



**PERSIMMON HOMES AND CHARLES CHURCH LANCASHIRE
LAND AT HAWTHORNE PLACE,
CLITHEROE,
LANCASHIRE**

HERITAGE STATEMENT

September 2019

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SUMMARY

Wardell Armstrong LLP (WA) was commissioned by Persimmon Homes and Charles Church Lancashire to prepare a Heritage Statement of land at Hawthorne Place, Clitheroe (centred on NGR SD 74377 42540), in advance of a planning application for the proposed redevelopment of the site for residential purposes. This work comprised the consultation of sources relating to the area's development and a site visit and aims to show the impact on the heritage significance of upstanding heritage assets within the 250m study area.

The site is located c 0.7 miles to the north-west of the centre of Clitheroe, at the northern end of Hawthorne Place. It is framed to the east by properties along Park Avenue, to the west by properties along Ribblesdale Avenue and arable fields to the north.

There are no listed buildings, scheduled monuments or otherwise statutorily designated heritage assets within the site or the 250m study area. Three heritage assets of local significance (Asset 1-3) were recorded in the Lancashire Historic Environment Record outside the site boundary, but within the 250m study area. A further three historic boundaries were noted through the assessment of cartographic evidence (Assets 4-6).

Cartographic evidence shows that only a low number of historic hedgerows are still existent within the area, with only remnants of a historic hedgerow within the site (Asset 4). The proposed development site appears to have remained in the agricultural hinterland of Clitheroe since the medieval period, with no known structures ever existing within the site boundary. However, there is a potential for earlier activity cannot be ruled out. There has not been any below ground archaeological intervention in close proximity to the site, to prove the condition of possible archaeological remains. There is therefore the potential for further, thus far unknown, below ground archaeology, to survive.

ACKNOWLEDGEMENTS

Wardell Armstrong LLP (WA) thanks Persimmon Homes and Charles Church Lancashire for commissioning the project and for all assistance throughout the work.

The site visit and documentary research was undertaken by Ariane Buschmann.

The report was written by Ariane Buschmann and the figures were produced by Helen Phillips. Frank Giecco managed the project and Cat Peters edited the report.

1 INTRODUCTION

1.1 Circumstances of Project

1.1.1 Wardell Armstrong LLP (WA) was commissioned by Persimmon Homes and Charles Church Lancashire to prepare a Heritage Statement of land at Hawthorne Place, Clitheroe (centred on NGR SD 74377 42540; Figure 1). This assessment was required as part of a planning application of a proposed redevelopment of the site for residential purposes.

1.2 The Purpose of the Heritage Statement

1.2.1 This Heritage Statement is designed to show the impact on the heritage significance of heritage assets within a 250m radius of the proposed development area, and hereafter referred to as the study area.

1.2.2 The Heritage Statement seeks to address in detail the issues of impacts on heritage significance and to do this it both seeks to understand the significance of the assets before evaluating the impact of the development proposals upon them.

1.3 Planning Policy and Legislative Framework

1.3.1 National planning policies on the conservation of the historic environment are set out in the *National Planning Policy Framework* (NPPF), which was updated by the Ministry of Housing, Communities and Local Government in June 2019 (MHCLG 2019). This is supported by *Planning Practice Guidance* (PPG) which was published in March 2014.

1.3.2 The NPPF draws a distinction between designated heritage assets and other remains considered to be of lesser significance. With regard to designated heritage assets, '*great weight should be given to the asset's conservation*'. The more important the asset, the greater the weight should be; substantial harm to or loss of a Grade II Listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, including scheduled monuments, protected wreck sites, battlefields, Grade I and II* Listed Buildings and Grade I and II* Registered Parks and Gardens and World Heritage Sites, should be wholly exceptional (NPPF, para 194). Therefore, preservation in-situ is the preferred course in relation for such sites unless exceptional circumstances exist.

1.3.3 The NPPF advises that local planning authorities should look for opportunities for new development within Conservation Areas and within the setting of heritage assets in order to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the

significance of the asset should be treated favourably (NPPF, para 202).

1.4 Local Planning Policies

1.4.1 The Core Strategy 2008-2028: A Local Plan for Ribble Valley was adopted by the Ribble Valley Borough Council in 2014. The relevant policy for cultural heritage and archaeology is EN5: Heritage Assets.

1.4.2 The policy states that: *'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 for their heritage value; their important contribution to local character, distinctiveness and sense of place; and to wider social, cultural and environmental benefits.'*

1.4.3 *This will be achieved through:*

- *Recognising that the best way of ensuring the long term protection of heritage assets is to ensure a viable use that optimises opportunities for sustaining and enhancing its significance.*
- *Keeping Conservation Area Appraisals under review to 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 asset or their setting through 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.*
- *The consideration of Article 4 Directions to restrict permitted development rights where the exercise of such rights would harm the historic environment'* (Ribble Valley Borough Council 2014).

2 METHODOLOGY

2.1 Introduction

2.1.1 The preparation of this Heritage Statement has been undertaken in accordance with guidance recommended by Historic England and prepared by Bassetlaw District Council (2011). Note is also taken of Historic England guidance on understanding place (2017) and on the setting of heritage assets (2015).

2.1.2 The data underlying the Heritage Statement was gathered through desk-based study of documentary sources and via a site visit. The impact of the development on the non-designated heritage assets within a 250m search radius was assessed using a series of standard tables (*confer* Appendix 1).

2.2 Documentary Sources

2.2.1 Primary and secondary sources were used to provide the background to the historical character of the study area. Much of the information in this Heritage Statement was derived from the results of previous archaeological investigations in the area, and from internet sources.

2.2.2 Historic England's guidance on historic area assessments, conservation areas and heritage asset setting was used to establish the compliance of the development scheme proposals with best practice planning guidance.

2.3 Site Visit

2.3.1 The site and its environs were visited on Thursday 26th September 2019.

2.3.2 The site visit aimed to:

- identify any as yet unknown features within the proposed development site;
- identify whether any known features identified during the research are still present within the proposed development site boundaries;
- consider the impact of the proposed development on the heritage significance of the heritage assets within a 250m radius.

2.4 Impact Assessment Tables

2.4.1 The assessment of the impact of development proposals is undertaken using a series of heritage impact tables (Appendix 1). These tables use standard assessment methods as used by Government agencies, as for example those used in the Highway Agency's *Design Manual for Roads and Bridges* (2007). These tables first establish the

significance of the heritage asset against set criteria, secondly they estimate the magnitude of impact and, taking the results of these two together, allow a calculation of impact on overall heritage significance.

2.5 Heritage Statement

2.5.1 For the purposes of this report, the term '*site*' is used to refer to the area within the proposed development site boundaries (Figure 2) and the term '*study area*' is used for the wider 250m radial contextual area surrounding the site (Figure 3).

2.5.2 Several sources of information were consulted, in accordance with professional guidelines (ClfA 2014). A search of online resources was undertaken in order to identify any designated sites such as scheduled monuments, listed buildings and conservation areas, around the proposed development area. This was done in order to help assess the possible impact of the proposed development on archaeologically sensitive areas. The principal sources of information were historical maps and secondary sources.

2.5.3 **National Heritage List:** the online database of all designated assets (scheduled monuments, listed buildings, registered parks and gardens, battlefields etc.), maintained by Historic England (NHL 2019), was searched for the 250m study area, and the results detailed in Appendix 2 and illustrated in Figure 3.

2.5.4 **Lancashire Archive:** the archive was visited on the 26th September, with primary and secondary sources being consulted for information relevant to the site's assessment.

2.5.5 **PastScape:** the online database of all non-designated assets, maintained by Historic England (PastScape 2019), was searched for the 250m study area, and the results have been included in Appendix 2 and illustrated in Figure 3.

2.5.6 **Wardell Armstrong LLP:** various publications and unpublished reports on excavations and other work in the region are held within the Wardell Armstrong library and these were examined and are referenced as appropriate.

2.5.7 **Websites:** various websites were checked for information relevant to the site's assessment, including Google Earth™, the British Geological Survey, and the Archaeological Data Service. These are listed, as appropriate, in the bibliography.

2.6 Reporting

2.6.1 A digital copy of the report will be deposited with the Carlisle Archive, where viewing will be made available on request.

2.6.2 Wardell Armstrong support the **Online Access** to the **Index** of archaeological investigations (**OASIS**) project. This project aims to provide an online index and access to the extensive and expanding body of grey literature created as a result of developer-funded archaeological work. As a result, details of the results of this study will be made available by Wardell Armstrong, as a part of this national scheme, under the code: **wardella2-368332**.

2.7 Glossary

2.7.1 The following standard terms are used throughout the report:

- Designation – the process that acknowledges the significance of a heritage asset and thus advances its level of consideration/protection within the planning process. Designated assets can either be statutory, like listed buildings, or non-statutory such as registered parks and gardens or conservation areas.
- Heritage Asset – a building, monument, site, place, area or defined landscape positively identified as having a degree of heritage significance that merits consideration in planning decisions.
- Mitigation – action taken to reduce potential adverse impacts on the heritage significance of a place.
- Setting – the surroundings in which a heritage asset is experienced. The extent is not fixed and will vary according to the historic character of the asset and the evolution of its surroundings.
- Significance – the value of a heritage asset to present and future generations attributable of its heritage interest. That interest may be archaeological, architectural, artistic or historic (including historical associations).

3 DESCRIPTION

3.1 Location and Geology

- 3.1.1 The site is located c 0.7 miles to the north-west of the centre of Clitheroe, at the northern end of Hawthorne Place. It is framed to the east by properties along Park Avenue, to the west by properties along Ribblesdale Avenue and arable fields to the north.
- 3.1.2 The sedimentary bedrock in the vicinity consists of predominantly mudstone of the Clitheroe Limestone Formation and Hodder Mudstone Formation, a sedimentary bedrock formed approximately 337 to 347 million years ago in the Carboniferous Period (BGS 2019). The superficial deposit comprises diamicton from the Devensian Till, a deposit formed up to 2 million years ago in the Quaternary Period (BGS 2019).
- 3.1.3 The wider area of the Lower Ribble Valley was focus of an extensive assessment in the course of the works associated with the *Aggregate Extraction and the Geoarchaeological Heritage of the Ribble Valley and Kirkham Moraine* undertaken by Oxford Archaeology North in 2007 (Oxford Archaeology North 2008). This included a desk-based assessment (HER ELA1375), core sampling (HER ELA1377) and field walking (HER ELA1376) throughout the area, but no detailed information could be gleaned for the proposed development. The Historic Landscape Characterisation defines this area as Post-Medieval Enclosure, with the site being surrounded by a mixture of early to late 20th century development (Lancashire County Council 2006).

3.2 Archaeological and Historical Background

- 3.2.1 This historical and archaeological background is compiled from secondary sources and primary records consulted in September 2019. It is intended only as a summary of historical developments around the site. The locations of known heritage assets within the 250m study area are shown in Figure 2 and summarised in Appendix 2.
- 3.2.2 There are no listed buildings, scheduled monuments or otherwise statutorily designated heritage assets within the site or the 250m study area. Three heritage assets of local significance (Asset 1-3) were recorded in the Lancashire Historic Environment Record outside the site boundary, but within the 250m study area. A further three historic boundaries were noted through the assessment of cartographic evidence (Assets 4-6).
- 3.2.3 Clitheroe is an historic market town, with a history dating back to at least the 12th century. The town itself is not mentioned directly in the Domesday Book, but a

mention of “castellatu Rogeri de Pictaviensis” is assumed to be a reference to Clitheroe Castle (Lancashire County Council 2006, 1). The place name Clitheroe has been translated as *the hill by the waters* (1825 Lancashire Baines’ Trade Directory), but also a derivation from the Old English *clyder* and *hoh*, or Old Scandinavian *haugr*, meaning the hill with loose stones, is assumed (Lancashire County Council 2006). The records indicate that the borough, with 60 burgages, was officially established by Henry de Lacy in the 12th century, with a charter dating to 1177 (Weeks 1927, 6). The inquisition post mortem of John de Lacy c 1240 recorded 66 burgesses in Clitheroe (Whitaker 1876, 76), and in 1258, there were 60 burgesses, as well as a mill and a dyehouse (Farrer 1903, 218). The borough became a Parliamentary borough in 1559 (Whitaker 1876, 69).

- 3.2.4 From the late 18th century, the textile industry had become established on a factory scale, with mills at Low Moor and the Primrose Print Works. In addition, the extraction industry expanded, and large-scale quarries and lime-burning to the north and north-west of the town would have boosted the growth in population.
- 3.2.5 Clitheroe ceased to be a Parliamentary borough in 1885, but gave its name to a division of the county returning one member (Farrer and Brownbill 1911, 368). Under the Municipal Act of 1835, Clitheroe was to be run by four aldermen and 12 councillors and a mayor. This system remained in use until 1974 (Lancashire County Council 2006, 2).
- 3.2.6 By the mid-19th century, there were nine textile mills working in Clitheroe, and housing provision for mill workers consequently expanded. Most new building was along the main roads leading out of the town, particularly the turnpike roads which had been built from the late 18th century onwards (Lancashire County Council 2006, 22).
- 3.2.7 The main occupation was in trade, agriculture, manufacture or handicraft in the mid-19th century. Cotton manufacture greatly expanded in the early 19th century, as did the printworks, causing the population to double in the first half of the century. The period of greatest expansion was in the first four decades of the 19th century, when the population increased by nearly 500% (Farrer and Brownbill 1908, 335).
- 3.2.8 The Act of Parliament plan dating from 1786 shows the site in full ownership of Ashton Curzon Esq (MBC/1; Plate 1). The wider area of the site is framed by the *Alleys Green* to the east, and the *Devil upon Dun Green* to the west. Properties in Clitheroe appear to be predominantly owned by three people: Ashton Curzon Esq, Mr John Oddie and Thomas Lister Esq. The land to the south of the site was owned by Mr John Oddie,

while a parcel of land to the immediate north of this is referred to as *Glebe Lands*. The northern boundary of the site (Asset 4) appears to be already in existence at this point.

- 3.2.9 The Tithe Map of Clitheroe dating from 1842 shows the land to be owned by Earl Howe and occupied by Richard Darnbrough (IR 29/18/80; Figure 4) referred to as 'Court Meadows' 'Sykes' (1434) and 'Far Meadow' (1437). A Richard Darnborough was listed as 'Grocers, Tea and Flour Dealer' in the 1825 Lancashire Baines' Trade Directory, while William Darnborough ran the Brownlow Arms at the Market Place. No member of the Darnborough family was mentioned as resident in Clitheroe by 1876 (Mannex & Co 1876).
- 3.2.10 Residential development began to encroach upon the area by the late 19th century, branching off northwards from Waddington Road (Figure 5). This included Hawthorne Farm, Hawthorne Place, Oak House, Vale View Cottage and a Roman Catholic burial ground. The Bolton, Blackburn, Clitheroe and West Yorkshire railway line had been established to the east of the site by 1847 (Asset 3).
- 3.2.11 The formerly widespread agricultural landscape had been more and more reduced in its extent by the northwards extending residential development off Waddington Road (Figure 6), the largest of which was *Sunnymede* to the immediate west of the site. Hawthorne Farm was in existence until the 1970's (Figure 7), but has subsequently been replaced with a row of residential dwellings, forming a continuation of Hawthorne Place. A road towards the Pimlico Industrial Area was built through the site in the early 2000's (Plate 2), but was soon after removed.

3.3 Site Visit

- 3.3.1 The site was visited on Thursday the 26th September. The site comprised an enclosed arable field, surrounded by predominantly residential development of the second half of the 20th century to the east, west and south. The northern perimeter of the site is abutted by further fields (Figure 2). The main access to the site is via a gateway off Hawthorne Place (Plate 5).
- 3.3.2 Remnants of the early 2000's road towards the Pimlico Industrial Area can be seen at the southern end of the site in form of a concrete surface (Plate 3). A row of trees at the north-eastern extent of the site follows closely the former course of the historic field boundary (Asset 4) noted on the 1786 Clitheroe Enclosure Award (Plate 1). Although in close proximity to the site, there was no clear intervisibility with the upstanding heritage asset of the Horrocksford Junction Signal Box (Asset 2; Plate 4),

due to modern development in the surrounding area.

4 DISCUSSION

4.1 Summary of Heritage Asset Significance

- 4.1.1 The study area has been greatly impacted upon by the predominantly residential developments from the early to late 20th century, and only retains remnants of its post-medieval field system.
- 4.1.2 There are six heritage assets within the study area, three of which were noted through the assessment of cartographic evidence within the site. These are the three historic field boundaries (Assets 4-6), of which only one (Asset 4) is still partially present. They are therefore considered to be of local significance (Appendix 1, Table 1).
- 4.1.3 Three further heritage assets of local significance (Asset 1-3) were recorded in the Lancashire Historic Environment Record outside the site boundary, but within the 250m study area. These are the 1847 established railway line (Asset 2) to the east of the site, and an associated signal box at Horrocksford Junction, as well as a series of robbed out field boundaries (Asset 1) noted to the north of the site.

4.2 Magnitude of Impact of the Proposed Development

- 4.2.1 For the known heritage assets outside the proposed development site boundaries, the magnitude of impact resulting from the development would be no change (Assets 1-3), and, with the extensive already existing modern development surrounding the site, would cause no further impact upon their setting.
- 4.2.2 No clear details for the proposed development are known at this point. It is therefore assumed that the entire site will be fully redeveloped. For the three known assets within the proposed development site (Assets 4-6), the magnitude of impact would be defined as loss, as the development would change most of the '*key archaeological materials*' (Appendix 1, Table 2).

4.3 Heritage Statement

- 4.3.1 No clear details for the proposed development are known at this point, but a comprehensive redevelopment of the site is presumed. For the three former historic field boundaries, which are heritage assets of local significance, a loss magnitude of impact will result in a limited impact (Appendix 1, Table 3). This may require some form of mitigation, dependent on advice from the Local Planning Authority archaeologist.
- 4.3.2 Cartographic evidence shows that only a low number of historic hedgerows are still

existent within the area, with only remnants of a historic hedgerow within the site (Asset 4). The proposed development site appears to have remained in the agricultural hinterland of Clitheroe since the medieval period, with no known structures ever existing within the site boundary. However, there is a potential for earlier activity cannot be ruled out. There has not been any below ground archaeological intervention in close proximity to the site, to prove the condition of possible archaeological remains. There is therefore the potential for further, thus far unknown, below ground archaeology, to survive.

5 BIBLIOGRAPHY

5.1 Primary Sources

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Third Edition Ordnance Survey Map 1932 25 inch to 1 mile

Ordnance Survey Map 1970 1:2500

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APPENDIX 1: HERITAGE IMPACT ASSESSMENT TABLES

Table 1 Measuring Significance

Significance	Designation	Asset types and justification	Preferred response to negative impact
International	Non-statutorily designated heritage assets	World Heritage Site (NPPF s194)	Avoid negative impact where asset contributes to the WHS's defined outstanding universal values (NPPF s201)
National	Statutorily designated heritage assets	Scheduled monuments, grade I and II* listed buildings (NPPF s194). Grade A Listed Buildings in Scotland	Avoid negative impact
National	Non-statutorily designated heritage assets	Registered battlefields, grade I and II* Registered Parks and Gardens (NPPF s194)	Avoid negative impact
National	Non-designated heritage assets of demonstrable equivalence to a scheduled monument (NPPF s138)	Assets where assessment for designation is pending, assets that have been assessed as being capable of designation but have not been designated at the SoS discretion, assets worthy of designation but which are outside the scope of the 1979 Act (NPPF s194)	Avoid negative impact
District or County (Higher)	Statutorily designated heritage assets	Grade II listed buildings (NPPF s194). Grade B Listed Buildings in Scotland	Limit negative impact (avoid substantial harm) and mitigate
District or County (Higher)	Non-statutorily designated heritage assets	Conservation area (NPPF s186), grade II registered park and garden (NPPF s194)	Limit negative impact (avoid substantial harm) and mitigate
District or County (Lesser)	Non-designated heritage assets within a national park or AONB	Any extant heritage assets (NPPF s172)	Limit negative impact and mitigate
District or County (Lesser)	Non-designated heritage assets	Heritage assets placed on a local planning authority list (NPPG). Grade C Listed Buildings in Scotland	Limit negative impact and mitigate
District or County (Lesser)	Non-designated heritage assets	Any area of potential listed in a local plan (NPPG)	Limit negative impact and mitigate
District or County (Lesser)	Non-designated heritage assets	Historic Hedgerow as defined under the Hedgerow Regulations 1997	Limit negative impact and mitigate
Local	Non-designated heritage assets	Any extant heritage assets outside of a national park or AONB.	Mitigate
Negligible	Non-designated heritage assets	Heritage assets recorded in the HER that are no longer extant, individual findspots or structures of no heritage value	No action

Table 2: Establishing the Magnitude of Impact

Magnitude of Impact	Heritage Asset		
	Archaeological Remains (Archaeological Interest)	Historic Buildings (Architectural/Artistic Interest and/or Historic Interest)	Historic Landscapes (Historic Interest)
Loss	<ul style="list-style-type: none"> Change to most or all key archaeological materials, such that the resource is totally altered Comprehensive changes to setting 	<ul style="list-style-type: none"> Change to key historic building elements, such that the resource is totally altered Comprehensive changes to setting 	<p>Major change to historic landscape character resulting from:</p> <ul style="list-style-type: none"> Changes to most key historic landscape elements, parcels or components Extreme visual effects Major change to noise or change to sound quality Major changes to use or access
Substantial	<ul style="list-style-type: none"> Changes to many key archaeological materials, such that the resource is clearly modified Considerable changes to setting that affect the character of the asset 	<ul style="list-style-type: none"> Changes to many key historic building elements, such that the resource is significantly modified Changes to setting of an historic building such that it is significantly modified 	<p>Moderate change to historic landscape character resulting from:</p> <ul style="list-style-type: none"> Changes to many key historic landscape elements, parcels or components Visual change to many key aspects of the historic landscape Noticeable differences in noise or sound quality Considerable changes to use or access
Less than substantial	<ul style="list-style-type: none"> Changes to key archaeological materials, such that the asset is slightly altered Slight changes to setting 	<ul style="list-style-type: none"> Change to key historic building elements, such that the asset is slightly different Changes to setting of an historic building such that it is noticeably changed 	<p>Limited change to historic landscape character resulting from:</p> <ul style="list-style-type: none"> Changes to few key historic landscape elements, parcels or components Slight visual changes to few key aspects of the historic landscape Limited changes to noise levels or sound quality Slight changes to use or access
Minor	<ul style="list-style-type: none"> Very minor changes to archaeological materials 	<ul style="list-style-type: none"> Slight changes to historic buildings elements or setting that hardly affect it 	<p>Very small change to historic landscape character resulting from:</p> <ul style="list-style-type: none"> Very minor changes to key historic landscape elements, parcels or components Virtually unchanged visual effects Very slight changes to noise levels or sound quality Very slight changes to use or access
No change	No change		

Table 3 Impact on Heritage Significance

Assessment Matrix to define the degree of impact on heritage asset significance		Magnitude of impact				
		No change	Minor alteration with no reduction in significance	Less than substantial	Substantial	Loss
Significance of Heritage Asset	National	Blue	Yellow	Dark green	Red	Red
	District/County (Higher)	Blue	Yellow	Light green	Dark green	Red
	District/County (Lesser)	Blue	Yellow	Light green	Light green	Dark green
	Local	Blue	Blue	Yellow	Light green	Light green
	Negligible	Blue	Blue	Blue	Blue	Blue

Blue (no appreciable impact) = no mitigation necessary

Yellow (very limited impact) = low level mitigation eg photographic record/watching brief etc

Light green (limited impact) = may need evaluation to establish appropriate mitigation which may include site survey/excavation etc

Dark green (major impact) = may not be agreed and then only with significant justification, may require evaluation and will require significant

mitigation such as excavation, detailed building survey, visual restoration, some in-situ preservation and on-site interpretation

Red (very major impact) = unlikely to be agreed except in exceptional circumstances and only with a high level of mitigation

APPENDIX 2: LIST OF HERITAGE ASSETS

The table below summarises known heritage assets within the 250m search radius (study area), including assets from the Lancashire Historic Environment Record and National Heritage List (NHL) web resources.

Asset No.	Reference	Site Name	Description	Grid Reference	Significance/Impact
1	PRN28149- MLA27363	Knunck Knowles	Robbed out field boundaries shown on 1 st edition OS map	374453,442673	Local/no impact
2	PRN20546- MLA20605	Horrocksford Junction Signal Box	Saxby and Farmer Type 6 signal box built in 1873 and due to be decommissioned in 2017, rejected for listing in 2013.	374559,442542	Local/no impact
3	PRN10618- MLA10617	Bolton, Blackburn, Clitheroe and West Yorkshire Railway	Railway, formed by amalgamation (9th July 1847) of Blackburn, Darwen and Bolton Railway (Act 30th June 1845) and Blackburn, Clitheroe and North West Junction Railway, (Act 27 July 1846). Financial problems meant that the section from Chatburn was not built and a new route to Hellifield was authorised in 1871, opening in 1880.	372200,426258	Local/no impact
4	Tithe map 1842	Field Boundary	An east to west aligned field boundary noted on the Tithe Map	374432,742575	Local/loss
5	Tithe Map 1842	Field Boundary	A north to south aligned tithe map noted on the Tithe Map.	374394,442500	Local/loss
6	Tithe map 1842	Field Boundary	An east to west aligned field boundary noted on the Tithe Map	374364,442535	Local/loss

APPENDIX 3: PLATES

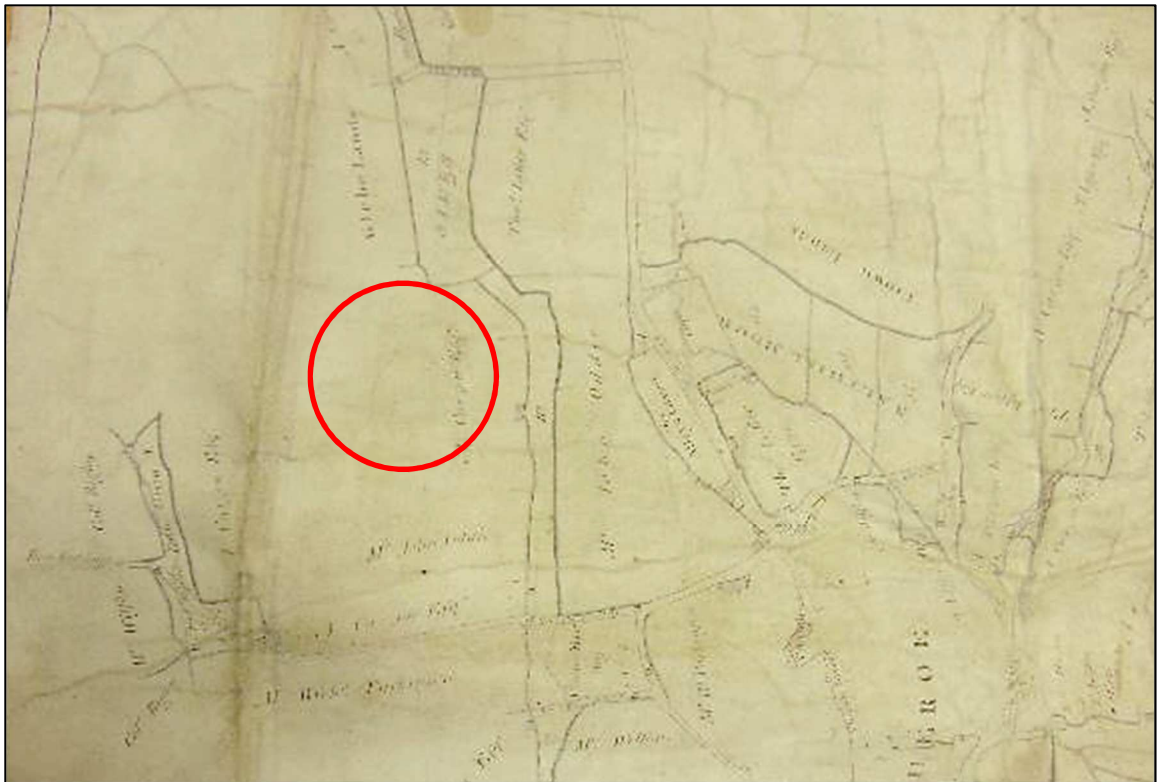


Plate 1: 1786 Plan of the Act of Parliament (LCCA MBC/1)



Plate 2: 2002 Google Earth Imagery



Plate 3: Remnants of the road through the field, with tree line associated with former field boundary to the north

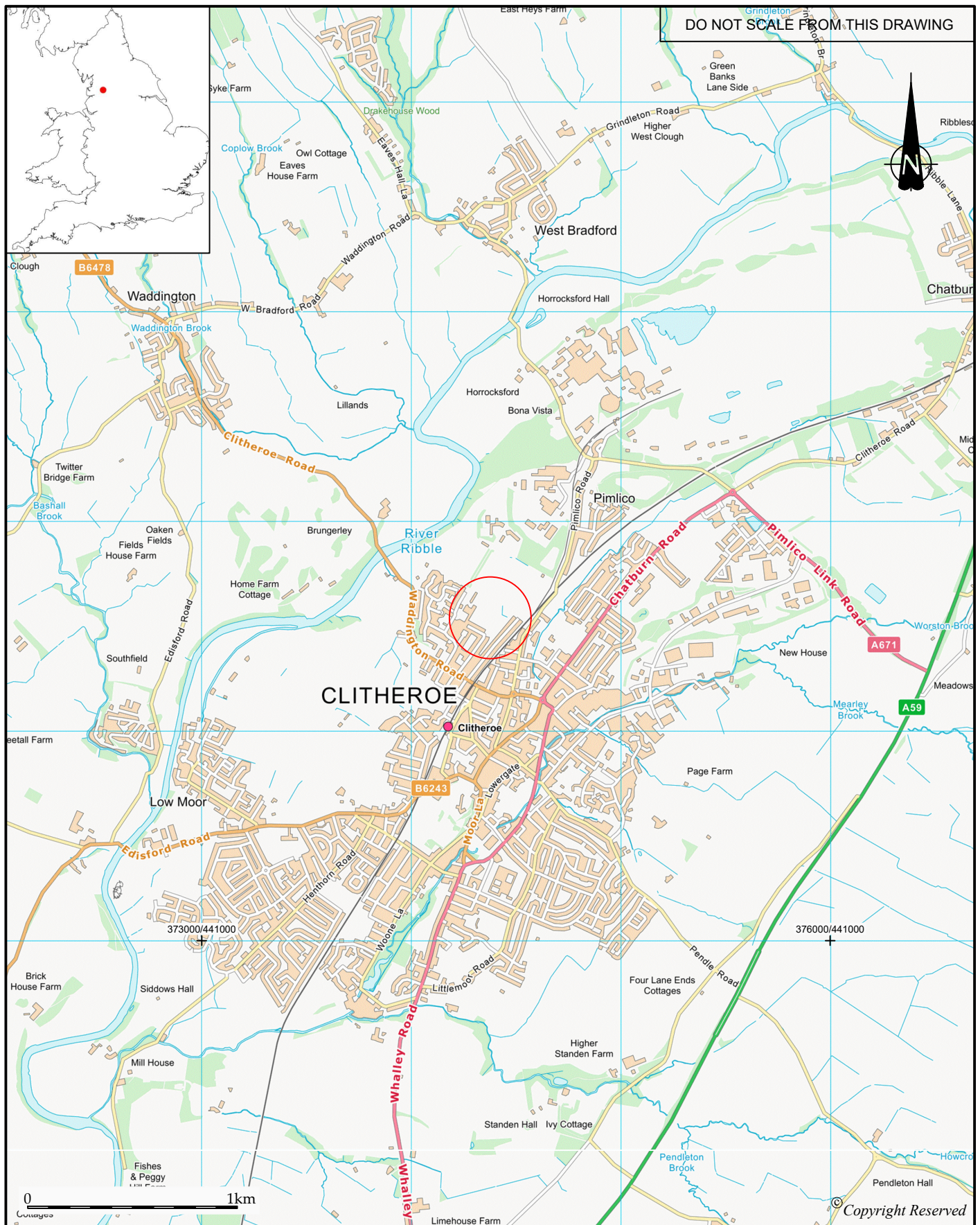



Plate 4: Horrocksford Junction Signal Box (Asset 3) from Park Avenue

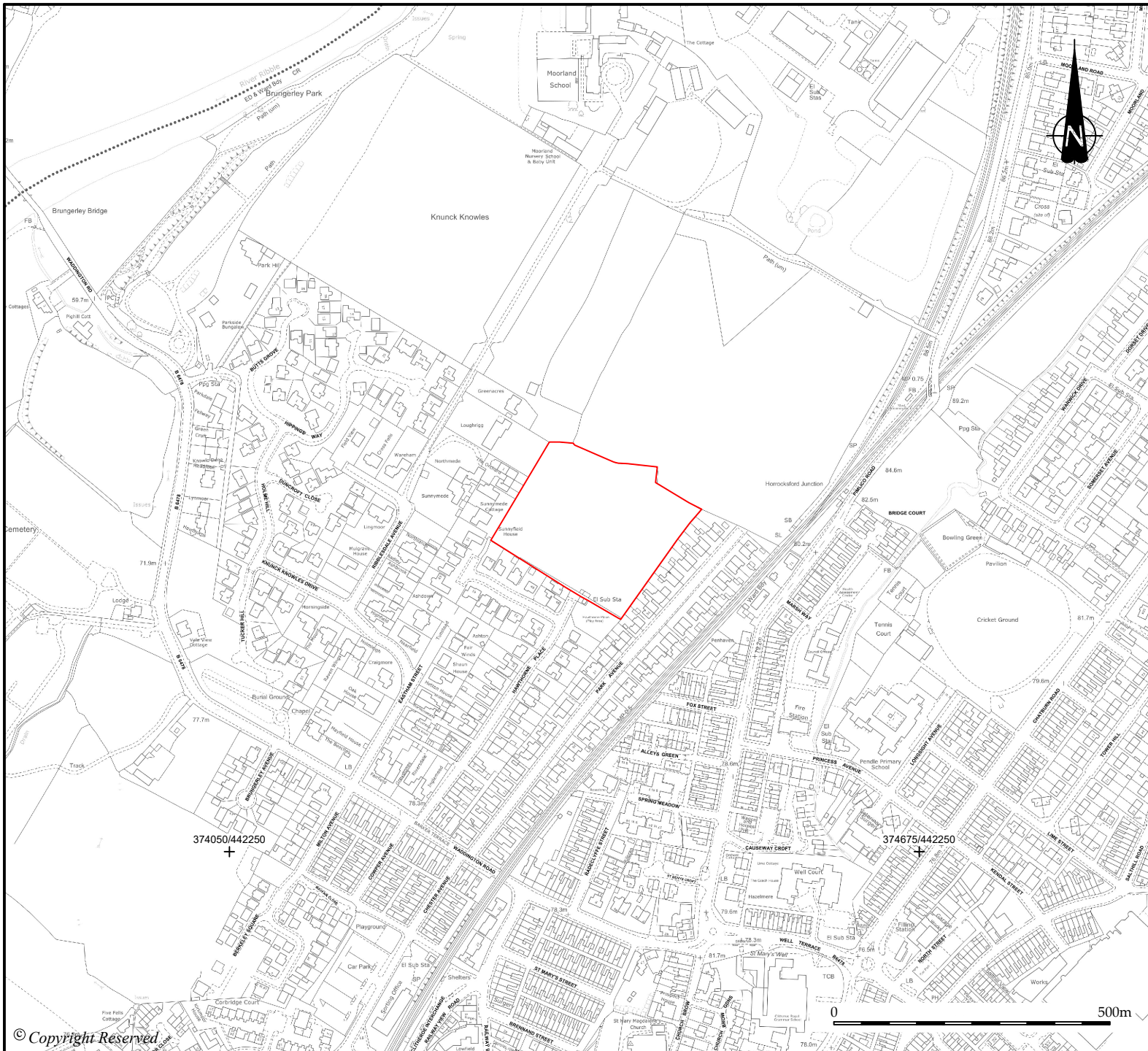


Plate 5: View northwards of Hawthorne Place, with late 19th century to early 20th century buildings to the south

APPENDIX 3: FIGURES

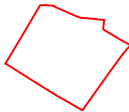



CLIENT	Persimmon Homes and Charles Church Lancashire	DRG No.		CL12330-001		REV	A	
		SIZE	A4	SCALE	1:25,000	DATE	Sept 2019	
PROJECT	Land at Hawthorne Place, Clitheroe	DRAWN BY		HP		CHECKED BY	CP	
		APPROVED BY		FG				
DRAWING TITLE		Figure 1: Site location		<div><div></div><div><div>wardell armstrong</div></div></div> <div><div><div><div><input type="checkbox"/> CARLISLE TEL 01228 550 575 WWW.WARDELL-ARMSTRONG.COM</div></div><div><div><input type="checkbox"/> BIRMINGHAM</div><div><input type="checkbox"/> BOLTON</div><div><input type="checkbox"/> CARDIFF</div><div><input type="checkbox"/> EDINBURGH</div><div><input type="checkbox"/> GLASGOW</div></div><div><div><input type="checkbox"/> LEEDS</div><div><input type="checkbox"/> LONDON</div><div><input type="checkbox"/> MANCHESTER</div><div><input type="checkbox"/> NEWCASTLE UPON TYNE</div><div><input type="checkbox"/> STOKE ON TRENT</div></div></div></div>				

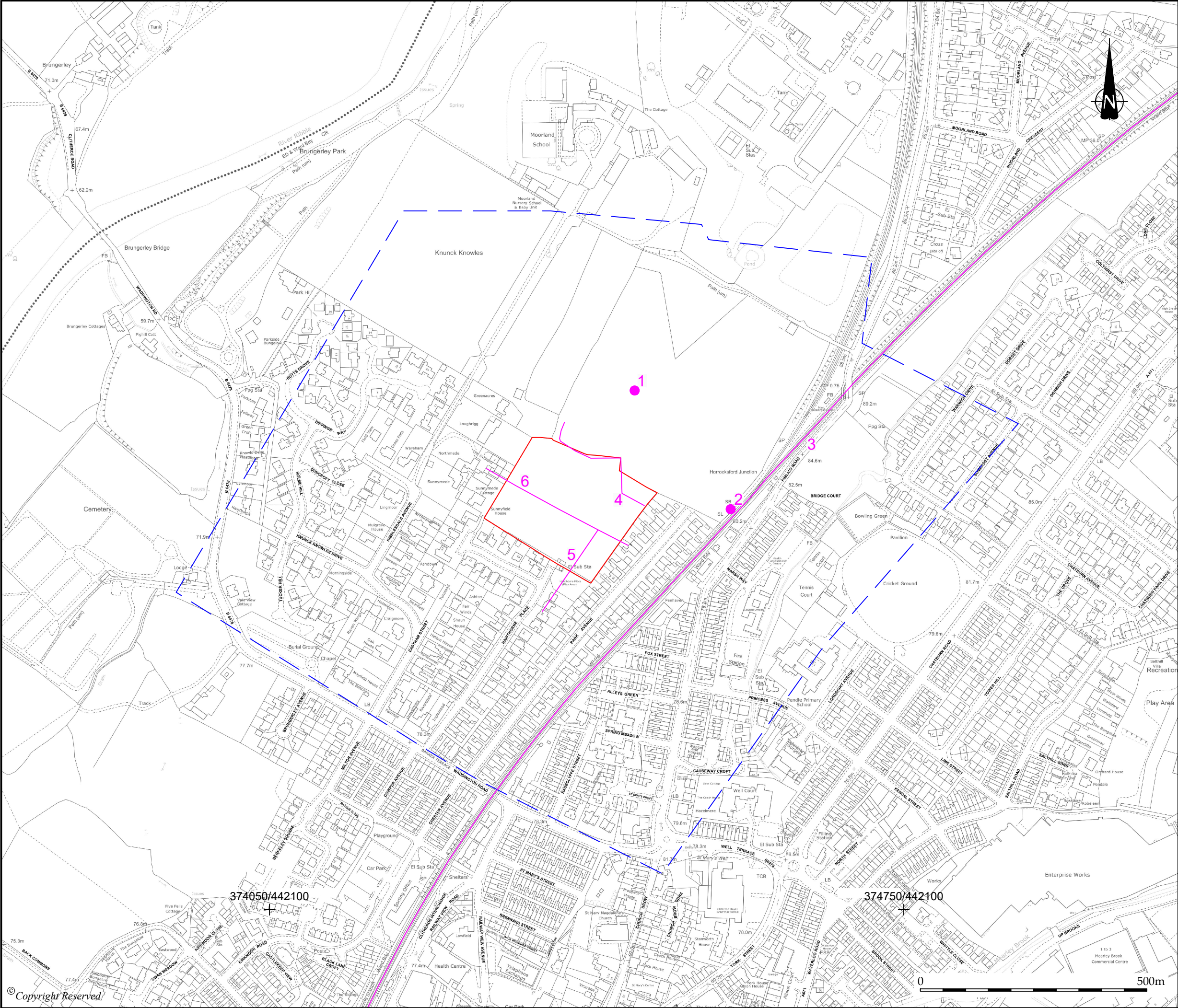


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Persimmon and Charles Church Lancashire					
PROJECT					
Land at Hawthorne Place, Clitheroe					
DRAWING TITLE					
Figure 2: Detailed site location					
DRG No		CL12330-002		REV	
SIZE		SCALE		DATE	
A4		1:5,000		Sept 2019	
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250m study area

Heritage assets

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Figure 3:
Location of heritage assets within 250m study area

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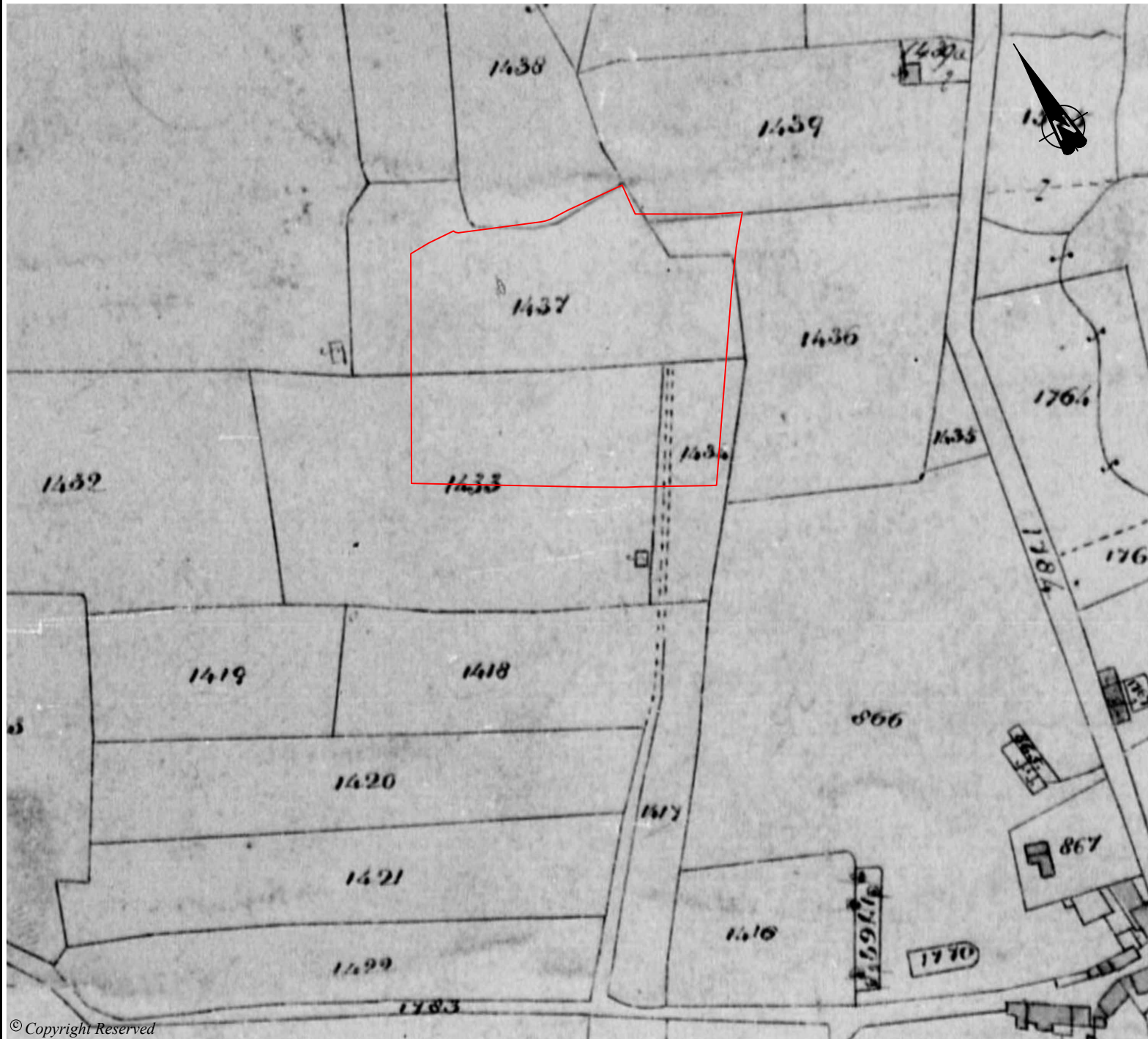
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☐ MANCHESTER

☐ N-U-T

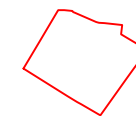
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Figure 4:
Plan of the Township of Clitheroe
in the County of Lancaster 1842

DRG No	CL12330-004	REV	A
SIZE	A4	SCALE	1:2,500
		DATE	Sept 2019
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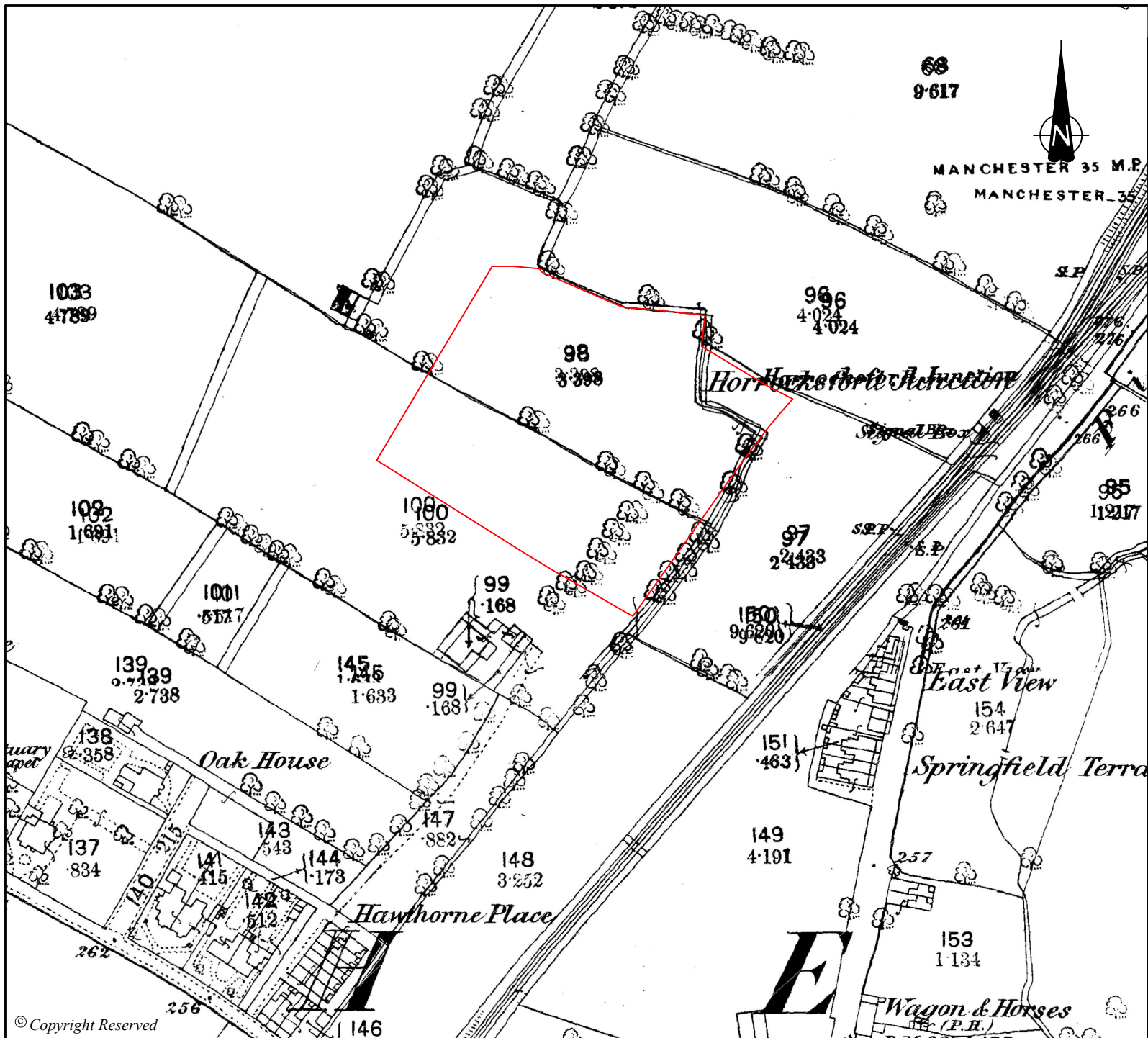
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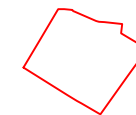
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Figure 5:
First Edition Ordnance Survey Map,
1886 (25 inches to 1 mile scale)

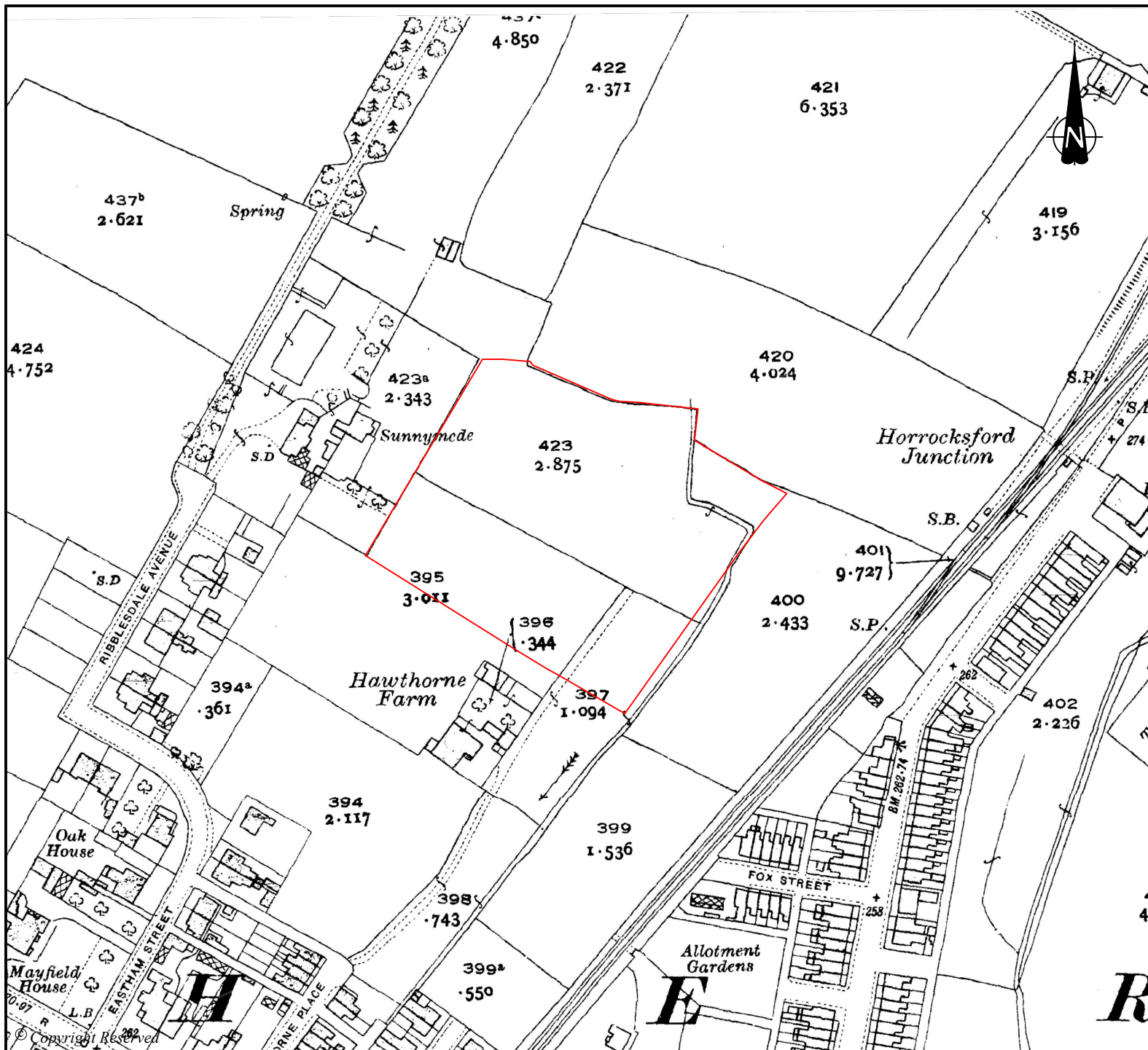
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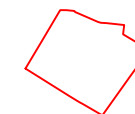
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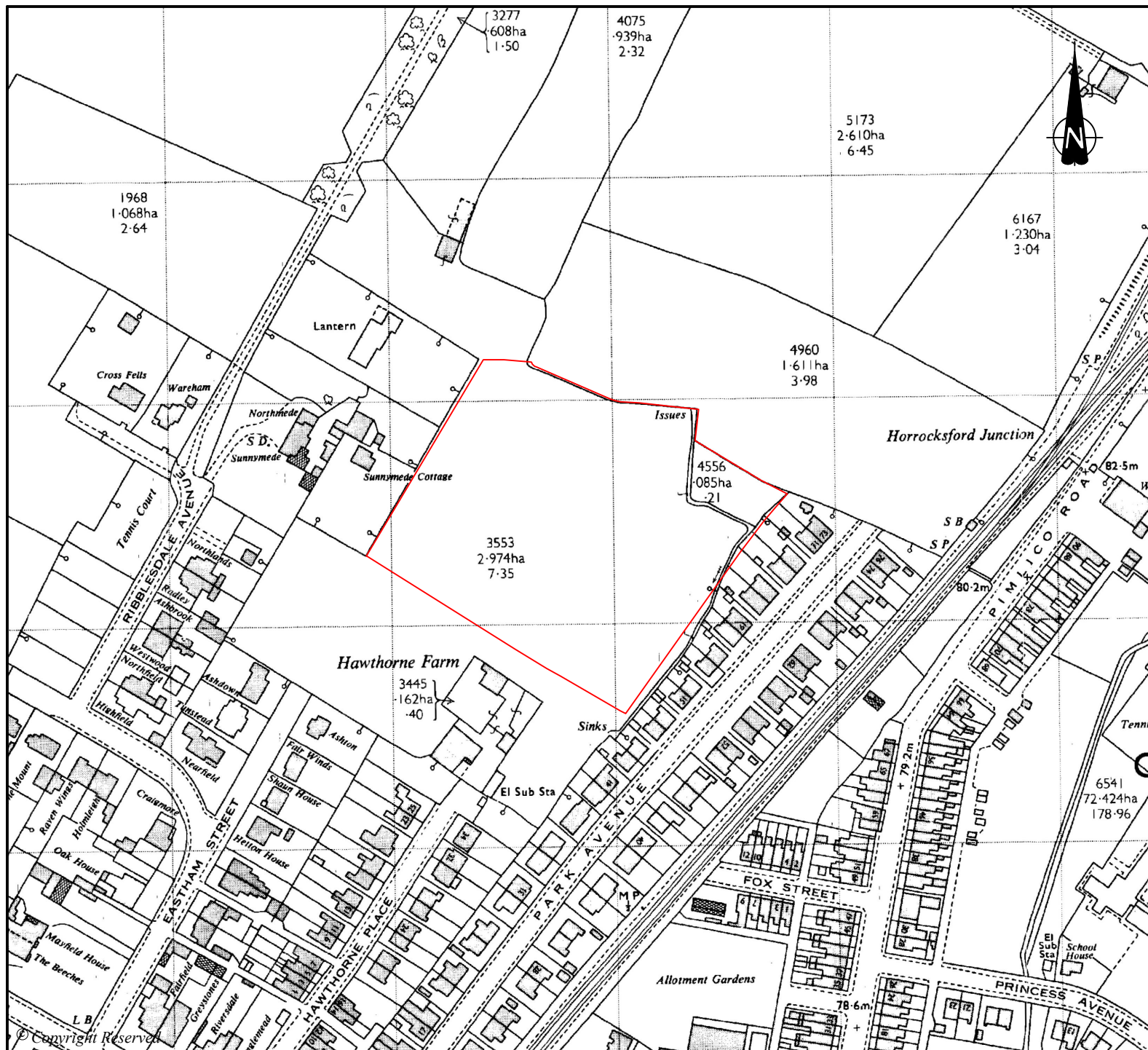
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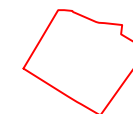
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CLIENT					
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PROJECT					
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Figure 6: Third Edition Ordnance Survey Map, 1932 (25 inches to 1 mile scale)					
DRG No	CL12330-006			REV	A
SIZE	A4	SCALE	1:2,500	DATE	Sept 2019
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Figure 7:
Ordnance Survey Map, 1970 1:2500

DRG No	CL12330-007	REV	A
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