



THE ARCHAEOLOGY CO.

Duke of York, Grindleton
Written Scheme of Investigation

January 2025

1: Introduction

Steven Price of The Archaeology Co. has been commissioned to prepare a WSI for a level 2/3 historic building survey of the Duke of York, Grindleton along with the formal watching brief during all opening up and alteration works to any pre-1900 elements of the extant building, as well as during all ground disturbance associated with the development. Condition 7 of Listed Building Consent 3/2024/0440 and Condition 7 of planning application 3/2024/0439 is as follows:

No development, demolition or site preparation works shall take place until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological investigation and recording works. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority. This programme of works should comprise:

- i. The creation of a level 2-3 record of the inn as set out in 'Understanding Historic Buildings' (Historic England 2016); and*
- ii. The holding of a formal watching brief during all opening up and alteration works to any pre-1900 elements of the extant building; and*
- iii. The holding of a formal archaeological watching brief on all ground disturbance associated with the development.*

These works should be undertaken by an appropriately experienced and qualified professional contractor to the standards and guidance set out by the Chartered Institute for Archaeologists (CIfA). A formal report on the works undertaken and the results obtained shall be compiled and submitted to the Local Planning Authority and the Lancashire Historic Environment Record prior to the buildings consented being first brought into use or at a date otherwise agreed in writing. The development shall be carried out in accordance with the agreed details.

Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the building.

The works are for the "Application for planning permission for change of use from public house with living accommodation to residential use. Demolition of side and rear extensions and construction of single-storey extension to side and detached garage.

Alteration to vehicle access and creation of domestic curtilage". This document forms the Written Scheme of Investigation (WSI) which outlines the programme of work required to undertake this survey.

2: Site Location

The building lies on the northern side of Grindleton Brow, on the west side of its junction with Greendale View. It lies in an urban location and the surrounding land is relatively flat. The postal address is Duke of York, Brow Top, Grindleton Brow, Grindleton, Clitheroe BB7 4QR and the NGR is SD 75906 45500. The underlying geology is Clitheroe Limestone Formation and Hodder Mudstone Formation, with superficial deposits of Devensian Till (BGS 2024).

3: Historical Background

The building appears to have initially been constructed as a dwelling in the early 19th century, with the western bay added soon afterwards. A building is shown in roughly the location of the property on Bingley and Teasdale's map of Yorkshire from 1828. It is believed the building had become an inn by around 1850, although the 1848 tithe plan refers to the property as 'buildings and garden'. This also shows a small outbuilding to the west. The 1850 OS map shows a similar situation, although in less detail, with the Duke of York unnamed and as a part of a large building extending northwards along Main Street.

The 1886 OS map shows the site in more detail, with the 'Duke of York Hotel' named. The building is shown as rectangular and divided into two units, with a porched entrance to the south. An extension is also shown to the north, as well as the outbuilding to the west. The situation remained the same over the 20th of the century, although the outbuilding had been demolished by 1970.

4: Historic Building Survey

Aims

Buildings are an important part of the historic environment as they provide information on historical technology, social structure and lifestyles. The alteration of buildings may remove evidence of their past uses and occupation and make it more difficult for future historians to understand and interpret them. The aim of the survey is to preserve 'by record' the information that may be lost as a result of demolition or alteration. This will be achieved by recording and analysing the plan form, function, age and development of the building and by the preparation of a written, drawn and photographic archive for future reference.

Research Objectives

The North West Regional Research Framework was reviewed for relevant research objectives. The building appears to date from the early 19th century as a dwelling later converted to an inn. In this instance, the scope of the project is quite small, but will address the question:

Ind85: How do public social buildings evolve, develop and change during this period?

Method

This shall comprise a field survey recording of the building. The survey shall be performed to Historic England level 2/3 and shall record:

- The form and fabric of the building, along with a measured survey, in order to produce floor plans at each level of the building and a representative cross section. These shall be produced at 1:50 scale at least;
- A photographic survey of the building's external appearance and internal rooms, as well as detailed photographs and/or drawings of key features. Photographs will be taken using a high resolution digital SLR camera (Olympus E600 [12 Megapixels]) in RAW format, with files saved as lossless TIFF's for archive purposes. Exterior photographs may be hand-held, interior

photographs should be conducted with a tripod. Where lighting is insufficient either an off-camera flash should be used or longer exposure times;

- All photographs will contain an appropriate photographic scale and the locations and direction will be marked on a photograph location plan.
- An historic map regression will be undertaken along with historical research into the site. This shall include readily available information such as trade directories and census returns, with a view to producing a short account of the history of the building;
- The building will be formally described.

The assessment will be carried out in accordance with the guidelines laid out by the Standard and Guidance for Historic Building Surveys (Chartered Institute for Archaeologists 2020) to Historic England level 2/3 standards (Historic England 2016).

Reporting

Following the building survey, the results will be described within a fully illustrated report, which shall include the following:

- A summary of the survey's findings;
- The background to the survey, which will include an outline of the planning context, the survey dates and location details;
- Aims and Objectives
- An outline of the survey methodology;
- A summary of the site's history and development;
- A formal and descriptive account of the building, with reference to plans and photographs;
- Discussion and Conclusions
- A set of measured scaled plans of the building;
- Photographic index including a plan showing the location and direction of the photographs;
- The contents (report, photograph and drawings) and location of the archive
- A bibliography

5. Watching Brief

Aims

The purpose of a watching brief is to allow the preservation by record of archaeological deposits, the presence and nature of which could not be established in advance of development or other potentially disruptive works. It also provides an opportunity for the watching archaeologist to signal to all interested parties, before the destruction of the material in question, that an archaeological find has been made for which the resources allocated to the watching brief itself are not sufficient to support treatment to a satisfactory and proper standard.

Method

Following the building recording, an archaeologist shall be present during all opening up and alteration works to any pre-1900 elements of the extant building in order to record any further details which may be revealed. The attending archaeologist will be given opportunity to inspect and record areas of potential archaeological features. Where archaeological features are deemed to be present, they shall be photographed and drawn using the methodology described in the previous section. Post excavation shall involve the digitisation of drawings and the updating of the building survey report as appropriate.

An archaeologist shall also be present during groundworks associated with the development. This shall include any ground or top or sub soil clearance work, as well as excavations for foundations and/or services.

Ground excavation is to be carried out with a toothless bucket or toothless ditching bucket in level spits, with opportunities for archaeological observation. The attending archaeologist will be given opportunity to direct the machine to stop to allow inspection, excavation and/or recording of potential archaeological features. Where archaeological features are deemed to be present, they shall be archaeologically exposed and recorded. All possible features and deposits will be examined and tested. Any encountered archaeological remains will be cleaned manually to define their extent, nature, form, condition and, where possible, date. Hand excavation will be undertaken by trained professional archaeologists. Discrete features shall be half sectioned and linear features

10% sampled (at least). Where there are intersecting features, these intersections shall be targeted.

Context sheets shall be used for recording on site features. Photographic recording shall take the form of digital photography (DSLR 10 Megapixel minimum). An appropriate photo scale shall be present in each of the shots and a photo register compiled, recording the direction and subject of each shot. Features shall be located in plan at 1:50 scale. If the features warrant it, details will be drawn at 1:20 and sections also produced.

Finds recovery and sampling programmes will be in accordance with best practice (following current Chartered Institute for Archaeologists' guidelines) and subject to expert advice in order to minimise deterioration. All finds are to be recorded by context. Significant "small finds" should be located within three dimensions to the nearest 10mm and bagged and labelled separately, numbered and a simple description made so that they can be identified within the assemblage. Finds storage during fieldwork and any site archive preparation will follow professional guidelines (UKIC). Any single find or finds assemblage that can be classified as Treasure under the Treasure Act 1996, will be reported as required by the provisions of that Act.

Those involved with recovery, treatment, packing and subsequent analysis of archaeological material will be familiar with accepted methods for its care and storage. All finds and samples shall be collected, processed and sorted. They shall then be quantified and recorded for the report.

Human remains are not expected to be present, but if they are found they will, if possible, be left in-situ covered and protected. The removal of human remains will only take place in compliance with environmental health regulations and following discussions with, and with the approval of, the Ministry of Justice. If human remains are identified, the Ministry of Justice and curator will be informed immediately. Where a licence is issued, all human skeletal remains must be properly removed in accordance with the terms of that licence. Where a licence is not issued, the treatment of human remains will be in accordance with the requirements of CiFA "Updated Guidelines to the Standards for Recording Human Remains" (2017) and Historic England guidance (2017).

Post excavation shall involve the digitisation of drawings and the compilation of a report. Finds shall be cleaned and processed. Where the assemblage is large, a sample of finds should be photographed for the report purposes. Any special finds should be photographed separately. The finds assemblage shall be assessed by a finds specialist to give an overview of its potential to meet the research aims of the project. The value of the archaeological material for research and/or educational use will also be recorded.

Reporting

The results will be presented within a fully illustrated report, which will include the following:

- A non-technical summary of the survey's findings;
- Introductory statements;
- Aims and objectives;
- The background to the survey, which will include an outline of the planning context, the survey dates and location details;
- An outline of the survey methodology;
- Results of the watching brief;
- Conclusions;
- A location plan at 1:10,000 and site plan at 1:2500 or 1:1250
- A set of measured scaled drawings;
- A photograph register including the direction of shot as well as details of the subject;
- A copy of the Online Access to the Index of Archaeological Investigations form (OASIS);
- A catalogue of photographs and other archive items;
- Archive location; and
- Appendices containing a copy of the WSI and other essential technical and supporting detail.

The work will be carried out in accordance with the guidelines laid out by the Chartered Institute for Archaeologists "Standard for Archaeological Monitoring and Recording" (2023).

6: Archive

The results of the survey will form the basis of a full archive to professional standards, in accordance with ClfA Archives Selection Toolkit, Archaeological Archives Forum (2011) Archaeological Archives and current ClfA “standards and guidance for the creation, compilation, transportation and deposition of archaeological archive” (published October 2014). The project archive represents the collation and indexing of all the data and material gathered during the course of the project. The deposition of a properly ordered and indexed project archive in an appropriate repository is considered an essential and integral element of all archaeological projects by the ClfA in that organisation’s code of conduct.

All documents and project files will be reviewed by Steven Price throughout the project lifespan. Material will be selected on the basis of its contribution to the overall aims of the project as set out in section 4. The selection of the archive will be undertaken by Steven Price with advice from the Lancashire Historic Environment Record if important architectural features are encountered. The selection process will be a single phase following the approval of the final report by the archaeological planning officer at the Lancashire Historic Environment Record.

All digital data created over the course of this project will be collected, stored, and selected for final deposition. Only final copies of any born digital data will be deposited in the final project archive. Deselected material is expected to include duplicates and any non-final versions of data. In terms of photographic images, this would include blurred or light imbalanced images. Deselected material will be deleted following acceptance of the archive.

The archive will comprise the report and digital photographs. The primary digital archive shall be deposited with the Archaeological Data Service (ADS). This shall comprise the digital photographs saved as tiff files following ADS guidance, and will be deposited with them, along with a digital copy of the report. A digital copy of the report will also be sent to Lancashire Historic Environment Record. Should the results warrant it, a summary report, or detailed article on the work shall be submitted for publication in a regional or national journal, appropriate to the significance of the results and findings of the project,

as well as being uploaded to the OASIS database. This shall be done no later than one year after the completion of the work.

7: Staff

Steven Price of the Archaeology Co. is nominated to carry out the works. All fieldwork will be undertaken by Steven Price BA (Hons.) MA, MPhil, PCIfA as well as other trained staff under his guidance.

8: Timetable

Two weeks' notice prior to commencement of the works shall be given. It is anticipated that the historic building assessment will be undertaken over a period of one week, and a report will be produced within six weeks of commencement.

9: Health and Safety

Health and Safety regulations and requirements cannot be ignored no matter how imperative the need to record archaeological information. Hence health and safety will take priority over archaeological matters.

Full regard will be given to all constraints during the course of the project. A Health and Safety Statement, along with a risk assessment, will be provided. All site procedures shall be in accordance with the guidance set out in the Health and Safety Manual compiled by the Standing Conference of Archaeological Unit Managers.

The building is in a good condition although only areas deemed to be safe shall be entered. Areas which are unsafe shall be surveyed only so far as it is safe to do so. However, once any areas have been made safe, an archaeologist shall return to complete the survey of those areas.

10: Monitoring

Monitoring shall follow the guidelines set out in the ClfA's "Standard and Guidance for an Archaeological Watching Brief". Monitoring will be undertaken against the WSI by the Lancashire County Council Historic Environment Team on behalf of the Local Authority, and visits will be documented. Non-compliance with the agreed WSI or project design must be pointed out by the monitor to the archaeologist undertaking the work, and their client if appropriate, at the earliest opportunity. The Local Planning Authority and Archaeological Planning Officer (Peter Iles) will be notified in advancement of the commencement of the works and will be kept informed of developments during the scheme, and it is recognised they may visit the site during the fieldwork element to monitor the archaeological work.

11: Insurance

Steven Price maintains Professional Indemnity Insurance to £1,000,000

12: Copyright

Full copyright shall be retained by the author until project completion, at which point it shall be transferred to Lancashire Record Office. The Project Completion form shall be submitted along with a full transfer of title and the Assignment of Copyright for the Archives.

Bibliography

BGS 2024 "Geology Viewer". Accessed online at: <https://geologyviewer.bgs.ac.uk/>

CIfA 2020 "Code of Conduct and Standard and Guidance for an Archaeological Investigation and Recording of Standing Buildings and Structures"

CIfA 2020 "Standard and Guidance for an Archaeological Watching Brief"

Historic England 2016 "Understanding Historic Buildings – A guide to good recording practice"

Miller, Garry 2019 "Proposed New Development at The Duke of York Inn, Clitheroe, Borough of Ribble Valley, Lancashire"

"National Planning Policy Framework" 2012 accessed online at:
<https://researchframeworks.org/nwrf/>

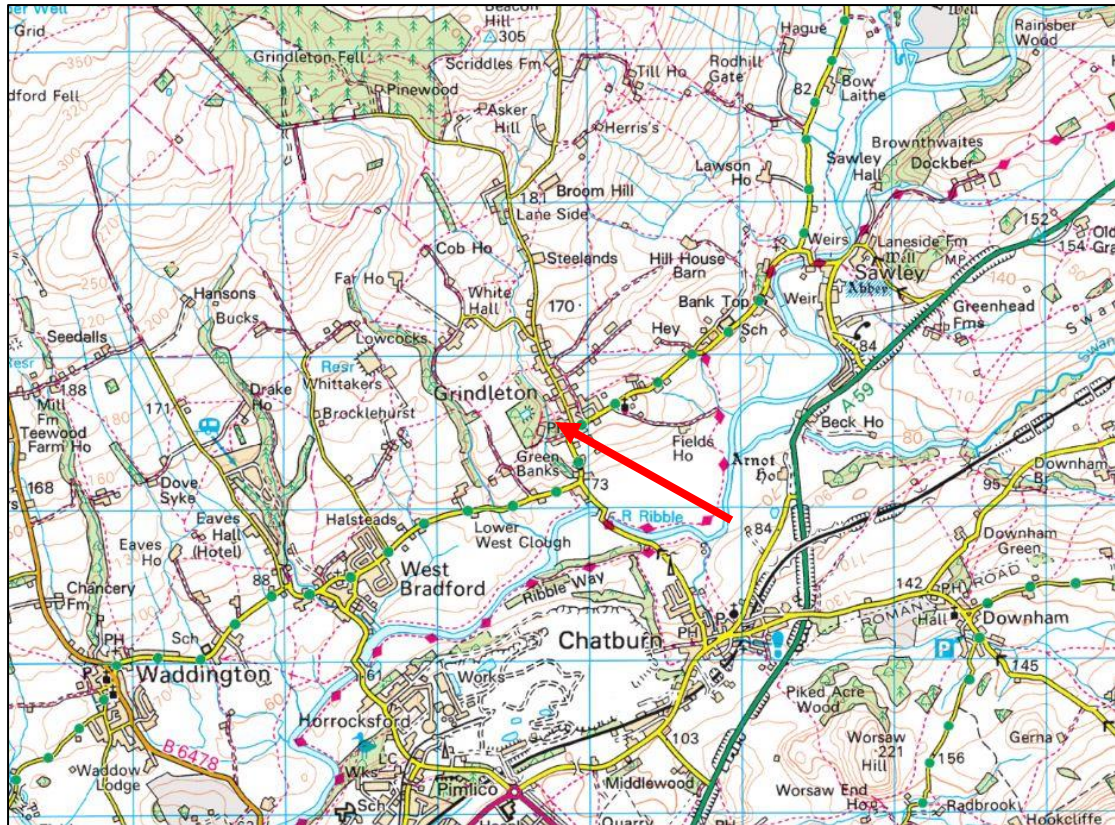


Figure 1: Location Plan (OS Licence Number: 100057911)

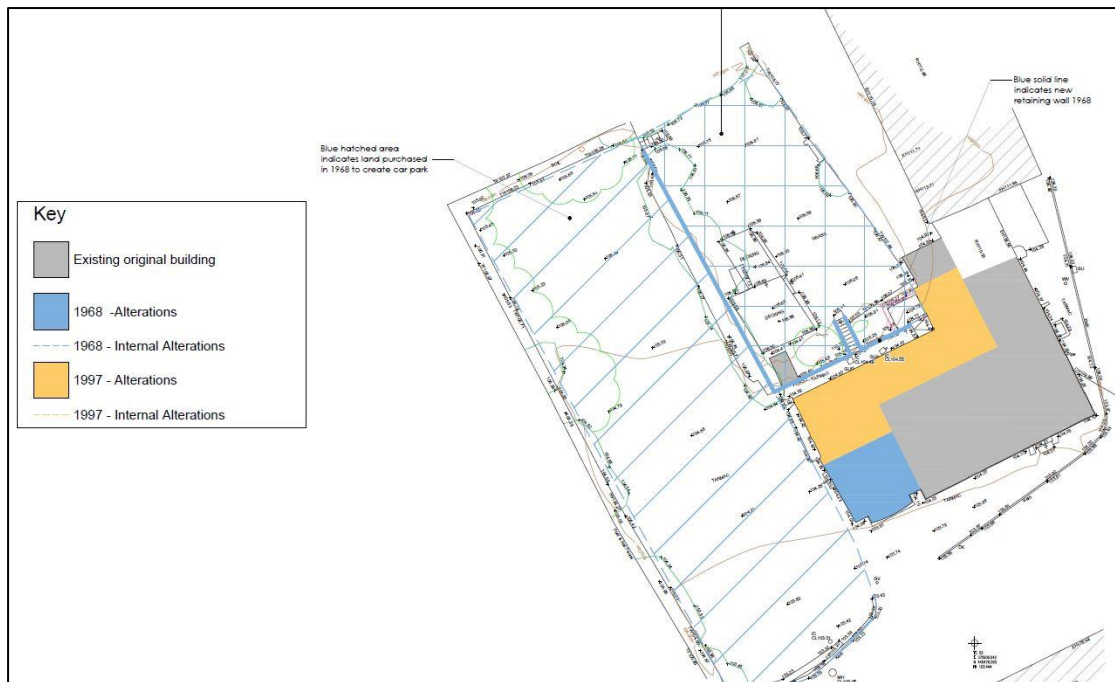


Figure 2: Site Plan (Courtesy of client)



Figure 3: 1828 Bingley and Teesdale's map of Yorkshire



Figure 4: 1840 tithe plan



Figure 5: 1850 OS map Yorkshire Sheet 182

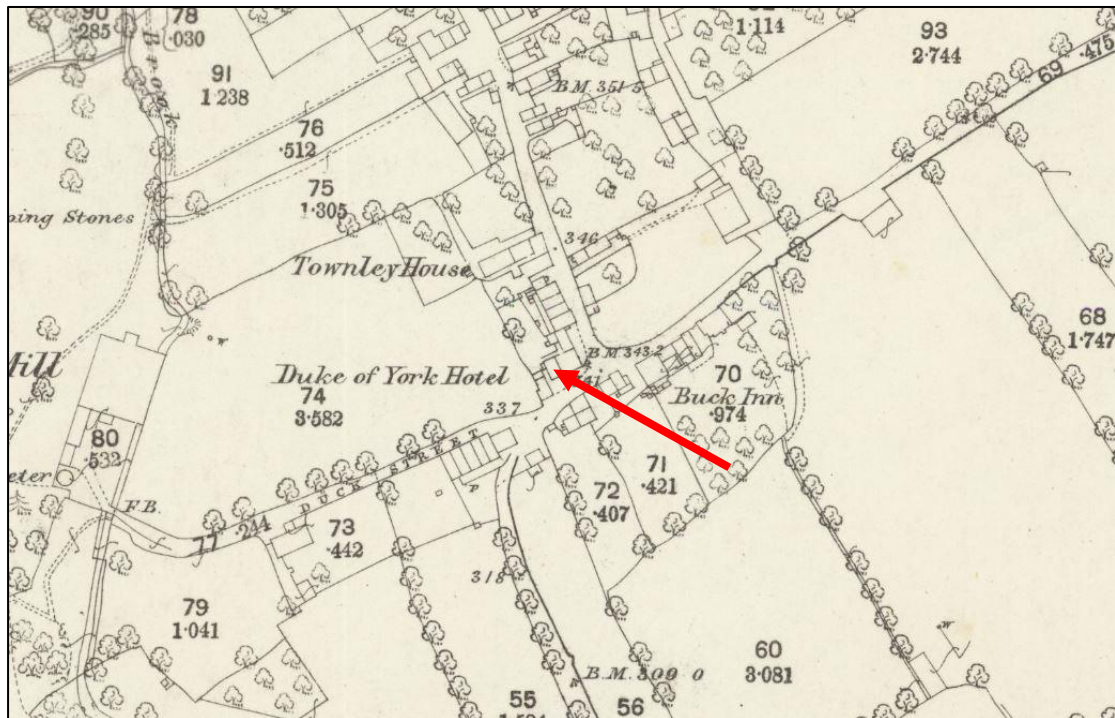


Figure 6: 1886 OS map Lancashire Sheet XLVII.3

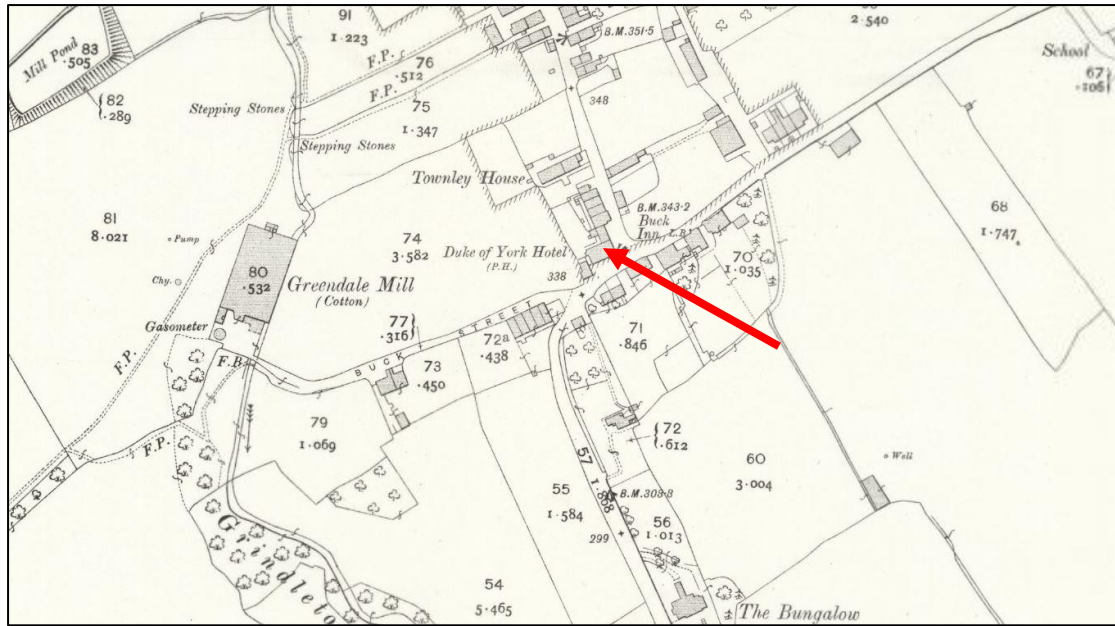


Figure 7: 1908 OS map Yorkshire Sheet CLXXXII.7