

THE FORMER CLITHEROE HOSPITAL, CHATBURN ROAD, CLITHEROE:

WRITTEN SCHEME OF INVESTIGATION FOR HISTORIC BUILDING RECORDING

PLANNING REF (RIBBLE VALLEY BOROUGH COUNCIL): 3/2017/0616

1 Introduction

- 1.1 This written scheme of investigation (WSI) sets out the work proposed for the recording of the historic buildings at the former Clitheroe Hospital, as commissioned by McDermott Developments Ltd. The work is required by a condition of planning consent from Ribble Valley Borough Council (RVBC), for the demolition of existing buildings and construction of 60 dwellings and associated infrastructure.

2 Location

- 2.1 The site lies about 1km north-east of Clitheroe town centre, on the south-east side of the A671 Chatburn Road (NGR: SD 75459 43003). The site lies at approximately 95m above sea level and forms part of the town's urban fringe, with an industrial estate to the south-east, and the new Clitheroe Community Hospital to the north-east.
- 2.2 The former hospital contains a variety of buildings of different dates, but the two principal historic buildings form parallel, essentially rectangular ranges which face north-west. There are also a number of other smaller historic structures on the site.
- 2.3 The attached plan shows the locations of the historic buildings which will be recorded, and those modern buildings which will be excluded from the record.

3 Project context

- 3.1 A planning application by NHS Property Services Ltd & McDermott Developments Ltd has been approved with conditions by Ribble Valley Borough Council, for the "demolition of existing buildings and construction of 60 dwellings and associated infrastructure".
- 3.2 A heritage statement¹ was supplied by the applicants, which provides some detail on the site's history and development.
- 3.3 In their consultation response to the application, the Lancashire Archaeology Advisory Service raised a number of questions with the implication that permission should be withheld, but recommended that should the Council decide

¹ By WYG Planning and Environment, June 2017

to grant consent, they should do so on condition that a “Level 3 Record” (as defined by Historic England) should be created, albeit without extensive new documentary research.

- 3.4 The local planning authority has included such a condition (no. 33), in the draft approval:

No development shall take place until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological building recording and analysis. 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. The programme of recording should comprise a Level 3 record, as set out in 'Understanding Historic Buildings' (Historic England 2016). 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.

4 Archaeological and historical background

- 4.1 The former hospital originated as the Clitheroe and Union Workhouse, built between 1870 and 1873, and designed by Jonas J Bradshaw, and Leigh Hall, both of Bolton. It was built fronting Chatburn Road and was intended to accommodate 200 people, but a separate 36 bed hospital block, known as the infirmary, was completed to the rear, in 1874.
- 4.2 Following abolishment of workhouse legislation in the early 20th century, the site continued in use as a hospital until 2014, when it was replaced by the new Community Hospital built on the adjacent site. During the 130 years of hospital use the buildings were adapted and extended in many ways, both externally and internally, but the two principal blocks retain an obvious historic character.

5 Aims of the project

- 5.1 The proposed development will involve demolition of all historic buildings on the site. The aim of the project is to identify, interpret and record significant evidence relating to their historic character and development, and place this in the public domain by deposition with the Lancashire Historic Environment Record and Lancashire Archives.

6 Statement of recording standards

- 6.1 All work which forms part of this project will be undertaken in accordance with the relevant Standards and Guidance issued by the Chartered Institute for Archaeologists.

7 Methodology

- 7.1 The following methodology conforms with the Level 3 record, as currently defined by Historic England².
- 7.2 Recording will be carried out with the buildings as found. It should be noted that the majority of windows have been boarded up for safety and security, and that internally the buildings have suffered vandalism. There may also be a small number of areas where asbestos contamination prevents access.
- 7.3 Recording will include drawn, photographic and written media. Limited historical research will also be carried out.
- 7.4 The drawn record will comprise ground and first floor plans of all historic buildings at the site, at 1:100 scale, showing all features of interest, such as blocked openings and significant, historic fixtures and fittings. The plans will be based on existing NHS “fire plan” drawings, but will be checked and enhanced where necessary, and conventions used will be those specified by Historic England.
- 7.5 A photographic record will be made, to comprise general photographs of the site, and of the exteriors and interiors of all the historic buildings. Detailed photographs will also be taken of any structural and decorative features that are relevant to the buildings’ design, development and use, and which are not adequately recorded on the general photographs. Such detailed photographs will be taken at medium to close range and framed in such a way as to ensure that the element being photographed clearly constitutes the principal feature of the photograph.
- 7.6 Detailed photographs will contain an appropriately positioned graduated photographic scale (not measuring tapes or surveying staffs). A graduated ranging-rod, discretely positioned, will be included in a selection of general shots, sufficient independently to establish the scale of all elements of the buildings and their structures. The size, graduations, and any other relevant data relating to the scales and ranging-rods so utilised will be specifically noted in the methodology section of the written report.
- 7.7 Photographs will be taken using a digital camera with a resolution of 12 mega pixels, using RAW format files for image capture and converted to 8 bit TIFF files for archive purposes. Prints will be produced for the archive at approximately 5 x 7”.

² Historic England 2016 *Understanding Historic Buildings*

- 7.8 A desk-based study of the site will take place. This will use the existing heritage statement as a starting point, but limited additional research will also be carried out, to examine historic maps and any other readily available documents which relate to the buildings. An effort will be made to identify, locate and if possible reproduce the original architectural drawings for the site.

8 Timetable

- 8.1 The site work is expected to take place during November and December 2017.

9 Report preparation

- 9.1 Following site work, a report on the recording will be produced. It will be illustrated appropriately, with location maps, extracts from historic maps, copies of the survey drawings, and selected photographs. Copies will be supplied to Ribble Valley Borough Council, the client, and the Lancashire County Historic Environment Record. It is also anticipated that it will be published on the internet via the OASIS project.

10 Archive deposition

- 10.1 The project archive (including a copy of the report) will be submitted to Lancashire Archives. Photographic data will be uploaded to two separate servers.

11 Personnel

- 11.1 All work will be undertaken personally by Stephen Haigh MA, a buildings archaeologist with many years experience of investigating and recording historic buildings in Lancashire and elsewhere. He reserves the right to seek amendments to this project design where dictated by professional judgement or health and safety considerations for example, but any significant changes will be agreed with the planning authority as appropriate.

© Stephen Haigh, 29 November 2017
(Revised to include location plan)

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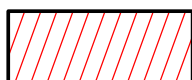
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CHATBURN ROAD

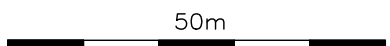
FORMER HOSPITAL



historic buildings to be recorded



modern buildings to be excluded from record



FORMER CLITHEROE HOSPITAL
CHATBURN ROAD
CLITHEROE, LANCASHIRE
(NGR: SD 75459 43003):
WRITTEN SCHEME OF INVESTIGATION

LOCATIONS OF BUILDINGS
TO BE RECORDED

SCALE: 1:1000 (at A4)

DATE: NOVEMBER 2017

STEPHEN HAIGH
Buildings Archaeologist