern glazing bars, former door made into a window	Post-medieval
16	PRN17672-MLA17634, 1362308	II	378527	449362	The Coach and Horses Public House, Main Street. Public house, late 18th century in squared watershot limestone with hipped slate roof, two storeys and three bays with chamfered quoins, plain stone surrounds to windows and door	Post-medieval
17	PRN17652-MLA17614, 1163144	II	378615	449375	Church Gates No.5, Gisburn Road. House, probably late 18th century, partly re-fronted mid to late 19th century. Punched sandstone ashlar with slate roof. Two storeys, five bay, double piled plan. Façade with string course. Single storey porch with chamfered surrounds and Tudor-arched head with hood. Plain stone surrounds to some windows others mullioned and transomed	Post-medieval
18	PRN25472-MLA24829		378528	449485	Middle Barn, Cross Hill. Rubble built barn, originally cruck-framed, possibly of 18th century date. Re-roofed and extended with a lean-to	Post-medieval

Site No	Mon ID	Grade	Easting	Northing	Summary	Period
					shippon in the late 19th century. Would have served as threshing barn, hay barn and cattle shed. Converted to residential use in 2004.	
19	PRN35126-MLA31340		377800	449200	Copy Nook Carding Mill. Water-powered carding and spinning mill extant in 1795; location uncertain, does not show on OS six inch map, 1850; possibly near Lower Copy Nook Farm.	Post-medieval
20	PRN33414-MLA30144		378230	449463	Howgills, Bolton by Bowland. A farmhouse built in the early-mid 19th century, or earlier, and extended in the late 19th century with modern additions such as windows, doors, fireplaces and roof timbers. Built in stone with slate roof, two storeys with single storey extension.	Post-medieval
21	PRN17655-MLA17617, 1163166	II	378695	449375	Nos.5, 7, 9, 11 and 13, Gisburn Road. Row of houses, early 19th century date with squared watershot limestone and slate roof, two storeys, windows to front with plain stone surrounds and square mullion.	Post-medieval
22	PRN17673-MLA17635, 1072169	II	378005	449930	Chadwick's Farmhouse, Settle Road. Early 19th century farmhouse in squared coursed sandstone with slate roof. Two storeys, double piled plan. Tripartite windows with plain stone surrounds and mullions.	Post-medieval
23	PRN10034-MLA10034, 1163214	II	378380	449324	Skirden's Bridge, Main Street. Bridge over Skirden Beck of probably early 19th century date. Single segmental arch in sandstone ashlar with string course, end piers and solid parapet and coping	Post-medieval
24	PRN17666-MLA17628, 1309254	II	378514	449388	No. 21 and barn adjoining to east, Main Street. House and barn, 1835. House and barn form a symmetrical composition in a vernacular	Post-medieval

Site No	Mon ID	Grade	Easting	Northing	Summary	Period
					style. Coursed watershot limestone with sandstone dressings and stone slate roof, two storeys. Chamfered stone surrounds and hoods to windows. Tudor-arched head and hood to door stone surround. Barn to the right has a wide entrance with chamfered stone surround, Tudor-arched head and hood.	
25	PRN17656-MLA17618, 1163179	II	378595	449315	The Old Rectory, Gisburn Road. House, formerly rectory, c.1840. Rendered rubble with hipped slate roof, two storeys. South façade flanked by pilaster strips and overhanging eaves. Gardens and possible barn shown on OS 1850 mapping.	Post-medieval
26	PRN10039-MLA10039		378900	448500	Well noted in Park at Bolton Hall Farm, pre-1850	Post-medieval
27	PRN10036-MLA10036		378650	449500	Three wells shown on OS 1850 mapping. North of Yew Tree Farm	Post-medieval
28	PRN10035-MLA10035		378560	449440	Bolton by Bowland village centre. Pinfold and adjacent well shown on OS 1850 mapping	Post-medieval
29	PRN10038-MLA10038		378244	448889	Bolton Mill. Corn mill seen on first edition OS map, 1850	Post-medieval
30	PRN10033-LA10033		378600	449600	St John's of Jerusalem's Hill, place name on OS 1850 mapping.	Post-medieval
31	PRN10037-MLA10037		378610	449255	The Old Rectory, Bolton by Bowland. Well shown on OS 1850 mapping in the gardens south of the Rectory	Post-medieval
32	PRN10009-MLA10009		378746	450381	Eller Head, off Hellifield Road. Farmstead and well shown on OS first edition map, 1850	Post-medieval
33	PRN10109-MLA10109		379168	448567	Scott Laithe Delf, limestone quarry and lime kiln, pre-1853. Some ruins of the kiln survive.	Post-medieval

Site No	Mon ID	Grade	Easting	Northing	Summary	Period
34	PRN10101-MLA10101		378860	449686	Pepper Hills Hall. Shown on OS 1:10,560 mapping of 1853; noted on current OS mapping as Pepperhill Cottages.	Post-medieval
35	PRN10113-MLA10113		379060	449250	Cow House Hill, Scott Laithe Lane. Farmstead and well shown on OS 1:10,560 map of 1853.	Post-medieval
36	PRN10112-MLA10112		379130	448780	Fawcett's Plantation, Scott Laithe Lane. Well shown on OS 1:10,560 mapping of 1853	Post-medieval
37	PRN17667-MLA17629, 1072210	II	378525	449390	No. 23, Main Street, Bolton by Bowland. House, mid-19th century in coursed watershot limestone with sandstone dressings and hipped slated roof, one storey. Chamfered stone surrounds to windows and door.	Post-medieval
38	PRN17657-MLA17619, 1362288	II	378682	449343	Bolton Hall Drive, Gisburn Road. Two pairs of gate piers, possibly 19th century in an 18th century style.	Post-medieval
39	PRN37683-MLA34367		378621	448500	Bolton Park a 19th century landscape park, listed as Grade A in 1998 and recommended for inclusion in English Heritage's Register of Parks and Gardens.	Post-medieval
40	PRN10102-MLA10102, 1072203	II	378850	449392	Church of England Primary School and school house, 1874 by Paley and Austin. Limestone rubble with sandstone dressing and slate roof, school is single storey. Adjoining to the north is a 1906 addition with bellcote in similar style. The school house to the right has two storeys with hipped roofs, at the right is a cross-wing. Chamfered and transomed windows on ground floor, mullioned windows to ground floor. The earlier 'Bolton School (Endowed)' is shown on the OS 1:10,560 map, 1853.	Post-medieval

Site No	Mon ID	Grade	Easting	Northing	Summary	Period
41	PRN17669-MLA17631, 1072211	II	378454	449355	Nos 8 and 8a, Main Street. Part of a row of houses, late 19th century date. Limestone rubble with sandstone dressings and slate roof, two storeys, windows and door with stone surrounds	Post-medieval
42	PRN17670-MLA17632, 1362307	II	378471	449361	Nos 10 and 12, Main Street. Pair of houses, late 19th century, slobbered watershot rubble with slate roof, two storeys. Plain stone surrounds. Former agricultural building incorporated into the house.	Post-medieval
43	PRN9182-MLA9182		378300	448700	Wybersey Hill, Bolton Park, undefined cropmark shown on aerial photograph	Uncertain
44	PRN1528/M LA1528		378780	449720	Bolton by Bowland. Aerial photographic site.	Uncertain
45	PRN1529-MLA1529		378570	449350	Undefined cropmark shown on aerial photograph	Uncertain
46	PRN17682-MLA17644, 1072175	II	378541	449403	Stocks adjacent to the west of village cross, age uncertain. Sandstone with two grooved sides pieces holing modern wooden boards	Uncertain

Appendix 2: Listing Summary

List Entry Number: 1163166

Location: 5,7,9,11 AND 13, GISBURN ROAD

County: Lancashire

District: Ribble Valley

District Type: District Authority

Parish: Bolton-by-Bowland

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 20-Feb-1984

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 183203

Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List Entry Description

Summary of Building: Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation: Legacy Record - This information may be included in the List Entry Details.

History: Legacy Record - This information may be included in the List Entry Details.

Details: BOLTON-BY-BOWLAND GISBURN ROAD (north side)

SD 78 49

13/31 Nos. 5, 7, 9, 11 and 13 - GV II

Row of houses, early C19th. Squared watershot limestone with slate roof. 2 storeys. No. 5 is of 2 bays and has windows with plain stone surrounds with central square mullion, except for the left-hand first-floor window which has no mullion. No. 7 is of one bay having a window with glazing bars, plain reveals and central mullion. The 1st floor window is modern with cement reveals. The door, to the right, has a plain stone surround. No. 9 is of 2 bays, the windows being of 2 lights with central square-mullion and plain stone surround. The central doorway is covered by a stone porch. No. 11 is of one bay and has tripartite windows with glazing bars, plain stone surrounds and square mullions. The door, to the left, has a plain stone surround. No. 13 is of one bay, the 2-light windows having square mullions and plain stone surrounds. Chimneys on the gables of the row and between bays, except for No. 5, which has no central chimney.

Listing NGR: SD7868849372

Map

National Grid Reference: SD 78693 49374

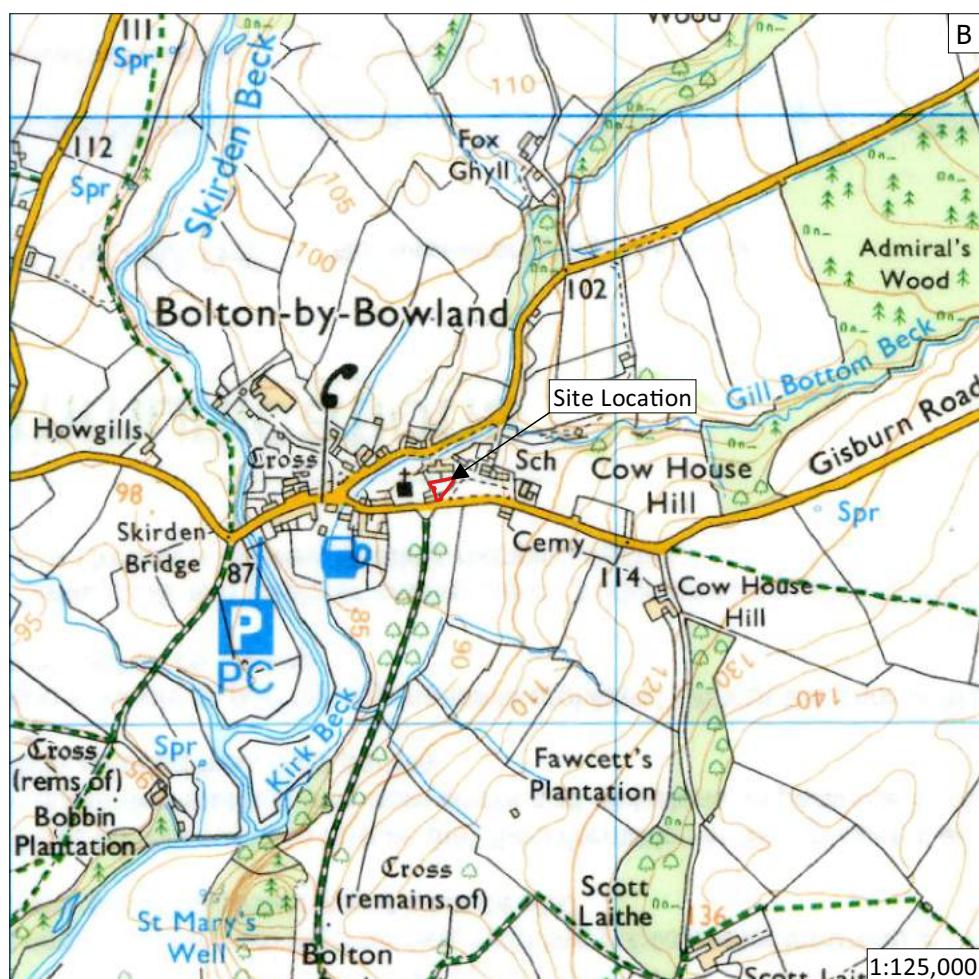
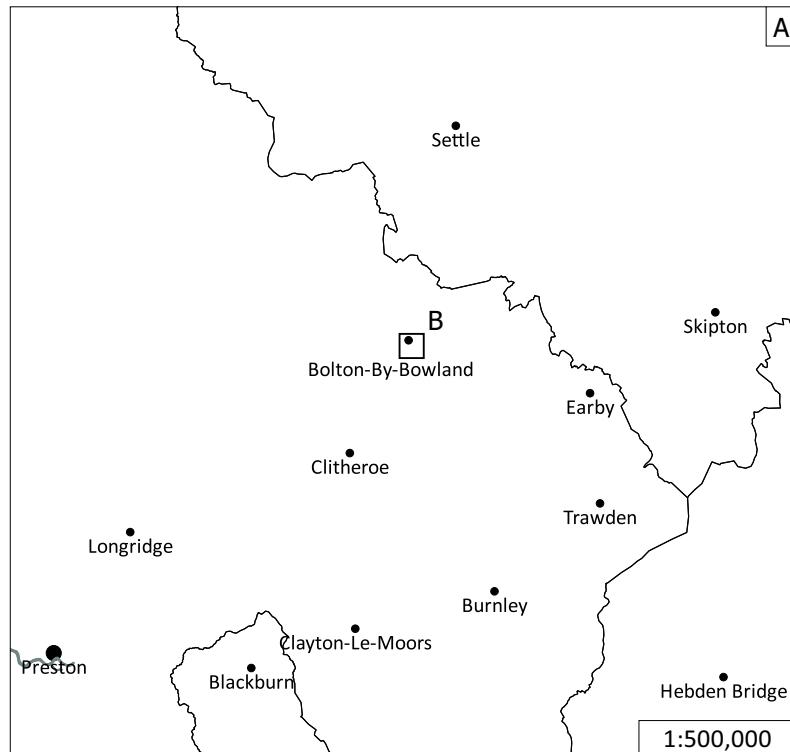
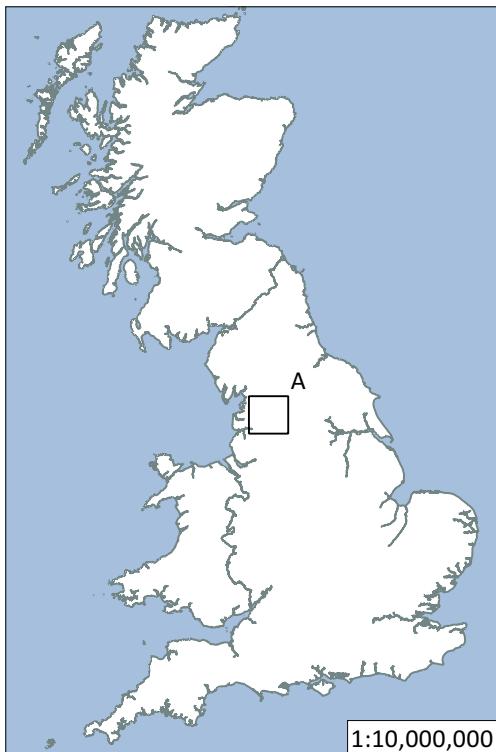
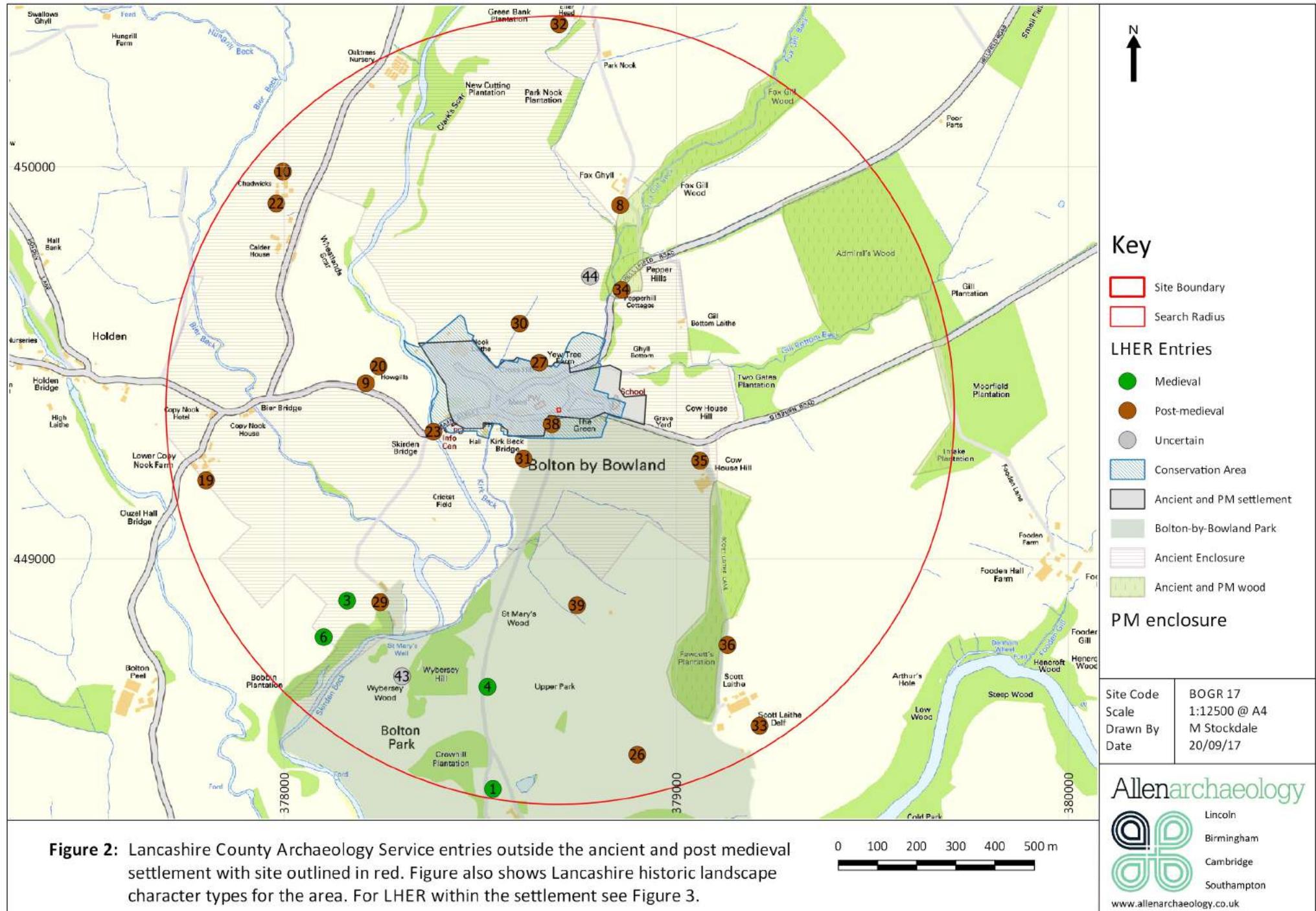
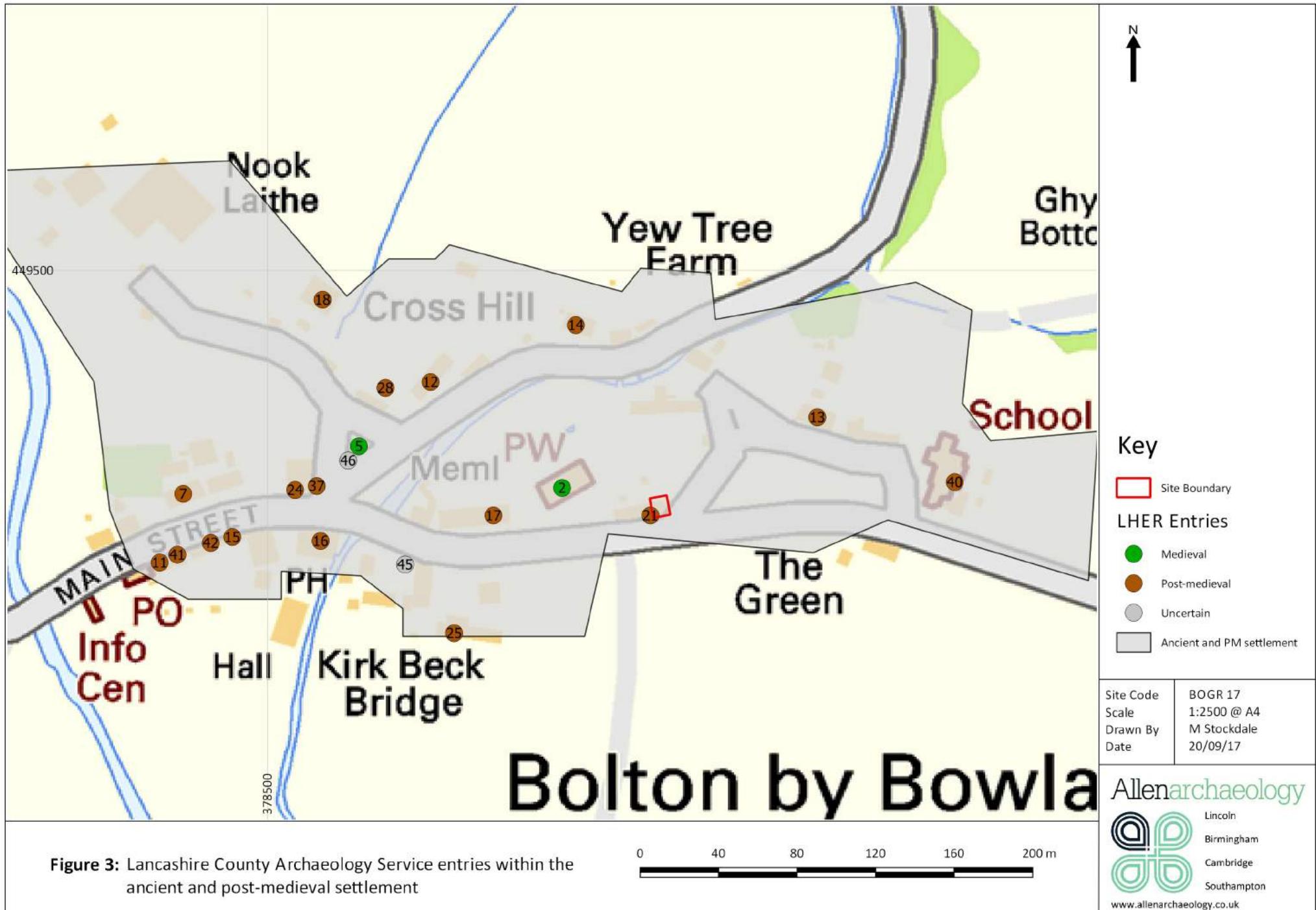


Figure 1: Site location outlined in red

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Site Code	BOGR17
Scale	1:10,000,000 1:500,000 1:125,000 @ A4
Drawn by	M Stockdale
Date	20/09/17





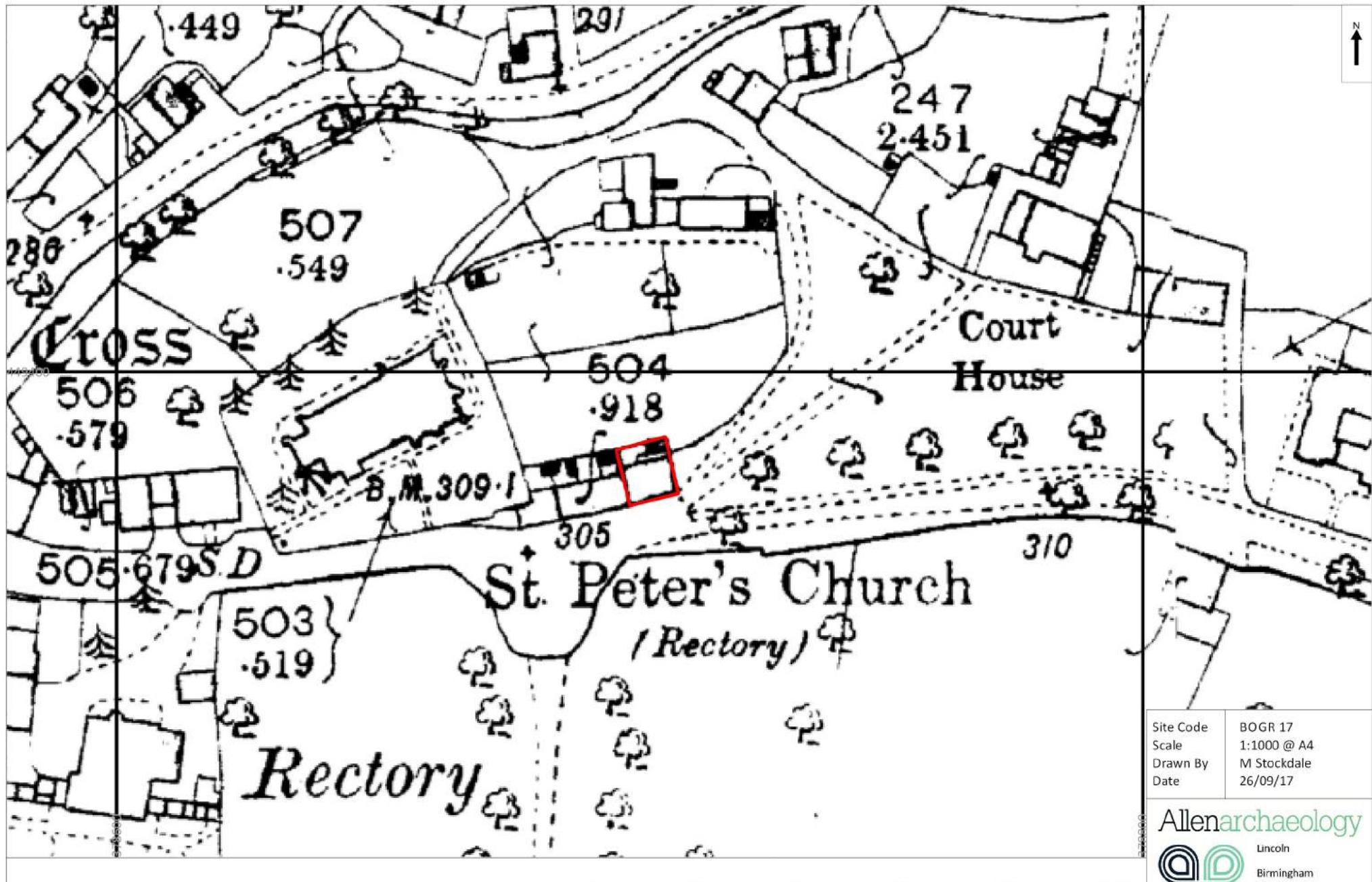


Figure 4: Extract of Ordnance Survey map of 1892-1894

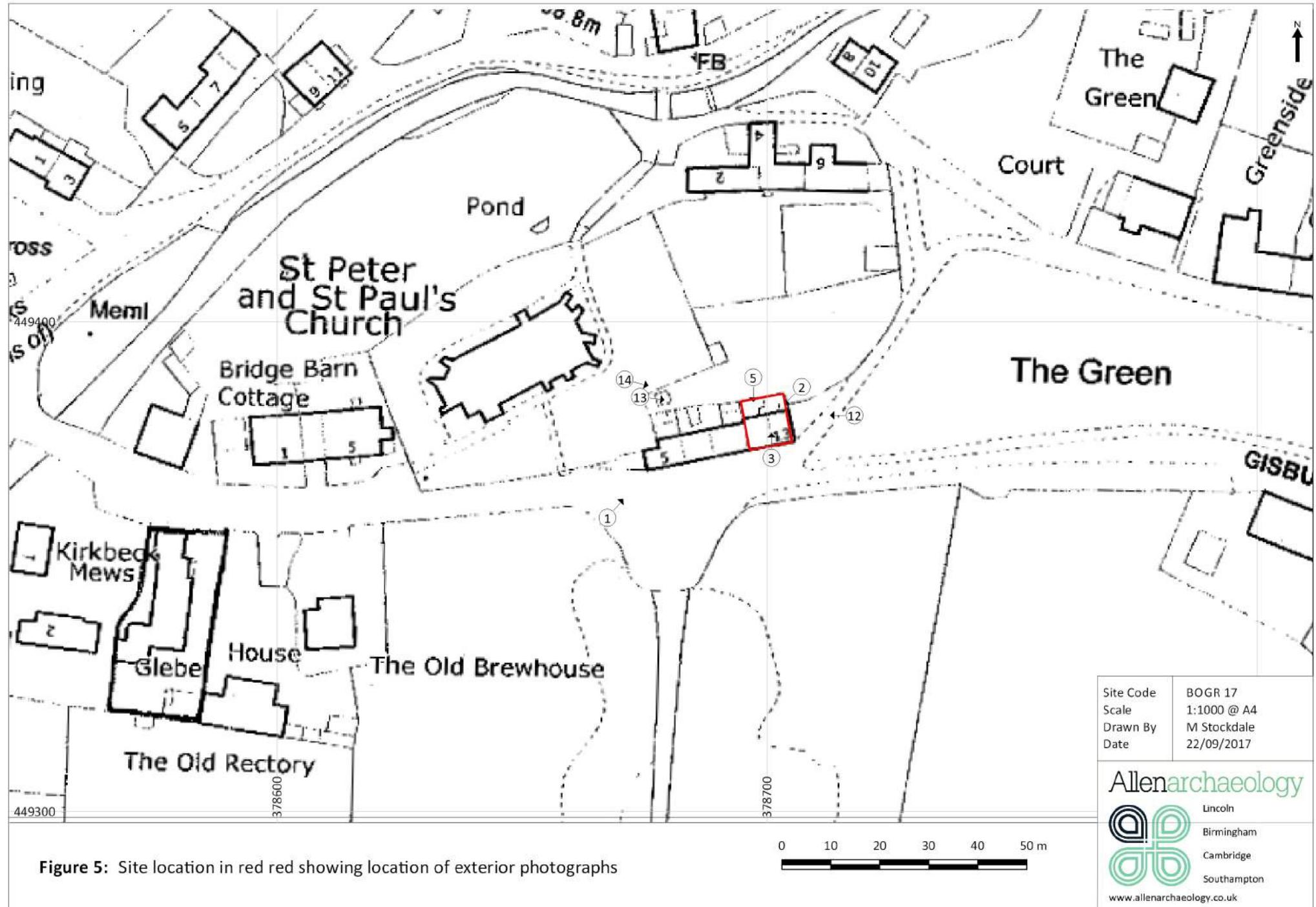


Figure 5: Site location in red showing location of exterior photographs



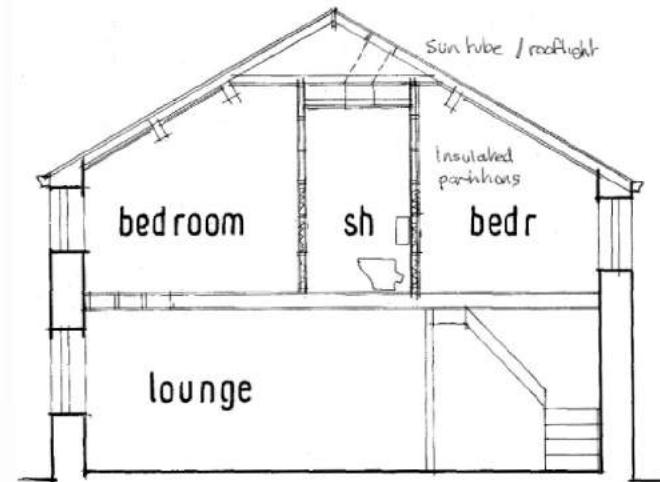
Figure 6: Ground floor and first floor plan showing location of selected interior photographs



Former proposed ground floor plan



Former proposed first floor plan



Former proposed section (not to scale)

Site Code	BOGR 17
Scale	1:150 @ A4
Drawn By	H Tesseyman
Date	26/09/17

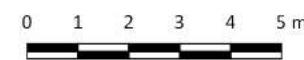


Figure 7: Former proposed plans and sections



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