Horrocksford Old Hall Farmhouse
Clitheroe

Archaeological Building Recording

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[redacted]

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1 Introduction

A programme of archaeological building recording of Horrocksford Old Hall Farmhouse, Clitheroe was carried out by Kathyrn Sather and Sarah Gaballa of Kathryn Sather & Associates on 26 February 2026, 4 March 2026 and 6 May 2026. The programme was required as a condition of planning permission prior to the proposed change of use from a dwelling to offices for Ribble River Trust. The Hall is considered to date to the 15th century, the Horrocksford estate however is known from the early part of the 14th century. The west section of the present house (former hall) was erected in 1898. The eastern section is earlier, and more vernacular in character, and the sash windows, square section window surrounds, cross passage with gable chimneys and door design suggest an 17th C date. Horrocksford Hall Barn is a Grade II listed building. The Hall is sited within the setting of the listed barn, and is considered a non-designated heritage asset

The archaeological building recording was carried out in accordance with advice published by Historic England.[1] A full digital archive will be sent to the Ribble Valley Borough County Council HER, the Historic England Archive at Swindon, the appropriate Planning Officer and uploaded to OASIS.

2 Location

The study area, Horrocksford Hall (Ordnance Survey National Grid Reference SD74848 43907) is located north of the centre Clitheroe on elevated ground and has views across the fields and include the Forest of Bowland. Beyond the fields lies the River Ribble, Bradford Bridge and the village boundary of West Bradford. There is a Public Footpath that runs along the River Ribble to the south which offers a glimpse of the Hall. To the east is Pendle Hill, home of the Pendle Witches who were tried and executed for witchcraft in 1612. Adjacent to the site, to the south is a large cement works (Ribblesdale Works) with an access road off West Bradford Road to the southwest.

3 Planning Background

Horrockford Hall is considered a Non Designated Heritage Asset. Planning Permission was granted (3/2025/0357) for the proposed change of use of the dwelling at Horrocksford Old Hall Farmhouse to offices for Ribble River Trust. The development was permitted should be carried out in complete accordance with the proposals as detailed on drawings submitted with application. All new or replacement materials to be used on the external surfaces of the development must be approved in writing by the Local Planning Authority before their use in the proposed development. The proposed roof repairs and chimney repairs must be approved in writing by the Local Planning Authority. The proposed render cleaning, cleaning of stonework or any stonework or render repairs must also be approved in writing by the Local Planning Authority. Any repair work to the existing windows and doors must have precise details including a schedule and methodology of window joinery repairs to each window, including details of any replacement ironmongery and glazing need to be approved in writing by the Local Planning Authority. The installation of the proposed replacement rooflights must approved in writing by the Local Planning Authority. Any new or replacement, rainwater goods and guttering need to be approved in writing by the Local Planning Authority. The elevational details and details of the location of all cycle storage provision must be approved in writing by the Local Planning Authority prior to their installation. The access track (3/2015/0954) and passing places must be made available for use and becomes first operative and retained.

[1] Historic England, *Understanding Historic Buildings: A Guide to Good Recording Practice* (London: Historic England, 2016).

4 Survey Methodology

The archaeological building recording was undertaken in accordance with a Written Scheme of Investigation (Appendix 3). The recording was carried out in March 2026. The final documentation includes the results from a photographic survey, a written record and a set of measured drawings provided by W.A. Spees.

The photographic survey was carried out using a Panasonic Model No.DC-TZ95 digital camera providing high resolution digital photography at 20.3 megapixels. Photographs were taken of the structure from an external and internal perspective. A list of all photographs taken appears in Appendix 2. A selection of photographs has been reproduced in this report at the end of the document. They are reproduced in the order in which they are referred to in the text. All of the photographs will be saved to a CD and will be deposited with the appropriate archives. The plans and elevations were produced at a scale of 1:100 at A1. A copy of the plans and elevations are reproduced in this report (Figures 2-11). Historic evidence was reviewed in the form of historic maps, historic plans, historic photographs, census research and historic directories. The historic maps could not be reproduced here due to copyright restrictions.

5 The History and Phasing of the Structure

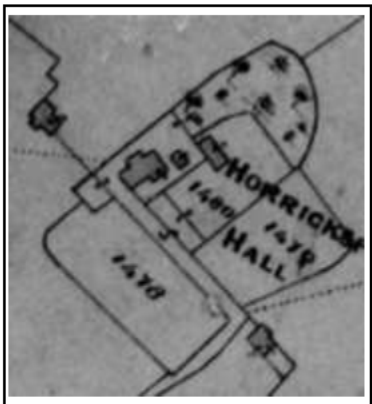
A building on the site of Horrocksford Old Hall is considered to date to the 15th century, the Horrocksford estate however is known from the early part of the 14th century. The west section of the present house (former hall) was erected in 1898 (as seen on the wall plaque). The eastern section is earlier, and more vernacular in character, and the sash windows, square section window surrounds, cross passage with gable chimneys and door design suggest an 18th C date. The map evidence documents a different structure to the west section, now demolished. Horrocksford Barn is possibly 17th century and is Grade II listed. The 1847 tithe map of Clitheroe depicts the barn and the hall with a smaller structure between the two, as well as an additional building to the northeast and one to the southwest of the farmhouse, and names them as 'Horrocksford Hall'. The central buildings are located in Plot nos. 1478, 1479 and 1480. Plot no. 1478 was listed as Croft West of Lane, no. 1479 was listed as Pasture Croft and no. 1480 was listed as Horrocksford Hall Yards. The farmhouse itself was not allotted a plot number,' to the west of the proposal site at this time (plot no.1472 described as House, Stables etc.).

The census of 1841 states that James Hoyle, farmer, resides at "Horrocksford", while James Marsden, agricultural labourer occupies "Horrocksford Hall". James Hoyle remained the listed resident and farmer of "Horrocksford" in the census of 1851, 1861 and 1871. As did the Marsden family at "Horrocksford Hall", though the name changed to Horrocksford Old Hall from 1861. The 1881 census lists George Briggs, farmer of 170 acres, occupied at 'Horrocksford Old Hall' and Elizabeth Briggs, farmer of 60 acres, are listed at 'Horrocksford' to the west. The 1891 census lists John Dawson, farmer at 'Horrocksford Old Hall' and William Taylor, farmer at 'Horrocksford Hall' and a John Briggs, foreman at Lime Works living at Horrocksford. Further changes appear in the census of 1901, Joseph Strickland, farmer, resided at 'Horrocksford Farm', John Eastham, gentleman farmer, occupied "Horrocksford Old Hall" and Robert Wastson, secretary at lime quarry, living at Horrockford. Though Kelly's Directory of 1905 only refers to John Speak as the farmer at Horrockford Old Hall and Robert Watson as Secretary to the Horrocksford Lime Co. Banks House, Pimlico. In 1911, Horrocksford Farm passed to John Addison, farmer, who remained there until at least 1921. As for the Old Hall, Edgar Fielding Jackson, an auctioneer & farmer was in residence by the 1911 and changed hands again by the census of 1921 when John James Crook, farmer, was listed at its occupant. The Crook family remained at the Hall until relatively recently.

The Hall has two clear sections, and evidence suggests it was used as two separate dwellings, documented by the plan form, two staircases, the entrances, and the separation of the gardens to the north. The western section has changed from a footprint with several outshuts (OS Map 1886) to a simple square form (OS Maps 1912) which aligns with the date plaque on the west elevation of E

1898. The footprint of the east part of the farmhouse appears unchanged on the OS mapping from 1886 to the present day. Although designed and used as two separated dwellings, the house has been altered to be used as one dwelling sometime in the 20th C, by opening two doorways in the partition wall.

Unfortunately, the Hall is in a poor state of repair and has been vacant for more than five years. Several break-ins and vandalism have resulted in damage to the majority of the windows. Windows have now been replaced with new frames, coloured to match the previous damaged windows, and in the same style, but in a different material, using UPVC in place of timber.



1847 Tithe Map of Clitheroe

Overlay, 1847 Tithe Map/1893-1900s OS Map

Overlay 1847 Tithe/Current OS Mapping

'Horrocksford Old Hall', c1910 © Red Rose Collections

'Horrocksford Old Hall' 2025

Stone Date Tablet

6 Description of the Structure

6.1 Introduction

In the following description, reference will be made to the photographs reproduced in Section 8 of the report. The photographs are referred to using a numbered format, in the order in which they appear in the photo tables in Appendix 2 and the supplied file of photographs, following a systematic recording of the interior and exterior. The location and the orientation of the photographs is identified in a series of plans and elevations, included in Section 10 Figures. The photographs reproduced in Section 8 follow the order in which they are referred to in the section below.

6.2 Building Type, Style and Materials

Horrocksford Old Hall is two storey with basement and attic located to the west of the Grade II listed Barn. It is rectangular in plan and has an entrance at the north, west and south elevations. The west section of the Hall has a date stone of 1898 and historic map evidence would suggest that this section

was built at this time, replacing an earlier structure. The eastern section is earlier, vernacular in design and architectural features remaining would suggest it dates from the mid 17th century. Many of the early features remain, however the house is in a poor condition and in need of renovation. Some of the window frames have been replaced with UPVC.

Horrocksford Hall is built of brick with a dashed render finish and smooth render plinth. The roof is covered in natural slate tiles, clay ridge tiles, dressed stone coping with corbel and ball features, stonework chimneys with clay chimney pots with weather caps. The house has painted timber doors and painted timber window frames at the west and east elevation with later UPVC windows at the south and north elevations. There are two main entrances located at the west and north elevations. The west entrance has stained glass windows. The doors and windows feature dressed stone surrounds, and the building has dressed quoin features. There is a mixture of plastic and cast-iron water goods.

6.3 The Site

The site an irregular shape on elevated ground and has views across the fields and include the Forest of Bowland. The access road continues east to the south of the site which then becomes a track another access has been approved, this will run from an existing field entrance northeast of the Hall to the west. At the land to the east elevation has been cleared with a dry stone boundary wall (Ph 240) to the north. Opposite the south elevation there are steps (Ph 242) leading to an elevated hardstanding area. A further set of steps leading to a timber outbuilding (Ph 229) and a dry stone wall (Ph 231) are also located opposite the south elevation. Opposite the west elevation is stone wall surmounted by metal railings (Ph 232) and a metal gate between to stone posts (Ph 235). Attached to the south elevation is a metal gate as well as stone post (Ph 227). The stone wall and metal railing curved round to the north elevation (Ph 237). There is another gate and low stone wall separating the two sections of the Hall. There is a dry stone boundary wall (Ph 239) separating the hall from the fields below.

6.4 The Exterior

West Elevation

The west elevation (Ph 070) has a painted central timber door with side lights and stained glass (Ph 027). The door is surrounded by a stone architrave (Ph 037) with scrolls to the base (Ph 029) and surmounted by a hoodmould. Either side of the entrance there are tripartite timber sash windows (Ph 030) under stone hoodmoulds (Ph 036). The elevation has dressed quoin, with coping stones (Ph 032) to the gable, finished with ball finials. At the first floor there is a stone date tablet of E 1898 (Ph 069) above the single central window (Ph 050) at the first floor. Either side of the central window there is a double sash timber window (Ph 051) also under a hoodmould.

South Elevation

The south elevation is divided into the western late 19th Century section (Ph 016) and the earlier eastern vernacular 17th century section. The western section has a tripartite replacement window to the ground floor (Ph 017) and a double replacement window to the first floor (Ph 018). Both windows have dressed stone surrounds and hoodmoulds. The ground floor of the eastern section consists of a painted timber door (Ph 009) with stone surround flank by two replacement windows also with stone surrounds (Ph 014). There is also a dressed stone boot scraper recess (Ph 006) to the east of the door. The first floor of the eastern section has two replacement windows with stone surrounds (Ph 015). All first floor windows are located close to the roofline. There is a cast iron down pipe at the centre of the elevation and two cast iron air vents (Ph 019) at the plinth of the western section. There are three chimneys, one to the east gable end, one central and a larger chimney with four pots (Ph 068) to the western section. There is also a rooflight at eastern section.

East Elevation
The east elevation (Ph 002) has a small timber framed window with a stone surround located at the attic level just below the stone chimney with four pots (Ph 004). At the ground level there is evidence of a demolished lean to extension (Ph 003) with an area of hardstanding.

North Elevation
The north elevation (Ph 062) reflects the architectural design of the south elevation with quoins and coping stones (Ph 040) at the shared corner with the west elevation. The ground floor of the western section has a tripartite replacement window (Ph 061) with stone surround and under hoodmould. There are two replacements windows at the first floor, one double (Ph 062) and one single (Ph 060) with stone surrounds and under stone hoodmoulds. There are two air cast iron vents at the plinth as well as two down pipes, one plastic and the other cast iron (Ph 043). The eastern section of the elevation has a central timber door with transom (Ph 057) with two replacement windows with stone surround (Ph 047) on either side. There is a basement timber framed window with metal bars and stone lintel (Ph 048) to the west of the timber door. To the first floor of the eastern section are two replacement windows with stone surround. There is a rooflight at the centre of the elevation.

6.5 The Interior

Basement
The small basement is located at the eastern section of the Hall, it is accessed via Stair 2 (Ph 153 & 071) off Hall 2 through a timber door with a storage cupboard above. Stair 2 is in a dog-leg design and of stone. At the bottom of the stairs, there is a small square shaped area (Ph 072), a timber framed window with metal bars (074) at the north wall, an iron bracket at the west wall, iron work at the ceiling (Ph 081) and a stone shelf with a rendered brick base (Ph 073) below the window. Store 1 is accessed through an opening (Ph 075) on the east wall. The room has a curved ceiling (Ph 078), stone flooring (Ph 079), two stone shelves on rendered brick on either side of the room (076 & 077) and a small timber blocked window (Ph 080) at the east wall.

The Ground Floor
The ground floor layout consists of three entrances into the property; one at the west elevation (Hall 1), one at the north elevation (Hall 2) and one to the south elevation. Hall 1 leads into Hall 3 which is located within the existing scullery leading to the kitchen. There are three reception rooms, a larder adjacent to Stair 2 and a vestibule with a built-in cupboard. There are some early features within the rooms, notably fireplaces, cornices and skirting boards as well flooring.

Hall 1 (Ph 126) is accessed via the main entrance located at the west elevation. The timber door has a stained glass surround (Ph 127, Ph 128 & Ph 129) which has suffered damaged by vandals and is currently boarded up. The hallway has a tiled floor (Ph 131), a plaster cornice (Ph 130) and timber skirting. Stair 1 (Ph 133) is located against the south wall of the hall. The staircase has varnished decorative posts (Ph 132), slender turned balusters and carpeted steps.

Reception 1 (Ph 134 & Ph 142) is accessed through a painted panelled timber door (Ph 243 & 244) from the north wall of Hall 1. The room has two tripartite windows to the west and north walls (Ph 141). The fireplace with a marble surround (Ph 138) and cast iron and tile insert (Ph 139) is located at the south wall. There is a plaster cornice (Ph 136), a ceiling rose, timber floorboards (Ph 135), high skirting board of which some have been removed.

Reception 2 (Ph 145) is accessed through a painted panelled timber door (Ph 245) from the south wall of Hall 1. The room has two tripartite windows to the west and south walls (Ph 150 & Ph 151). The fireplace with a marble surround (Ph 148) and cast iron and tile insert (Ph 149) is located at the south wall. There is a plaster cornice (Ph 146), some of which have been removed, a ceiling rose (Ph 152), timber floorboards (Ph 147), high skirting board.

Scullery & Hall 3 (Ph 082 & Ph 91) has four access points; the entrance at the south elevation, via Hall 1, the kitchen and Hall 2. The external timber door (Ph 083) and a replacement window (Ph 085)

with the remnants of timber shutters (Ph 086) are located at the south wall. Below the window is a large ceramic sink (Ph 084). There is a built-in cupboard with timber doors (Ph 089 & Ph 090) at north wall. The floor is stone (Ph 088) with no skirting boards and the ceiling has metal hooks (Ph 092) and no cornice.

Kitchen (Ph 093 & 104) is accessed by two doors at the west wall one via a painted timber panelled door (Ph 094) from the Scullery and other a painted timber panelled door from Hall 2. There is a replacement window (Ph 095) with timber shutters (Ph 098) located at the south wall. At the north wall is an alcove from a removed built-in cupboard (Ph 103), missing its doors. A traditional cast iron and tiled stove (Ph 099) is located at the east wall. The room has a stone floor (Ph 102) which has damaged areas, with no skirting boards. The ceiling does not have cornice, but has the remnants of a ceiling wheel possibly for a hanging laundry.

Hall 2 (Ph 106) is accessed by the entrance at the north elevation and Stair 2. It provides access to the Vestibule, Larder, Reception 3, Kitchen and Scullery/Hall 3. The entrance door in panelled and timber, there is an arched architrave at the kitchen end of the Hall (Ph 108) and the Hall has tiled flooring (Ph 107). Stair 2 (Ph 143) is located at the west wall and leads to the first floor through an arched architrave. The has a painted post and handrail with timber painted steps and a stair carpet runner.

Reception 3 (Ph 109 & Ph 116) is located at the northeast corner of the property and is accessed via Hall 2 through a timber panelled door (Ph 110). There is a painted surround fireplace (Ph 111) with a cast iron arched insert (Ph 112) and a decorative tiled hearth (Ph 113) at the east wall. Above the fireplace are two candle holders. There is a replacement window at the north wall with a painted timber panel above (Ph 115). The ceiling does not have coving, the picture rail has been removed and there are timber floorboards (Ph 114) the skirting boards have been removed.

Larder (Ph 117) is located adjacent to Stair 2 and opposite Reception 3. It has a painted timber panelled door (Ph 119). The walls have been stripped of shelves and there is an L shaped stone counter (Ph 118) at the north and west walls. An opening, former window is located at the north wall which is a party wall with the Vestibule. The floor is stone.

Vestibule (Ph 120) is adjacent to the Larder and has a replacement window with timber shutters (Ph 121) at the north wall. At the west wall is an alcove where once stood a built-in cupboard, currently it is exposed brick. There is an opening (Ph 125) at south wall which is a party wall with the Larder. An arched architrave (Ph 124) is located at the east end of the room. The flooring is tiled (Ph 123) with no skirting boards. There is also no coving.

The First Floor

The first floor consists of six bedrooms and one bathroom. It can be accessed by Stair 1 and Stair 2. Hall 5 is located slightly off centre and provides access to the rooms on the eastern section of the property while Hall 4 provides access to the room of the western side.

Stair 2 (Ph 155) has a dog-leg design with timber painted posts (Ph 154), slender square balusters and timber painted steps and a stair carpet runner. At the top of the stairs is a landing that gives access to Bedroom 5 and 6 at the north of the house and through an arched architrave (Ph 156) to the south is access to Hall 5 and Bedroom 3 &4. From the landing the Stair 2 (Ph 211) leads up to the second painted posts, slender square balusters and timber painted steps and a stair carpet runner

Hall 5 (Ph 157) gives access to both the west and east sides of the house. There is curved timber door (Ph 184) opening onto the western section of the house. At the north side of Hall 5 is an alcove.

Bedroom 3 (Ph 158) is accessed off Hall 5. There is a replacement window at the south wall and damage to the ceiling (Ph 161) with no coving. There are timber floorboards and skirting boards. A painted fireplace surround with cast iron arched insert (Ph 159) is located at the west wall. The door (Ph 163) at the north wall is painted timber panelled.

Bedroom 4 (Ph 164) is accessed off Hall 5. There is a replacement window (Ph 169) at the south wall. The room has a painted fireplace surround with cast iron arched insert (Ph 165) is located at the east wall. There is a stand-alone metal safe (Ph 168) located in the room. Evidence of a party wall (Ph 171) separating Bedroom 3 and Bedroom 4. There are timber floorboards and some skirting boards. The door at the west wall is painted timber panelled.

Bedroom 5 (Ph 172) is accessed off Stair 2 and the landing. The room has a replacement window at the north wall. A painted fireplace surround with cast iron arched insert (Ph 173) is located at the east wall and built in cupboard (Ph 175) with timber doors at south wall. There are timber floorboards and no skirting boards. The door at the west wall is painted timber panelled (Ph 178).

Bedroom 6 (Ph 179) is accessed off the landing, it has a replacement window at the north wall and a small adjacent built-in cupboard (Ph 180 & Ph 181) with timber panelled door at the west wall. There are timber floorboards and no skirting boards. The door at the south wall is painted timber panelled.

Hall 4 (Ph 185) is accessed through the curved door at Hall 5 and the via Stair 1. The Hall provides access to bedrooms 1 and 2, and the bathroom. There is a timber architrave to the window (Ph 186) at the west wall. There are timber floorboards (Ph 188) and skirting boards (Ph 187), some of which are damaged (Ph 183). There is a plaster cornice and small ceiling rose.

Bathroom (Ph 190) is accessed off Hall 4. There is a replacement window with timber architrave (Ph 191) at the north wall. The is a cupboard with timber door at east wall, the timber panelled door is at the south wall with a hatch (Ph 192) in the ceiling above it. The wall is half tiled and the floor is timber boards.

Bedroom 1 (Ph 194) is accessed from Hall 4. The room has a painted timber panelled door (Ph 201) with timber architrave (Ph 193). There is a cast iron fireplace surround and tiled hearth (Ph 195) at the south wall. There are two replacement windows (Ph 199) to the north and west walls with timber architrave. There are timber floorboards and skirting boards, as well a plaster cornice (Ph 198).

Bedroom 2 (Ph 202 & Ph 205) is located opposite to Bedroom 1. It has two replacement windows with timber architrave (Ph 206) at the south and west walls. There is a cast iron fireplace surround (Ph 203) with tiled hearth (Ph 204) at the north wall. The door at the north wall is timber panelled, the floor in timber board with skirting boards and the ceiling has a plaster cornice (Ph 208) and ceiling rose.

Second Floor

This floor consists of a landing area from Stair 2, access to Void 1 and Void 2 as well as access to Store 2. The staircase leading up to the second floor has a wooden banister, slender balusters and turned posts (Ph 212 & Ph 213). There are a hatch (Ph 217) at south wall of the landing area leading to Void 2 and a rooflight (Ph 218) and painted beams. Another timber hatch door (Ph 219) at the south wall leading to Void 1 with a timber framed rooflight (Ph 221) at the ceiling. Store 2 is accessed through a timber framed door at the east wall of the landing. There is a small timber framed window (Ph 222) located at the east wall. There are painted beams at the ceiling which form part of the roof structure (Ph 224). The landing and Store 2 both have timber floorboards.

7 Summary and Conclusion

A building on the site of Horrocksford Old Hall is considered to date to the 15th century. The western section of the present house (former hall) was erected in 1898. The eastern section is earlier, and more vernacular in character suggesting an 17th C date. The Hall has two clear sections, and evidence suggests it was used as two separate dwellings, documented by the plan form, two staircases, the entrances, and the separation of the gardens to the north. Although designed and used as two separated dwellings, the house has been altered to be used as one dwelling sometime in the 20th C, by opening two doorways in the partition wall. Unfortunately, the Hall is in a poor state of repair and has been vacant for more than five years. Several break-ins and vandalism have

resulted in damage to the majority of the windows. Windows have now been replaced with new frames, coloured to match the previous damaged windows, and in the same style, but in a different material, using UPVC in place of timber.

Horrockford Hall is considered a Non Designated Heritage Asset. Planning Permission was granted for the proposed change of use of the dwelling at Horrocksford Old Hall Farmhouse to offices for Ribble River Trust

8 Selected Photographs

Photograph 240

Photograph 242

Photograph 229

Photograph 231

Photograph 232

Photograph 235

Photograph 227

Photograph 237

Photograph 239

Photograph 070

Photograph 027

Photograph 037

Photograph 029

Photograph 030

Photograph 036

Photograph 032

Photograph 069

Photograph 050

Photograph 051

Photograph 016

Photograph 017

Photograph 018

Photograph 009

Photograph 014

Photograph 006

Photograph 015

Photograph 019

Photograph 068

Photograph 002

Photograph 004

Photograph 003

Photograph 062

Photograph 040

Photograph 061

Photograph 062

Photograph 060

Photograph 043

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Photograph 128

Photograph 129

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Photograph 142

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Photograph 143

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Photograph 116

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Photograph 111

Photograph 112

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Photograph 205

Photograph 206

Photograph 203

Photograph 204

Photograph 208

Photograph 212

Photograph 213

Photograph 217

Photograph 218

Photograph 219

Photograph 221

Photograph 222

Photograph 224

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OS Map Scale 1:10,560 1847, 1890, 1914, 1930, 1938
OS Map Scale 1:10,000 1955, 1970-77, 2001, 2006, 2024
OS Maps Scale 1:2,500 1886, 1912, 1932, 1965-69, 1977, 1993-94
Historical Aerial Photograph 2001

Archives, Libraries and Databases Consulted

Archaeology Data Service

Greater Manchester Historic Environment Record

National Heritage List for England

10 Figures (Plan, Numbered Elevations and Photo Plans)

Figure 1: Site Location Plan

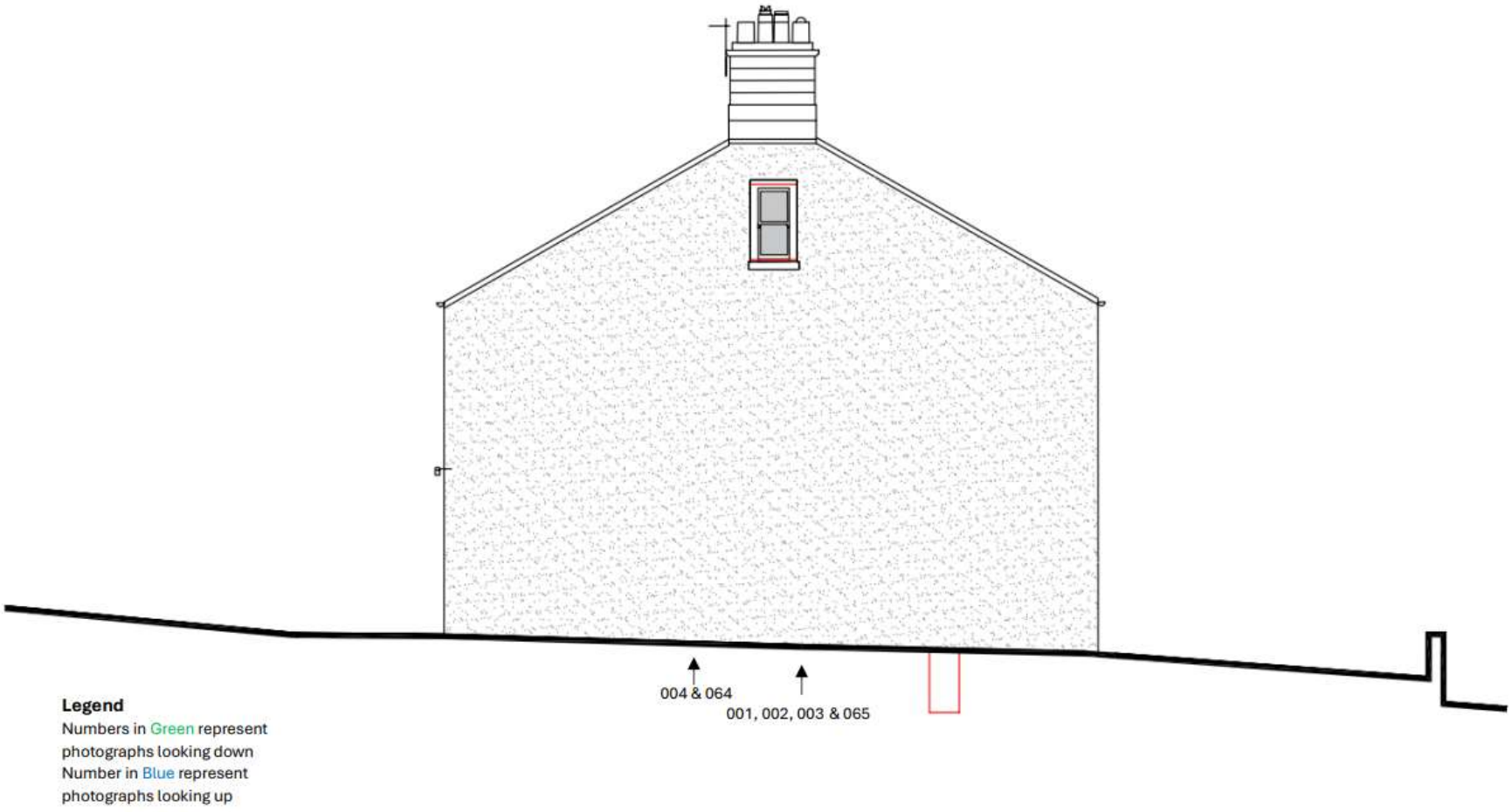
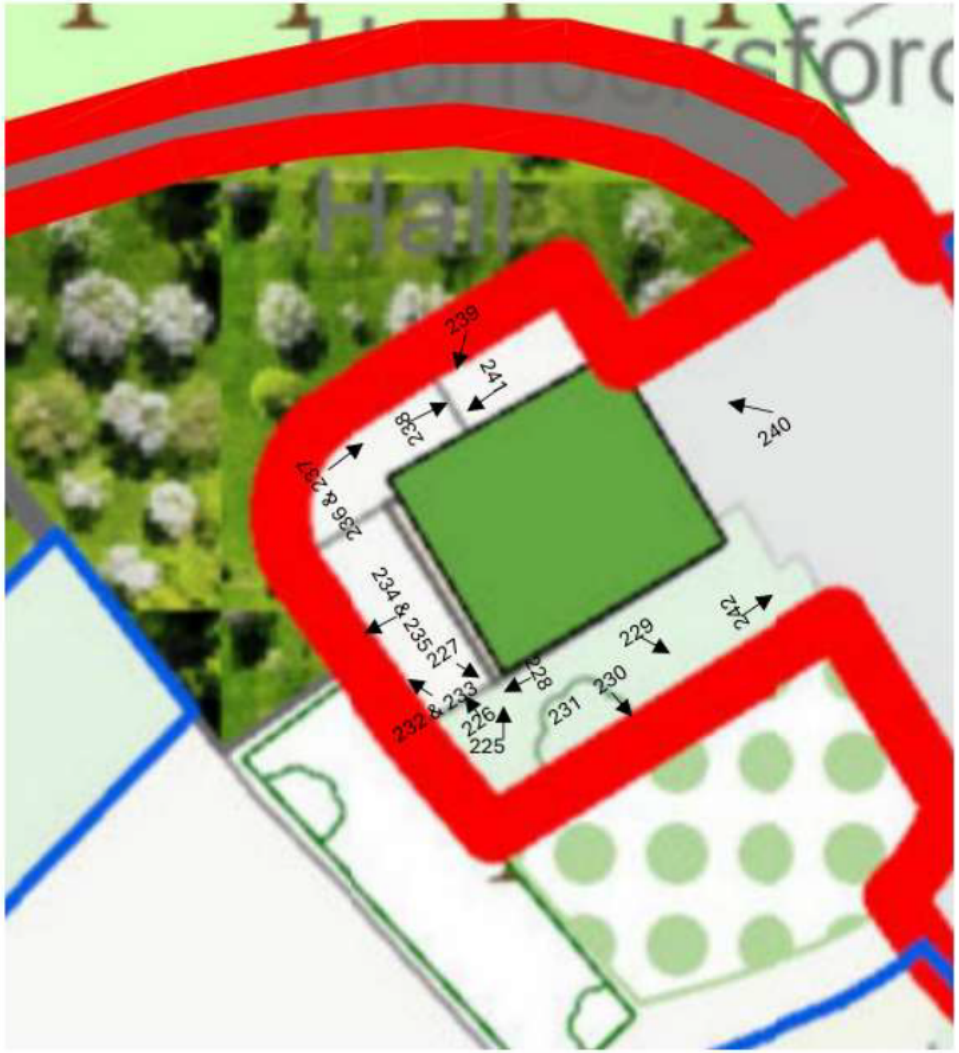


Figure 2: East Elevation

Figure 3: South Elevation

Figure 4: West Elevation

Figure 5: North Elevation



Legend
Numbers in Green represent photographs looking down
Number in Blue represent photographs looking up

Figure 6: Exterior

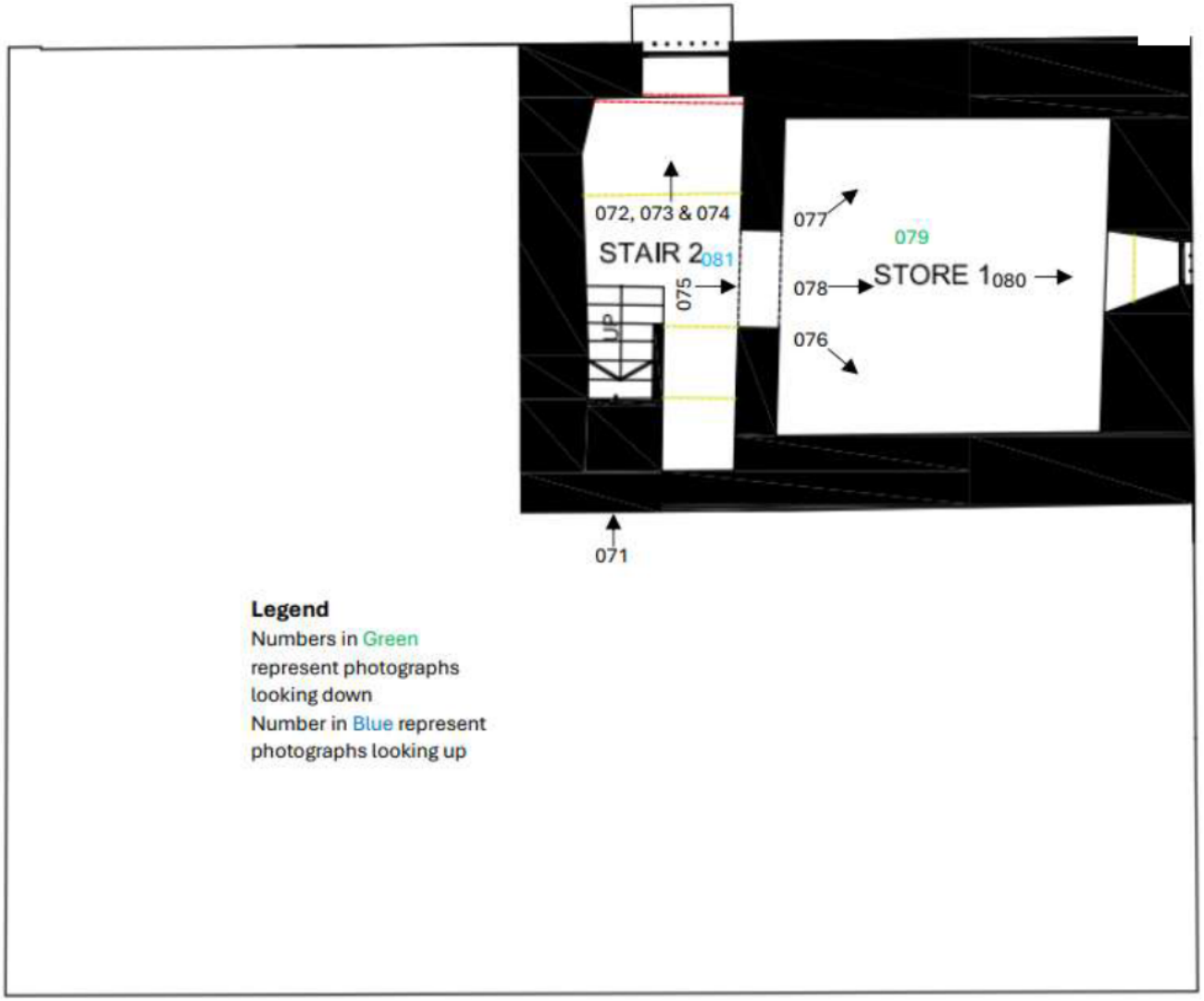
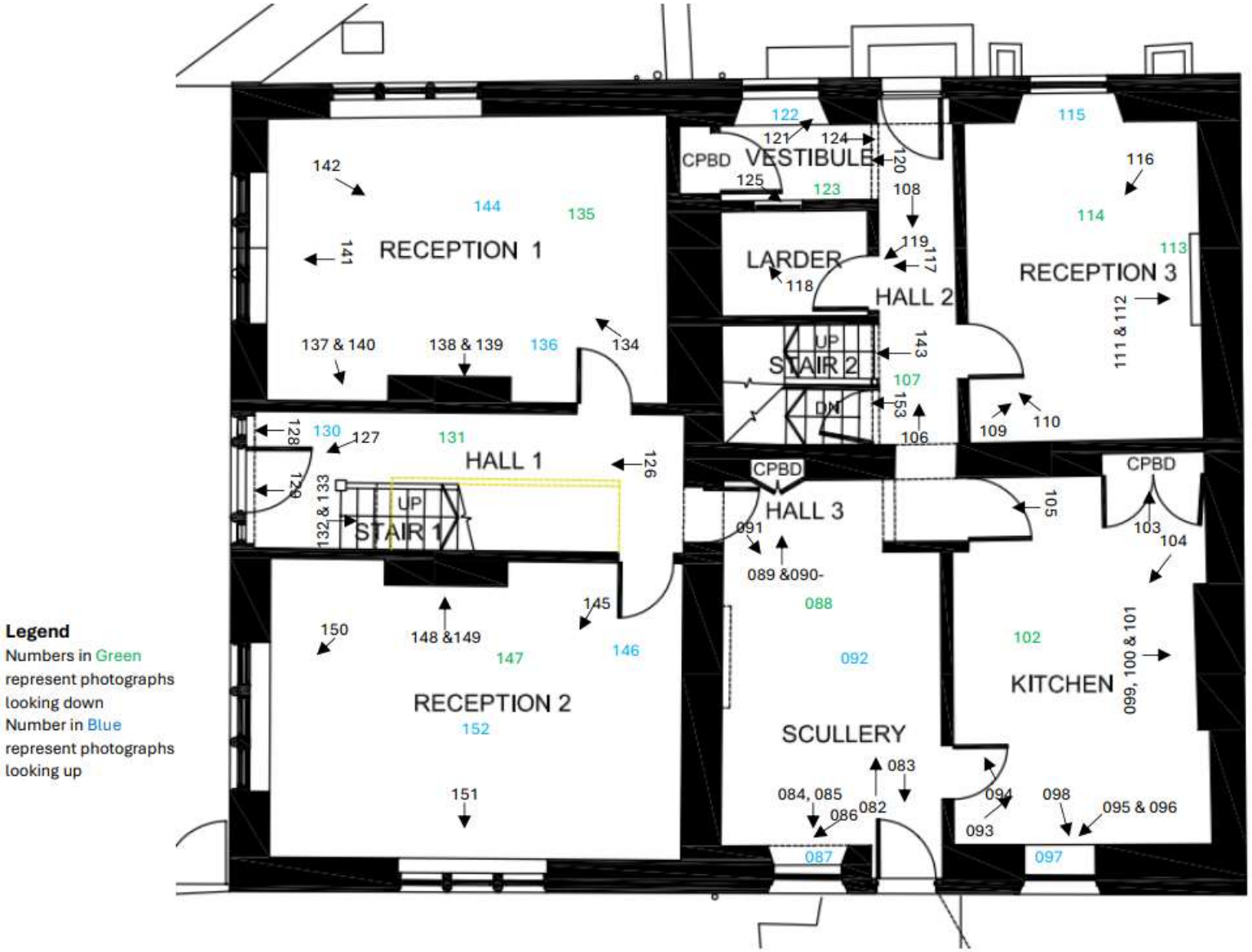


Figure 7: Basement Plan



Legend
Numbers in Green represent photographs looking down
Number in Blue represent photographs looking up

Figure 8: Ground Floor Plan

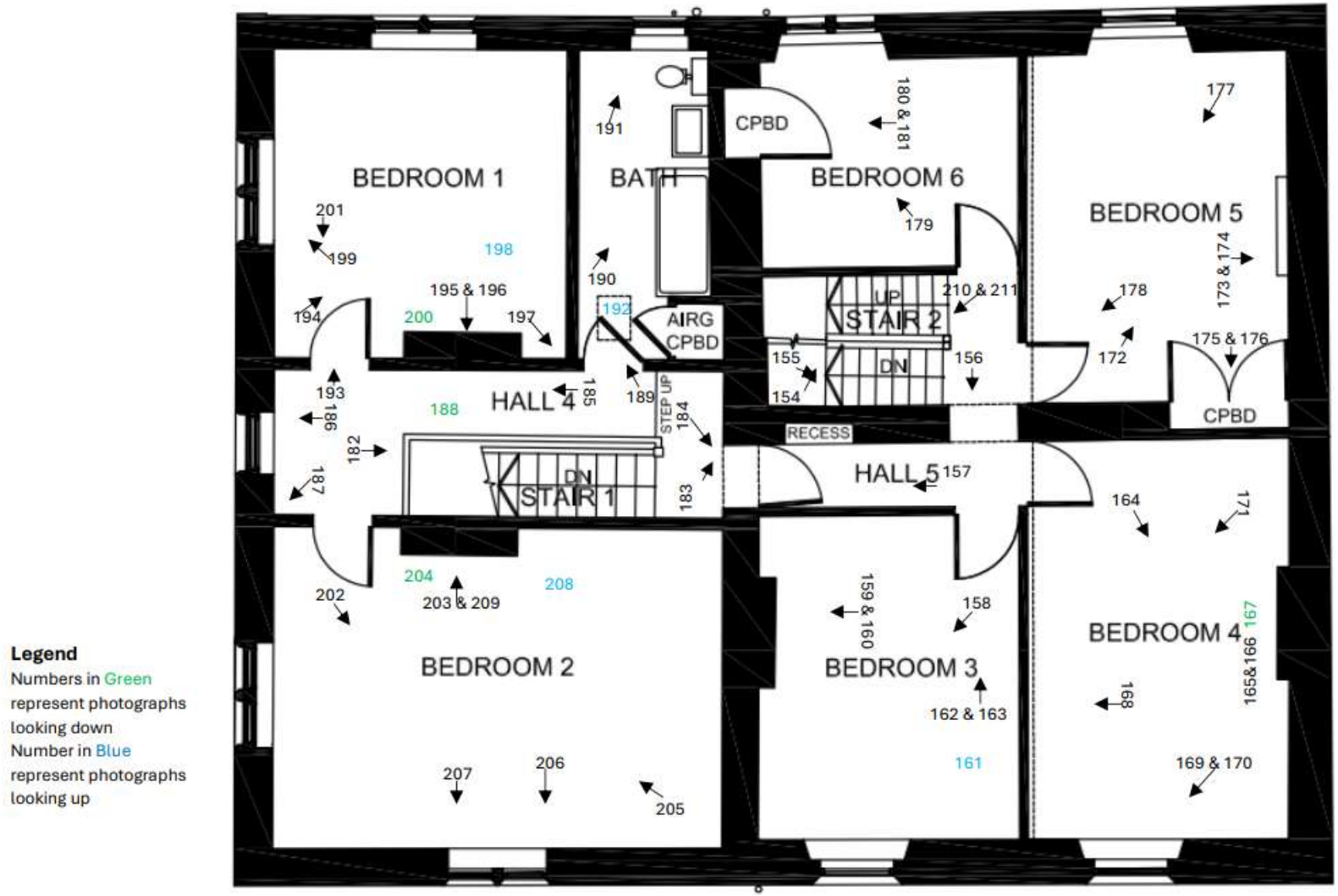


Figure 9: First Floor Plan

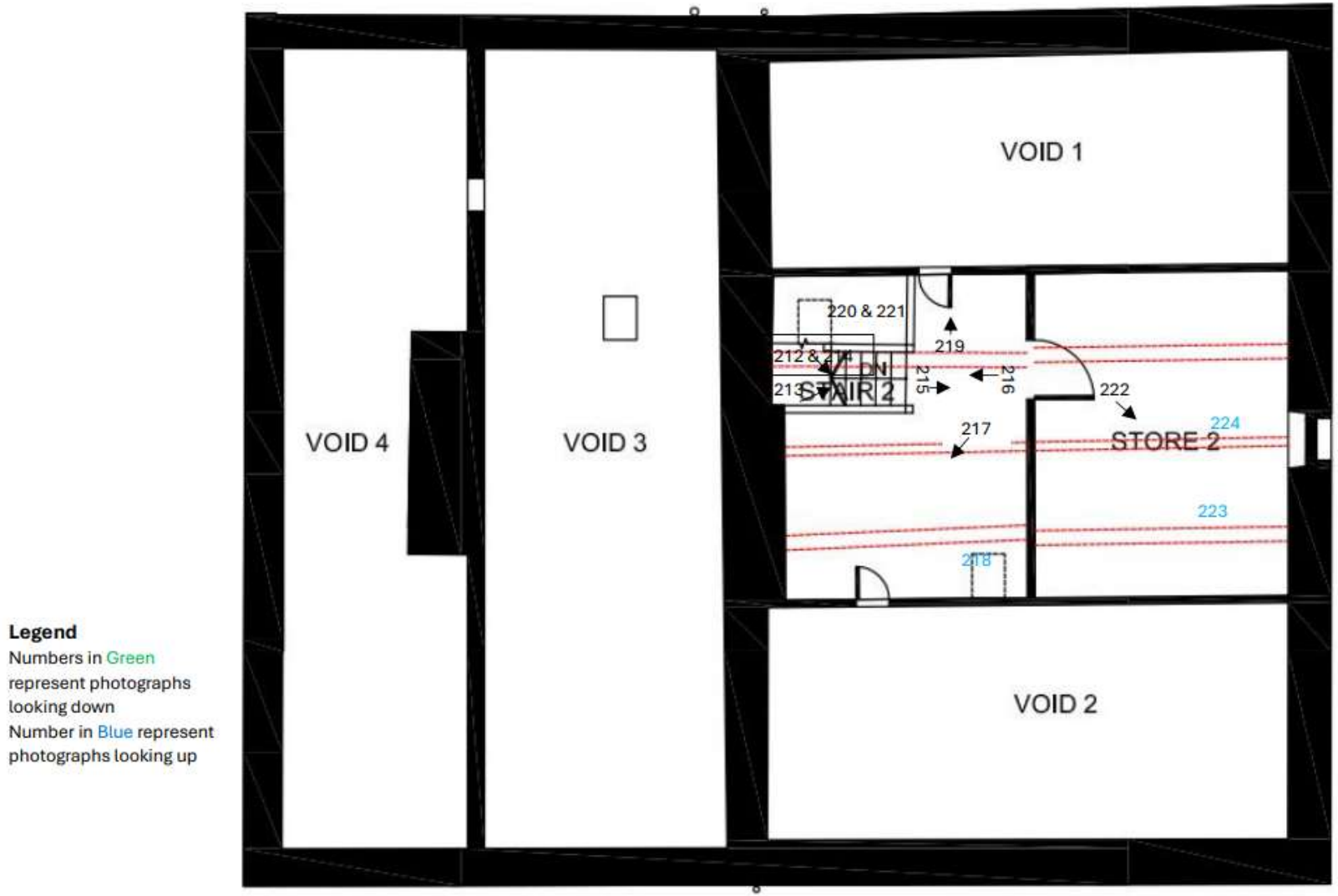


Figure 10: Second Floor Plan

Appendix 1: Contents of the Project Archive

The archive will be deposited with Ribble Valley Borough Council HER upon completion

1 Digital CD containing

- A copy of the report, including figures, appendices and architect drawings; ground floor plans at 1:100@ A1
- A CD of images taken during the survey

Appendix 2: List of Photographs Taken During the Recording

All photographs were taken by KS&A in March and May 2026. The selected photographs are numbered to be cross referenced and shown on numbered elevations and plans; the descriptions below provide more detail and the orientation. All images are saved to a CD to be deposited with the HER and relevant archives.

Frame	Subject and Orientation
001	East elevation, taken from the east
002	East elevation, taken from the east
003	Infill at the area of demolished extension at the ground floor of the eastern elevation, taken from the east
004	Timber window with stone surround at the attic level and chimney with four pots at the eastern elevation, taken from the east
005	Stone boot scraper at east side of the south elevation, taken from the south
006	Stone boot scraper at east side of the south elevation, taken from the south
007	Stone surround to the windows to east of the south elevation, taken for the southwest
008	Stone surround to the windows to east of the south elevation, taken for the above
009	Painted timber door with stone surround at the south elevation, taken from the south
010	Stone door step at the south elevation, taken from above
011	Stone corner surround of doorway at the south elevation, taken from the southwest
012	Ground floor replacement windows with dressed stone surround at the west side of the south elevation, taken from southwest
013	Ground floor replacement windows with stone surround at the west side of the south elevation, taken from southeast
014	Ground floor at the east of the south elevation, taken from the south
015	First floor with two replacement windows with stone surround at the east of the south elevation, taken from the south
016	West side of south elevation, taken from the southeast
017	Ground floor tripartite with replacement windows and dressed stone surrounds and headmould at west side of south elevation, taken from the southeast
018	First floor replacement window with dressed stone surrounds and headmould at the west side of south elevation, taken from the southeast
019	Cast iron air vent at the west side of south elevation, taken from the south
020	Dressed stone quoins at the corner of the south and west elevation, taken from the southwest
021	Tripartite timber sash window with dressed stone surround to the west elevation, taken from southeast
022	Timber sash window with dressed stone surround within the tripartite window to the west elevation, taken from the southeast
023	Tripartite timber sash windows with dressed stone surround at the west elevation, taken from the southwest
024	Stone sill within the Tripartite window at the west elevation, taken from the southwest
025	Side light window at door with dressed stone surround at the west elevation,

	taken from the southwest
026	Stone sill with cast iron latch at the side light window at door of the west elevation, taken from the southwest
027	Timber door at the west elevation, taken from the west
028	Side light, stone architrave and with scroll to the base of the door at the west elevation, taken from the southwest
029	Stone scroll to the base of door at the west elevation, taken from the southwest
030	Tripartite timber sash window with dressed stone surround at the west elevation, taken from the southwest
031	Tripartite timber sash window with dressed stone surround at the west elevation, taken from the southwest
032	Dressed stone quoins at the corner of the west elevation, taken from the southwest
033	Dressed stone quoins at the corner of the west elevation, taken from the southwest
034	West elevation, taken from the southeast
035	Ground floor at west elevation, taken from the west
036	Ground floor tripartite timber sash window with dressed stone surrounds and headmould at west elevation, taken from the south
037	Timber door with side lights, stone architrave and scroll to the base at the west elevation, taken from the southwest
038	Ground floor tripartite timber sash window with dressed stone surrounds and headmould at west elevation, taken from the southwest
039	First floor timber window with dressed stone surrounds and headmould at west elevation, taken from the south
040	Dressed stone quoins at the west corner of the north elevation, taken from the northwest
041	Ground floor tripartite replacement window with dressed stone surrounds at the west side of the north elevation, taken from the north
042	Cast iron air vent at the west side of north elevation, taken from the north
043	Two down pipes, one cast iron the other plastic at the north elevation, taken from the north
044	North Elevation, taken from the north
045	Painted timber door and replacement window both with stone surround at the east side of the north elevation, taken from the north
046	Painted timber door with stone surround at the east side of the north elevation, taken from the north
047	Ground floor replacement window with stone surround at the east side of the north elevation, taken from the north
048	Ground floor replacement window and basement timber window both with stone surround at the east side of the north elevation, taken from the northeast
049	First floor window with stone surround at the west elevation, taken from the southwest
050	First floor timber window with dressed stone surrounds and headmould at west elevation, taken from the southwest
051	First floor timber window with dressed stone surrounds and headmould at the west elevation, taken from the west
052	Ground floor tripartite timber sash window with dressed stone surrounds and

	headmould at west elevation, taken from the southwest
053	Timber door with side lights and a stone surround architrave with scrolls to the base and hoodmould at the centre of the west elevation, taken from the west
054	Timber door with stone surround architrave with scrolls to the base at the west elevation, taken from the west
055	Stone hoodmould above door at the west elevation, taken from the west
056	Ground floor tripartite sash window with dressed stone surrounds and headmould at west elevation, taken from the west
057	Painted timber door with stone surround at the east side of the north elevation, taken from the north
058	First floor replacement window with stone surround at the east side of the north elevation, taken from the north
059	First floor replacment window with stone surround at the east side of the north elevation, taken from the north
060	First floor replacement window with dressed stone surrounds and headmould at the west side of the north elevation, taken from the north
061	Ground floor tripartite replacement window with dressed stone surrounds and headmould at the west side of the north elevation, taken from the north
062	First floor replacement window with dressed stone surrounds and headmould at the west side of the north elevation, taken from the north
063	North Elevation, taken from the north
064	Timber window with stone surround at the attic level and chimney with four pots at the eastern elevation, taken from the east
065	East elevation, taken from the east
066	Ground floor tripartite replacement window with stone surround and headmould at the west side of the south elevation, taken from southeast
067	First floor replacement window with stone surround and headmould at the west side of the south elevation, taken from southeast
068	Chimney with four pots at the south elevation, taken from the south
069	First floor of west elevation with stone date tablet of E 1898 and chimney with four pots, take from southwest
070	West elevation, taken from the southeast
071	Stone steps leading to basement, taken from the south
072	Stone shelf and window at the north wall in basement, taken from the south
073	Stone shelf with rendered brick base at the north wall in basement, taken from the south
074	Timber framed window with metal bars at the north wall in basement, taken from the south
075	Opening leading to store 1 in basement, taken from the west
076	Stone shelf with rendered brick base at the south wall of Store 1 in basement, taken from the northwest
077	Stone shelf with rendered brick base at the north wall of Store 1 in basement, taken from the southwest
078	Blocked opening at the east wall of Store 1 and vaulted ceiling in basement, taken from the west
079	Stone flooring of Store 1 in basement
080	Blocked opening at the east wall of Store 1 in basement, taken from the west
081	Ironwork at the ceiling, with an iron hook in the basement

082	Scullery at the ground floor, taken from the south
083	Painted timber entrance door at the southeast corner of the Scullery at the ground floor, taken from the northt
084	Rectangular ceramic sink on a rendered brick base at the south wall of Scullery at the ground floor, taken from the north
085	Replacement window with timber shutters at the south wall of the Scullery at the ground floor, taken from the northwest
086	
087	Timber panels around the window at the south wall of the Scullery at the ground floor
088	Stone floor of the Scullery at the ground floor
089	Inserted cupboard with shelves and timber doors and architrave at the north wall of the Scullery at the ground floor, taken from the north
090	Timber doors and architrave of cupboard at the north wall of the Scullery at the ground floor, taken from the north
091	Scullery at the ground floor, taken from the northwest
092	Metal hooks in ceiling of Scullery at the ground floor
093	Kitchen at the ground floor, taken from the southwest
094	Panelled timber door at the west wall of the kitchen at the ground floor, taken the southeast
095	Replacement window with timber shutters at the south wall of the kitchen at the ground floor, taken from the northeast
096	Timber decorative end to the timber window architrave at the south wall of the kitchen at the ground floor, taken from the northeast
097	Timber panels around the window at the south wall of the Kitchen at the ground floor
098	Timber shutters at the south wall of the kitchen at the ground floor, taken from the northwest
099	Cast iron and tile stove at the east wall of the kitchen of the ground floor, taken from the west
100	Stove grate at the east wall of the kitchen of the ground floor, taken from the west
101	Two tile and cast iron doors of stove at the east wall of the kitchen of the ground floor, taken from the west
102	Stone floor of the Kitchen at the ground floor
103	Alcove at the northeast corner of the north wall of the kitchen, taken from the south
104	Kitchen at the ground floor, taken from the northeast
105	Panelled timber door leading to Hall 2 at the west wall of the kitchen at the ground floor, taken from the east
106	Hall 2 at the ground floor, taken from the south
107	Tiled flooring at Hall 2 of the ground floor
108	Hall 2 and arched architrave at the ground floor, taken from the north
109	Reception 3 at the ground floor, taken from the southwest
110	Panelled timber door at Reception 3 of the ground floor, taken from the southeast
111	Cast iron fireplace with painted surround at the east wall of the Reception 3 at the ground floor, taken from the west

112	Cast iron insert of fireplace at the east wall of the Reception 3 at the ground floor, taken from the west
113	Decorative tiled hearth
114	Timber board floor of the Reception 3 at the ground floor
115	Ony remaining timber panel above replacement window at the north wall of Reception 3 at the ground floor
116	Reception 3 at the ground floor, taken from the northeast
117	Larder
118	L shaped stone counter at the larder of the ground floor, taken from the southeast
119	Painted panelled door of larder at the ground floor, taken from the northeast
120	Vestibule at the ground floor, taken from the east
121	Timber panelling around the replacement window to the north wall of the Vestibule at the ground floor, taken from the southwest
122	Timber panelling above the replacement window to the north wall of the Vestibule at the ground floor
123	Tiled flooring at the Vestibule of the ground floor
124	Arched architrave separating the Vestibule and Hall2 at the ground floor, taken from the west
125	Opening to the south wall of the Vestibule onto the Larder at the ground floor, taken from the northwest
126	Hall 1 of the ground floor, taken from the east
127	Main entrance panelled timber door with damaged stain glass surround at the west wall of Hall 1 of the ground floor, taken from the southeast
128	Stain glass section to the north of the panelled door at the west wall of Hall 1 of the ground floor, taken from the east
129	Stain glass section above the panelled door at the west wall of Hall 1 of the ground floor, taken from the east
130	Cornice to Hall 1 at the ground floor
131	Skirting board and tiled floor at Hall 1 at the ground floor
132	Stair post of staircase to first floor of Hall 1 of the ground floor, taken from the west
133	Stair post and balustrade of staircase to first floor of Hall 1 of the ground floor, taken from the west
134	Reception 1 at the ground floor, taken from the southeast
135	Timber floorboards at Reception 1 at the ground floor
136	Cornice at Reception 1 at the ground floor
137	Skirting board at Reception 1 at the ground floor, taken from northeast
138	Stone surround fireplace at the south wall of Reception 1 at the ground floor, taken from the north
139	Decorative insert to the fireplace at the south wall of Reception 1 at the ground floor, taken from the north
140	Fireplace grate (removed) at the south wall of Reception 1 at the ground floor, taken from the north
141	Three light window at the west wall of Reception 1 at the ground floor, taken from the east
142	Reception 1 at the ground floor, taken from the northwest
143	Staircase leading up at the west wall of Hall 2 leading up to first floor at the

	ground floor, taken from the east
144	Ceiling Rose at Reception 1 of the ground floor
145	Reception 2 at the ground floor, taken from the northeast
146	Cornice at Reception 2 at the ground floor
147	Timber floorboards at Reception 2 at the ground floor
148	Stone surround fireplace at the north wall of Reception 2 at the ground floor, taken from the south
149	Decorative insert to the fireplace at the north wall of Reception 2 at the ground floor, taken from the south
150	Three light window at the west wall of Reception 2 at the ground floor, taken from the northeast
151	Three light window at the southt wall of Reception 2 at the ground floor, taken from the north
152	Ceiling Rose at Reception 2 of the ground floor
153	Stairs leading down to basement at the west wall of Hall 2 at the ground floor, taken from the east
154	Staircase 2 post leading to the first floor, taken from southwest
155	Staircase 2 leading to the first floor, taken from northwest
156	Landing at first floor looking towards Bedroom 3, taken from the north
157	Hall 5 and arch door frame at the west wall of the first floor, taken from the east
158	Bedroom 3 at the first floor, taken from northeast
159	Painted fireplace surround of Bedroom 3 at the west wall of the first floor, taken from the east
160	Cast iron insert to the fireplace of Bedroom 3 at the west wall of the first floor, taken from the east
161	Section exposed timber ceiling of Bedroom 3 at the first floor
162	Panelled timber door of Bedroom 3 at the north wall at the first floor, taken from the south
163	Panelled timber door of Bedroom 3 at the north wall at the first floor, taken from the south
164	Bedroom 4 at the first floor, taken from northwest
165	Painted fireplace surround of Bedroom 4 at the east wall of the first floor, taken from the west
166	Cast iron insert to the fireplace of Bedroom 4 at the east wall of the first floor, taken from the west
167	Decorative hearth surround to the fireplace of Bedroom 4 at the east wall of the first floor
168	Metal safe on timber floorboards of Bedroom 4, taken from the east
169	Replacement window to the south wall of Bedroom 4, taken from northeast
170	Part of the original window lock to the window to the south wall of Bedroom 4, taken from northeast
171	Inserted partition wall at the west wall of Bedroom 4, taken from the northeast
172	Bedroom 5 at the first floor, taken from southwest
173	Painted fireplace surround at the east wall of Bedroom 5 of the first floor, taken from the west
174	Cast iron insert to the fireplace at the east wall of Bedroom 5 of the first floor, taken from the west
175	Inserted built in timber cupboard at the south wall of Bedroom 5 of the first

	floor, taken from the north
176	Inserted built in timber cupboard at the south wall of Bedroom 5 of the first floor, taken from the north
177	Bedroom 5 at the first floor, taken from northeast
178	Panelled timber door at the west wall of Bedroom 5 at the first floor, taken from the northeast
179	Bedroom 6 at the first floor, taken from the southeast
180	Panelled timber door to built in cupboard at the west floor of Bedroom 6 at the first floor, taken from the east
181	Timber boarded build in cupboard at the west floor of Bedroom 6 at the first floor, taken from the east
182	Hall 4 at the first floor, taken from the west
183	Damaged skirts board at the east wall of Hall 4 at the arched doorway the first floor, taken from southwest
184	Arch doorway to the east wall of Hall 4 at the first floor, taken from the northwest
185	Hall 4 at the first floor, taken from east
186	Window with timber architrave to the west wall of Hall 4 at the first floor, taken from the east
187	Skirting board at the west wall of Hall 4 at the first floor, taken from the northeast
188	Timber floorboards of Hall 4 at the first floor
189	Bathroom door architrave at the north wall of Hall 4 at the first floor, taken from the southeast
190	Bathroom at the first floor, taken from the south
191	Replacement window with timber architrave at the north wall of Bathroom at the first floor, take from the southwest
192	Bathroom hatch opening in ceiling at the first floor
193	Bedroom 1 door architrave at the north wall of Hall 4 at the first floor, taken from the southeast
194	Bedroom 1 and replacement window at the north wall at the first floor, taken from the southwest
195	Painted fireplace surround at the south wall of Bedroom 1 at the first floor, taken from the north
196	Cast iron and tile fireplace insert at the south wall of Bedroom 1 at the first floor, taken from the north
197	Timber skirting board at the northeast corner of Bedroom 1 at the first floor, taken from the south east
198	Cornice at the ceiling of Bedroom 1 at the first floor
199	Replacement window with timber architrave at the west wall of Bedroom 1 at the first floor, taken from the southeast
200	Decorative tile and surround at fireplace hearth of Bedroom 1 at the first floor
201	Panelled timber door at the south wall of Bedroom 1 at the first floor, taken from the north
202	Bedroom 2 at the first floor, taken from the northwest
203	Painted fireplace surround at the north wall of Bedroom 2 at the first floor, taken from the south
204	Tiles hearth and timber floorboards of Bedroom 2 at the first floor

205	Bedroom 2 at the first floor, taken from the southeast
206	Replacement window with timber architrave at the south wall of Bedroom 2 at the first floor, taken from the north
207	Timber skirting board at the south wall of Bedroom 2 at the first floor, taken from the north
208	Cornice at the ceiling of Bedroom 2 at the first floor
209	Cast iron and tile fireplace insert at the north wall of Bedroom 2 at the first floor, taken from the south
210	Timber staircase posts leading to second floor, taken from northeast
211	Staircase leading to second floor, taken from northeast
212	Staircase leading to second floor, taken from northwest
213	Timber turned posts to staircase, taken from southwest
214	Timber banister and balusters at the second floor, taken from northwest
215	Timber framed door opening to Store 2 at the east wall at the second floor, taken from the west
216	Timber turned posts to staircase at the second floor, taken from east
217	Timber floorboards and hatch leading to Void 2 at the south wall of second floor, taken from the northeast
218	Roof light and exposed lathe and mortar of the second floor
219	Painted timber hatch door leading to Void 1 at the north wall of the second floor, taken from the south
220	Timber framed roof light and painted beam of the second floor
221	Timber framed roof light and painted beam of the second floor
222	Store 2 and timber framed window at the east wall of Store 2 of the second floor, taken from the west
223	Exposed roof structure in Store 2
224	Pitched ceiling, painted beams and exposed lathe and mortar at Store 2 of the second floor
225	Decorative painted metal gate at the corner of south and west elevation, taken from the southwest
226	Stone gate post at the corner of south and west elevation, taken from the east
227	Stone gate post and painted metal gate at the corner of south and west elevation, taken from the northwest
228	Stone steps at the south elevation, taken from east
229	Timber outbuilding at an elevated level opposite the south elevation, taken from the north
230	Stone steps and dry stone wall opposite the south elevation, taken from the north
231	Dry stone wall opposite the south elevation, taken from the north
232	Stone wall and posts with metal railings and metal gate opposite the west elevation, taken from the southeast
233	Stone wall and posts with metal railings and metal gate opposite the west elevation, taken from the southeast
234	Stone posts and painted metal gate the west elevation, taken from the east
235	Stone posts and painted metal gate the west elevation, taken from the east
236	Stone wall surmounted with painted metal railings opposite the north elevation, taken from the southwest
237	Stone wall surmounted with painted metal railings opposite the north elevation,

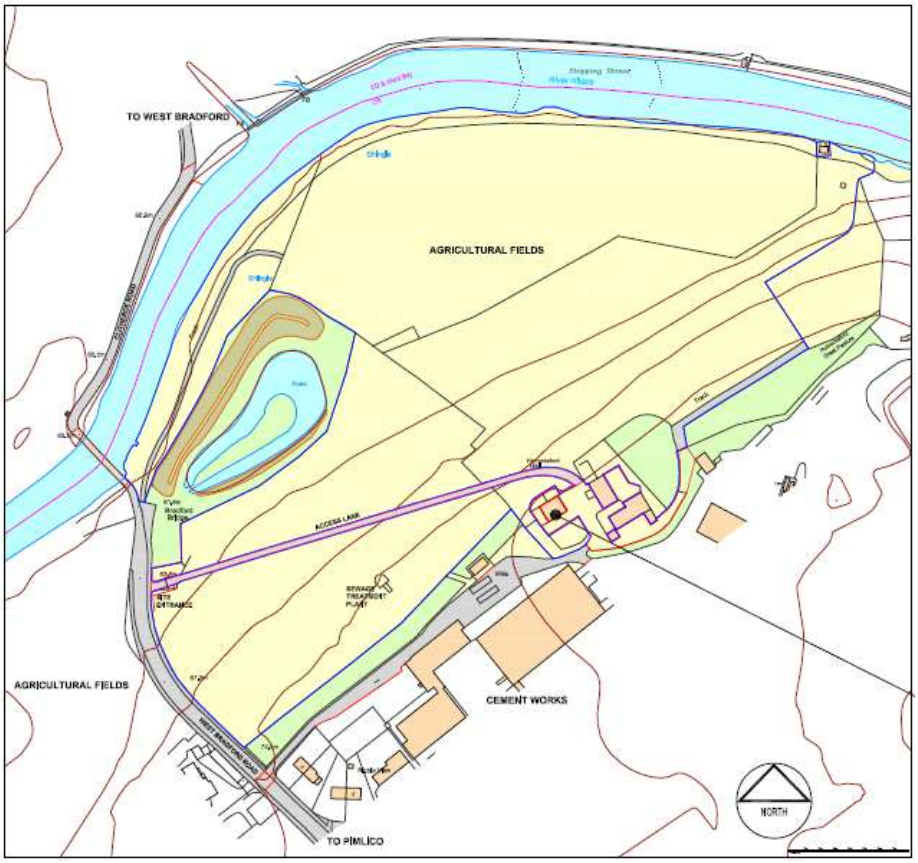
	taken from the southwest
238	Stone posts and painted metal gate the north elevation, taken from the west
239	Dry stone boundary wall at the north elevation, taken from the northeast
240	Dry stone boundary wall at the east elevation, taken from the southeast
241	Low stone garden separation wall at the north elevation, takes from the east
242	Steps leading to hardstanding opposite south elevation, taken from the west
243	Timber panelled painted door at the south wall of Reception 1 at the ground floor, taken from the northeast
244	Timber panelled painted door at the south wall of Reception 1 at the ground floor, taken from the northwest
245	Timber panelled painted door at the north wall of Reception 2 at the ground floor, taken from the southeast
246	Timber panelled painted door at the north wall of Reception 2 at the ground floor, taken from the southwest

Appendix 3: Written Scheme of Investigation

Written Scheme of Investigation for a Level 3 Archaeological Building Recording of Horrocksford Hall Barn, West Bradford Road Clitheroe, Lancashire.

Planning Permission has recently been granted (3/2025/0357) by Ribble Valley Borough Council for the proposed change of use of the dwelling at Horrocksford Old Hall Farmhouse, West Bradford Road, Clitheroe BB7 4QD to offices for Ribble River Trust.

The focus of this building recording is the farmhouse on the site as outlined in the plan below.
The site which is located on elevated ground is relatively close to the village boundary of West Bradford, beyond West Bradford is the Forest of Bowland, a Public Footpath that runs along the River Ribble to the south which, to the east is Pendle Hill, adjacent to the site, to the south is a large cement works (Ribblesdale Works)t.



Horrocksford Hall Farmhouse

Clitheroe is depicted on the Blaeu Map of 1662-5, the area of Horrocksford (depicted as Horricksford) can be seen on the Yate's Map of 1786 along with the area of Pimlico. A structure can be seen to the east of the road along with a clay pit to the south at Hare Hill. Horrocksford Old Hall is considered to date to the 15th century, the Horrocksford estate however is known from the early part of the 14th century. The west section of the present house (former hall) was erected in 1898. The eastern section is earlier, and more vernacular in character, and the sash windows, square section window surrounds, cross passage with gable chimneys and door design suggest an 18th C date. The 1847 tithe map of Clitheroe depicts an additional building to the northeast and one to the southwest of the farmhouse, and names them as 'Horrocksford Hall'.

The Farmhouse is in a poor state of repair as it has been vacant for the last five years. A recent break-in at the farmhouse has resulted in damage to the majority of the windows at the property. Window glass and window frames were broken. The house has also been broken in at other times as well. Following the vandalism and break-ins, the owners have commenced replacing the windows with new frames, coloured to match the previous damaged windows, and in the same style, but in a different material, using upvc in place of timber.
The site is located West Bradford Road, Clitheroe, Lancashire on a elevated ground with views of agricultural fields with large pond and the Forest Bowland. Beyond the filed lies the River Ribble and Bradford Bridge and the boundary of West Bradford. The site is bounded by the Ribblesdale Cement Works to south
The following recommendations in national and local planning policy and the Council has included the following condition within the planning permission:

> *'Condition: No development including any demolition works shall take place until the applicant or their agent or successors in title has secured the implementation of a programme of building recording, analysis and reporting work. 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 works should be phased, phase 1 being the creation of a record of the building to level 3 as set out in "Understanding Historic Buildings" (Historic England 2016); and phase 2 being a watching brief during works to the building to record any features or fabric revealed by the work. The final report should combine the results of both phases. The work must be undertaken by an appropriately qualified and experienced professional contractor to the standards and guidance of the Chartered Institute for Archaeologists. A copy of this record shall be submitted to the Local Planning Authority and the Lancashire Historic Environment Record.*
>
> *Reason: To ensure and safeguard the recording and inspection of matters of archaeological and historical importance associated with the site.'*

This document is a Written Scheme of Investigation (WSI) confirming the project design of the archaeological building recording to be undertaken by KS&A on behalf of the client.

Objectives
The primary objective of the building recording is to record and assess the significance of the historic structures remaining on the site. Furthermore, the archaeological work aims to provide and disseminate a lasting record of the form, function and phasing of the buildings affected by the proposed development. The survey also aims to identify all features, fixtures and fittings relevant to the original and subsequent uses of the building. This work will be undertaken prior to any works on the site as well continued monitoring in a the form of a watching vried during the works.

Level 3 Building Recording Methodology
The drawn record will include:

- Site location plan at a suitable scale.
- Measured plans (to scale or fully dimensioned) as existing. These will extend to both floors. Plans will show the form and location of any structural features of historic significance, such as blocked doorways, windows and fireplaces, masonry joints, ceiling beams and other changes in floor and ceiling levels, and any evidence for fixtures of significance. These plans will be prepared by appropriately experienced sub-contractors.
- A plan identifying the location and direction of accompanying photographs.
- Copies of earlier drawings throwing light on the building's history, if available.

The photographic record will cover:

- A general view or views of the building in its wider setting. A two-meter ranging rod will be included in a selection of general shots, in order that the scale of all elements of the building can be sufficiently established.

- The building's external appearance. Typically, a series of oblique views will show all external elevations of the building and give an overall impression of its size and shape. Where individual elevations include complex historical information, it may also be appropriate to take views at right-angles to the plane of the elevation.
- The overall appearance of the principal rooms and circulation areas.
- Any external or internal detail, structural or decorative, which is relevant to the building's design, development and use, with scale where appropriate.
- Following removal of plaster and other wall finishes, photographs of any former features such as doors or fireplaces which had been blocked or obscured by later alterations.
- Photographs will be taken with a Panasonic Model No.DC-TZ95 digital camera with a Leica 30x optical zoom (DC Vario-Elmar 1.3.3-6.4/4.3-129 ASPH). Camera effective pixels 20.3 megapixels. photography will be in accordance with Historic England's Digital Image Capture and File Storage: Guidelines for Best Practice, 2015.

The written account will include:

- The precise location of the building, by name or street number, civil parish, town and National Grid Reference.
- A note of any statutory (listing, scheduling or conservation area) and non-statutory (historic park and garden registration, etc.) designations.
- The date when the record was made, the names of the recorders and the archive content/character and location.
- An introduction setting out the circumstances in which the records were made, its objectives, methods, scope and limitations. This will also detail any constraints which limited the achievement of the objectives.
- Acknowledgement to all those who have made a significant contribution to the making of the record, or who have given permission for copyright items to be reproduced.
- A discussion of published sources relating to the building and its setting,
- An account of the building's form, extending into a systematic analysis of its function, date and sequence of development, including an account of any fixtures and fittings associated with the buildings. The names of architects, builders, patrons and owners should be given if known. An account of its history as given in published sources, including analysis of historic map evidence. Analysis and a critical evaluation of any previous records of the building. A Bibliography will be included at the end of the written record. The written record's purpose is to describe the building when no fuller record is necessary. Alternatively, it may serve as an introduction to the more detailed body of a record that may follow, for users who may need a summary of the report's findings.

Need for a watching brief

The Condition requires a phase 2 watching brief: '*phase 2 being a watching brief during works to the building to record any features or fabric revealed by the work'.* However, as the building is already stripped and, during earlier stages of the project, investigative works have already been undertaken to reveal areas of potential features, such a watching brief is not likely to reveal any further works. Therefore, although the watching brief could be carried out, only very limited demolition works are proposed, removing partitions, so little or no documentation will be produced.

The Archive and Data Management Plan

The archive will consist of drawings, photographic records, and written report, and will be catalogued. The final drawings will be A4 sized architects plans with scale and information panel incorporating title, dates, etc. saved as PDFs. The photographic material will comprise a CD of digital prints. Each photograph will be clearly labelled and cross referenced to a list detailing the subject, orientation, date taken, photographer's name. A total of three copies of the report will be produced. The client will receive a digital copy and the archive, including a copy of the report and the photographs on a CD, will be deposited with Ribble Valley Borough Council HER. A copy of the report will be lodged with the Archaeology Data Service (ADS), uploaded via ADS Easy.

Dissemination and Research Value of the Project
The record will be made accessible to the public through its dissemination Ribble Valley Borough Council HER. The recording will contribute to the body of knowledge concerning upland farmsteads in Lancashire.

Public Engagement and Participation
As Horrocksford Hall Farmhouse is a privately-owned property, public engagement and participation in the recording project would be inappropriate. The client does not seek any public benefits or public relations benefits for the conservation work undertaken on the property.

Environmental Protection Considerations
This is not applicable to the project as the nature of this recording project has no environmental impact.

Personnel, Training and CPD
The programme of archaeological works will be undertaken by Kathryn Sather & Associates. Kathryn Sather is a Heritage Conservation Consultant with 35 years of experience in the field of Heritage Conservation. Ms Sather, MCIfA, holds a MSc in Historic Preservation, Concentration in Architectural Conservation and Bachelor of Arts, Majors: Mathematics and Fine Arts, Concentration in Art History. Kathryn Sather will comply with the Health and Safety at Work Act of 1974 while undertaking the project. There are no training or CPD dimensions to the project.

Project Timetable and Monitoring
It is anticipated that the initial site survey and photographic record will be completed February or March 2026. The Archaeological Building Recording will be produced within three months of the date of survey. For monitoring purposes, the WSI will require approval of both Ribble Valley Borough Council Archaeology Service and the Conservation Officer of Ribble Valley Borough Council. Site work is limited to a single initial visit as well as further visits for the watching brief, all to be conducted by Ms Sather and other associates.

Modifications
The programme of recording work may be modified in accordance with the professional judgement of the recording staff undertaking the work, insofar as the overall provisions and objectives of this project design are not changed. Any variations in the project will be discussed and agreed with Ribble Valley Borough Council prior to work commencing.

Bibliography
This WSI has been prepared following guidance in the following publications:

- Chartered Institute for Archaeologists (CIFA). Standard and guidance for the archaeological investigation and recording of standing buildings and structures. CIFA, 2014, updated 2019.
- Historic England. Understanding historic buildings: a guide to good recording practice. Historic England, Swindon, 2016.

Appendix 4: Tithe Apportionment, Census and Directory Information on Occupants of Horrocksford

Source	Name	Details
1841 Census 'Horrocksford'	James Hoyle (40) John Hoyle (15) Margaret Parkinson (25) Jane Marsden (14) Thomas Marsden (25) William Marsden (60) Mary Marsden (60) Margaret Marsden (7) John Walmerley (30) Margaret Walmerley (30) David Walmerley (3) William Walmerley (6mths) Thomas Thornledge (15)	Head, Farmer Son Servant, Domestic Servant, Domestic Agricultural Labourer Agricultural Labourer Wife Daughter Agricultural Labourer Wife Son Son Agricultural Labourer
1847 Tithe Map of Clitheroe	Owner(s): Earl Howe Occupier(s): James Hoyle	Plot No. 1480 Plot Name: Horrocksford Hall Yards (no tithe apportionment for Horrocksford Hall itself) Plot No. 1472 Plot Name: House & Stables('Horrocksford')
1851 Census 'Horrocksford'	James Hoyle (50) John Hoyle (26) Margaret Parkinson (38) Jane Marsden (25) Ellen Robinson (11) Thomas Cooke (35) John Birch (29) Thomas Alsham (25) Mary Marsden (63) Mary Marsden (33) William Marsden (7) Jane Marsden (5) Robert Marsden (3) John Walmsley (38) Margaret Walmsley (36) William Walmsley (16) David Walmsley (13) Betty Walmsley (9) John Walmsley (7) Robert Walmsley (4) Roger Marsden (38) Thomas Marsden (30) Mary Marsden (21) Margaret Marsden (26)	Head, Farmer and Merchant (Employing 43 Men) Nephew, Farmer/Lime Merchant Housekeeper Farmer's Servant Farmer's Servant Farmer's Servant Farmer's Servant Farmer's Servant Head, Formerly House Servant Daughter, House Servant Grandson Granddaughter Grandson Son-in-law, Agriculture Labourer Daughter Grandson, Lime Burner Grandson Granddaughter Grandson Grandson Son, Agriculture Labourer Son, Agriculture Labourer Daughter, Power Room Weaver Daughter, Power Room Weaver
1861 Census 'Horrocksford'	James Hoyle (60) John Hoyle (36)	Head, Lime Burner/Farmer 341 Acres of Land (employing 42 men and 10 boys) Nephew, Assistant

	Margaret Sanderson (Parkinson) (47) Jane Marsden (34) John Shaw (24) William Marsden (14) Ester Read (33)	Housekeeper Farm Servant Agricultural Farmers Servant Agricultural Farmers Servant Dress Maker
'Horrocksford Old Hall'		2 Uninhabited Buildings
1871 Census 'Horrocksford'	James Hoyle (70) Margaret Parkinson (58) Elizabeth Hoyle (28) Clara J Hoyle (Jane Marsden (44) Jane Marsden Junior (18) William Marsden (27) James Parker (20) William Croft (19)	Head, Farmer of 258 acres of land Domestic Servant Neice Neice Domestic Servant Domestic Servant Farm Servant Farm Servant Farm Servant
'Horrocksford Old Hall'		1 Uninhabited Building
1881 Census 'Horrocksford Old Hall'	George Briggs (55) Mary Briggs (55) Ann Briggs (21) Elizabeth Briggs (18) Sarah Ellen Briggs (12) Alfred Lathom (18)	Head, Farmer 170 acres employing 1 lab Wife Daughter Daughter Daughter Farm Labourer
'Horrocksford'	Elizabeth Briggs (64) Catherine Briggs (31) Alice Briggs (29) Ann Briggs (28) Janet Briggs (19) John Calverley (19)	Head, Farmer of 60 acres employing 2 lab Daughter Daughter Daughter Daughter Farm Labourer
1891 Census 'Horrocksford Old Hall'	John Dawson (59) Elizabeth Dawson (56) James Dawson (22) Robert Dawson (16) Emily Dawson (13) Ada Dawson (11) Smith Slater (57)	Head, Farmer Wife Son Son Daughter Daughter Farm Labourer
'Horrocksford Hall'	William Taylor (61) Ellen Taylor (56) Henry Taylor (15) Mary A Taylor (13) Mary Taylor (65) John Robinson (55)	Head, Farmer Wife Son Daughter Sister, Living on her own means Farm labourer
'Horrocksford'	John Briggs (49) William Briggs (22) John Thomas Briggs (14) Janet Briggs (11) Mary J Briggs (9) Mary Barratt (6)	Head, Foreman Lime Works Son, Platelayer Son, Apprentice Daughter, Scholar Daughter, Scholar Servant, Housekeeper
1895 Royal National Directory of	Dawson, John	Farmer, Horrocksford Old Hall

Lancashire with Manchester		
1901 Census 'Horrocksford' 'Horrocksford Old Hall' 'Horrocksford Farm'	John F B Eastham (28) Elizabeth Eastham (27) Annie Eastham (2) Margaret Moore (18) Thomas Hodgson (14) Joseph Strickland (35) Mary J Strickland (45) Ruth Strickland (9) Gordon Strickland (6) Elizabeth Lancaster (19) William Lancaster (16) Mary Thompson (18) William Jackson (53) Henry Rowland (39) Robert Watson (34) Mary Watson (34) George E Watson (8) Hannah B Watson (3)	Head, Gentleman Farmer Wife Daughter Domestic Servant Farm Labourer Head, Farmer Wife Daughter Son Stepdaughter Stepson Servant, General Domestic Farm Labourer Visitor, Commercial Traveller Head, Secretary Lime Quarry Co. Wife Son Daughter
1905 Kelly's Directory of Lancashire	Speak, John Watson Robert	Farmer, Horrocksford Old Hall Secretary to the Horrocksford Lime Co. Banks House, Pimlico
1911 Census 'Horrocksford Old Hall' 'Horrocksford Farm' 'Horrocksford'	Edgar Fielding Jackson (32) Mary Margaret Jackson (35) James Brennand Jackson (5) William Brennand (77) William Moorhouse (17) Seth Holt Wilding (15) Alice Ann Petty (21) Edith May Atkinson (17) Gordon Strickland (16) John Addison (64) May Jane Addison (62) Thomas Addison (30) Ethel Addison (28) John Addison (26) Mirriam Addison (24) Mrs Robinson (54) Annie Robinson (17) Stephen Robinson (43) Harry Parkinson (29) May Isabel Parkinson (26) Robert Young Parkinson (2)	Head, Auctioneer and Farmer Wife, Household Work on Farm Son Father-in-Law, Retired Farmer Servant, Farm Apprentice to Farming Servant, Domestic Servant, Dairy Servant, Farm Head, Farmer Wife Son, Works on Farm Daughter Son, Works on Farm Daughter Visitor Visitor Servant, Working on Farm Head, Secretary Working for Horrocksford Lime Co. Wife Son
1921 Census 'Horrocksford Old Hall'	John James Crook (39) Eliza Ann Crook (39) Amelia Crook (15) Bernard Crook (13) George Wrathall (26) Tom Leeming (24)	Head, Farmer Wife, Home duties Daughter, Home duties Son, Scholar Boarder, Farm labourer Boarder, Farm labourer

	James Pratt (15) William Carter (55) James Wrathall (60)	Boarder, Farm labourer Boarder, Groundsman Boarder, Farm labourer
'Horrocksford Farm'	John Addison (73) Ethel Addison (38) Herbert John Addison (36) Mirriam Addison (34) John Philips Rowland (22)	Head, Farmer Daughter, Home duties Son, Farmer Daughter, Home duties Farm Labourer