



**130-136 CHURCH
STREET,
PRESTON,
Lancashire**

**Standing Building
Investigation**



Oxford Archaeology North

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**BDP, on behalf of the Preston
Tithebarn Partnership**

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SUMMARY

Building Design Partnership (BDP), on behalf of their client Preston Tithebarn Partnership, requested in February 2008 that Oxford Archaeology North (OA North) submit proposals to undertake an assessment of 130-136 Church Street, Preston, Lancashire (centred SD 5427 2940). A desk-based assessment (OA North 2007), undertaken as part of the overall archaeological assessment for the Preston Tithebarn Regeneration Area (PTRA) scheme, identified two buildings to be Grade II listed; a warehouse, 131a Church Street (LB no 941-1/12/77), and The Old Dog Inn, 133 Church Street (LB no 941-1/12/78). A cartographic analysis also showed buildings to have fronted Church Street since at least the earliest available map of 1684 (*ibid*).

The area southwards from Church Street to Blelock Street, and between St John's Place and Manchester Road, is outlined for redevelopment for a replacement bus station as part of the PTRA scheme. Following consultation with English Heritage, the design of the bus station is progressing on the basis that the frontage and first rear extension of the Old Dog Inn (No. 133) and the warehouse (No. 131a) will be retained, with all remaining buildings being demolished. In order to obtain Listed Building Consent for the demolition of the more recent parts of the Inn, and to understand the relationship between a building abutting the rear of the warehouse that may be listed by attachment, an investigation was required. From this information, it will be necessary to assess the potential for the significance of those remaining buildings outlined for demolition. This information will be used to inform the planning application and design of the proposed redevelopment. The assessment was not a recording exercise in mitigation of the development but was designed to meet the client's requirements.

The programme of work was designed in order to identify the history, development and former uses of the block of buildings fronting Church Street, through both documentary and structural evidence, to provide information on its nature and significance. The documentary research would build upon the scheme-wide assessment (*ibid*) and would involve searching through relevant material held at both the County Record Office and The Harris Museum Library, both in Preston. Various sources were consulted, including Preston Trade Directories, Town and Country Planning records, photographic references and all relevant cartographic sources. The building investigation comprised an inspection of the exterior appearance of all the buildings, which involved written description, together with a photographic record. Unfortunately, the interior of the buildings was not inspected due to access being unavailable.

The buildings of 130-136 Church Street have undergone some development and change, most of which appears have taken place in the nineteenth century. The earliest substantive evidence for buildings was 1684, with various structures shown on Kuerden's map of Preston. The building investigation found no evidence of any structures dating to this period although the general layout of the buildings and infilling of the backyard plots still follows the long thin burgage plots, which are probably of medieval origin.

The most dramatic changes to the area occurred in the period between 1822 and 1836 when most of the backyard plots at the rear of the buildings were developed. This

correlates with the records in the contemporary Trade Directories in which the increase from a majority of residential properties to small businesses, such as shops and provisions merchants, is recorded. However, a corn merchant is recorded at No. 131, as well as later auctioneers at the same address. It was apparent that nearly all of the rearward extension occurred in this earlier part of the nineteenth century. This layout remained consistent until the late twentieth century when most of the rear was then cleared. The general appearance of the structures externally supports this conclusion.

The corn merchant was listed at No. 131 ½ in 1851 (No 131), 1853 and 1857 and the building may represent part of the earlier important corn trade in Preston. The town had become a principal corn-milling centre by the late eighteenth century and it was noted for its windmills. If the current No. 131 is a survivor of the milling trade then it represents an important part of Preston's heritage. The extensions to the rear may have been constructed in order to accommodate the corn merchants. Jabez Jones & Son, the auctioneer may have moved into the building in the 1880s because it was already suitable for housing auction goods.

Mapping evidence clearly showed the existence of a yard, known as Woodcock's Passage, to the rear of The Old Dog Inn as early as 1822, but it is not recorded in the Trade Directories until 1898. The Old Dog Inn itself is mentioned in the 1818 Trade Directory as the 'Old Dog' and the current building, which was remodelled in c 1886, is probably of at least eighteenth century date. The extensions to the rear of The Old Dog seen in the map regression analysis may have been used to house those additional businesses mentioned in the Trade Directories. A rear extension apparently directly abutting the Old Dog Inn first appears in 1836, although it is of mid-late nineteenth century appearance. Internal investigation may reveal earlier internal fabric and assist in the determination of the relationship between the main part of the inn and the extension. Other, further buildings are shown that were obviously removed when the Ritz Cinema was constructed at Nos. 134-134a in the 1930s and scars visible in the extension confirm this.

Internal access to the buildings of 130-136 Church Street was not available which has limited the scope of the investigation. It is possible that internal access would confirm or refute preliminary conclusions drawn as part of this work and provide more detailed information. In particular, the nature of the relationships of the listed buildings with their rear extensions may be able to be investigated in more detail and greater clarity of the nature of these relationships may be attained.

ACKNOWLEDGEMENTS

Oxford Archaeology North (OA North) would like to thank Ken Moth of BDP Design Partnership for commissioning the project. Thanks are also due to the staff of the County Record Office and the Harris Reference Library, both in Preston, Lancashire, for their assistance with this project.

Karl Taylor undertook the documentary research and standing buildings assessment. The report was compiled by Karl Taylor, who also produced the drawings. The project was managed by Emily Mercer, who also edited the report.

1. INTRODUCTION

1.1 CIRCUMSTANCES OF PROJECT

- 1.1.1 Building Design Partnership (BDP), on behalf of their client Preston Tithebarn Partnership, requested in February 2008 that Oxford Archaeology North (OA North) submit proposals to undertake an assessment of a group of buildings fronting Church Street, specifically numbers 130-136, Preston, Lancashire. A desk-based assessment (OA North 2007), undertaken as part of the archaeological assessment required for the Preston Tithebarn Regeneration Area (PTRA) scheme, identified two of the buildings to be Grade II listed; a warehouse, No. 131a Church Street (LB no 941-1/12/77), and The Old Dog Inn, No. 133 Church Street (LB no 941-1/12/78). A cartographic analysis also showed buildings to have fronted Church Street since at least the earliest available map of 1684 (*ibid*).
- 1.1.2 The area southwards from Church Street to Blelock Street, and between St John's Place and Manchester Road, is outlined for redevelopment for a replacement bus station. Following consultation with English Heritage, the design of the bus station is progressing on the basis that the frontage and first rear extension of the Old Dog Inn (No. 133) and the warehouse (No. 131a) will be retained, with all remaining buildings being demolished.
- 1.1.3 OA North were commissioned to carry out more specific and detailed documentary research (in addition to the earlier desk-based assessment (*ibid*)) and an outline buildings investigation. This would inform any future planning application or Listed Building Consent application and will be taken into consideration when future redevelopment designs are proposed. This work was designed to meet the client's requirements, and was not undertaken to any prescribed methodological guidelines (such as English Heritage 2006).

1.2 LOCATION, TOPOGRAPHY AND GEOLOGY

- 1.2.1 The buildings under investigation, Nos. 130-136 Church Street are located at the northern end of the southern outlier of the application site (Fig 1) and are located to the east of St John's church (SD 5427 2940). The properties are situated on the south side of Church Street, number 130 being the easternmost building (Plates 1 and 2, and Fig 2). The rear of the properties is mainly given over to car parks.
- 1.2.2 Church Street slopes gently to the east, and the land at the rear of the buildings slopes gently down towards Shepherd Street. The underlying solid geology consists of Permian and Triassic sandstones, undifferentiated, including Bunter and Keuper (IGS 1979). The drift geology consists of glacial till with sands and gravels (BGS 1977).

2. METHODOLOGY

2.1 PROJECT DESIGN

2.1.1 A project design (*Appendix 1*) was produced by OA North outlining the objectives of the project and the methodology utilised. For the most part the methodology was adhered to in full, with the important exception that the interior of each building was not inspected, and no drawings of the buildings were produced. This was due to internal access being unavailable at the time of the study.

2.2 DOCUMENTARY RESEARCH

2.2.1 Research was undertaken at the County Records Office (CRO) and the local studies section of the Harris Museum reference library, both in Preston, where the following sources were consulted:

- Preston Trade Directories;
- Town and Country Planning records;
- relevant cartographic material;
- relevant photographic material;

2.2.2 **Map Regression analysis:** an outline map regression of the general area has already been carried out, which is presented in the Preston Tithebarn Regeneration Area (PTRA) desk-based assessment undertaken by OA North (OA North 2007). In addition to this, further maps were consulted and a more detailed map regression analysis was carried out concentrating only on the buildings in question.

2.3 BUILDINGS INVESTIGATION

2.3.1 **Descriptive Record:** a visual inspection of the exterior of the buildings was undertaken, and written records using OA North *pro-forma* record sheets were made of each building's location, together with a description of the purpose, materials and possible date. Particular attention was also paid to the relationship between aspects of the building that would show its development and any alterations. These records are essentially descriptive, although interpretation is carried out on site as required.

2.3.2 The inspection was limited to the exterior of the buildings, aspects of which were obscured by later additions and extensions. Therefore, a full record of the external nature of the buildings was limited as no internal inspection could be carried out to quantify and qualify other evidence obtained.

2.3.3 **Photographic Archive:** photographs were taken of the building utilising black and white 35mm and digital SLR equipment. The photographic archive consists of external views of the appearance of the building, and detailed photographs of specific architectural details that do not show or are not clearly represented on general views. The photographs were taken from viewpoints that maximise the amount of information available and a variety of lenses were used, including shift lenses.

2.4 ARCHIVE

2.4.1 A full professional archive has been compiled in accordance with the project design (*Appendix 1*), and in accordance with current IFA and English Heritage guidelines (English Heritage 1991). The paper and digital archive will be deposited in Lancashire County Record Office on completion of the project and copies forwarded to the HER, Preston. The Arts and Humanities data Service (AHDS) online database project *Online Access to index of Archaeological Investigations* (OASIS) will be completed as part of the archiving phase of the project.

3. DOCUMENTARY RESEARCH

3.1 HISTORICAL BACKGROUND

- 3.1.1 **Introduction:** an outline description of the history of Preston is contained within the PTRAs desk-based assessment, undertaken by OA North (OA North 2007). A summary of this will be provided below, focusing on the late medieval period and later, with particular reference to Church Street, to meet the requirements of the investigation.
- 3.1.2 **The Late Medieval Period:** the early settlement at Preston appears to have been centred around the Church of St John the Divine, which was not recorded in the Domesday survey but may predate the Norman Conquest (Lancashire County Council 2006, 18). Although the medieval church appears to have been replaced by a later building in the sixteenth century, the south-eastern side of the original church enclosure may have been preserved by the line of Shepherd Street (*ibid*). Indeed, the land to the north of Shepherd Street may represent that which originally fell within the churchyard boundary, whilst the land to the south of the road may have been the focus of some of the earliest settlement in Preston during the medieval period.
- 3.1.3 Preston was granted Royal Borough status in a charter of the early twelfth century and was a free borough that was governed by an elected body drawn from the Burgesses, rather than falling under manorial control (*ibid*). This borough would have been contrived as a planned settlement consisting of a double row of burgage plots and dwellings extending from the co-axial frontage of Fishergate and Church Street (*ibid*). Some of the former burgage plots along the northern side of Fishergate and Church Street are likely to have been within this area. The eastern town barr or gate (located just to the east of Nos. 130-136 Church Street, Plates 3-6) survived until the eighteenth century (LRO DDP 141/1).
- 3.1.4 It is possible that one of the earliest market places in Preston, possibly dating to the twelfth century, may have been situated in the area where Fishergate and Church Street merge, before being relocated to the north of Fishergate and east of Cheapside, to the south end of the current Market Place (*op cit*, 18, 40). The town hall stood at the southern side of the early market place until at least 1377, and a row of butcher's shops stood below the hall, while the Market Place contained the Buttercross and Market Cross (*op cit*, 18).
- 3.1.5 Towards the end of the medieval period the textile trade in wool and linen had become established in the town and, by 1720, cloth production was the largest profession in the locality (Hunt 2003, 49). This legacy was to have a profound effect upon Preston's development as it entered the era of the Industrial Revolution.
- 3.1.6 **Post-Medieval Period:** during the English Civil War battles were fought in and around the now prosperous town. Another conflict was fought around the Preston area during the Jacobite Rebellion of 1715. A Scottish force took the town in September, and proclaimed for 'James III' on 9th November. Following the intervention of an English army there was house-to-house fighting in the town before the Jacobites surrendered (*op cit*, 36-37).

Lieutenant Carpenter and Major General Wills' 1715 map of the barricades and canon of the rebels and the King's forces, shows some buildings as being on fire, including three within the block occupied by Nos. 130-136 (LRO DDPR 141/1, Plate 6).

- 3.1.7 The town did not expand much beyond the medieval boundaries in the seventeenth and eighteenth centuries, and development was confined to the areas of Church Street, Fishergate and Friargate, and was restricted by the layout of the medieval burgage plots (Lancashire County Council 2006, 22). By the third quarter of the eighteenth century, the area of the town was still essentially medieval in extent and was still largely contained within the barrs, with the only areas of development being further up Church Street, Tithe Barn Street and Lord Street (*ibid*).
- 3.1.8 In the eighteenth century, Preston was a small, aristocratic market town only about one and a half miles across with three broad streets and a good market square (Burscough 2004, 11). It was populated by lawyers, clergy and gentry and contained most of the public offices for the administration of law in the County and Duchy of Lancaster (*ibid*). The Earl of Derby owned (from 1688) the grandest of the houses, Patten House, that was situated almost opposite Nos. 130-136 on Church Street. His presence no doubt attracted other wealthy people to make the town their residence. Contemporary observers, such as Daniel Defoe, described the town thus 'this is a fine town full of attorneys, proctors and notaries' (*ibid*). It is apparent though, that many poorer properties were located in the areas behind the elegant facades with subdivision of the burgage plots and the infilling with yards which had begun in the medieval period (Lancashire County Council 2006, 22).
- 3.1.9 The Industrial Revolution brought dramatic change to Preston. The town had become an important corn-milling centre by the late eighteenth century (*ibid*). Indeed, this was still pertinent to some extent in the nineteenth century, and within the study area No. 131 Church Street was listed as housing corn merchants in 1851, 1853 and 1857. However, with the turn of the nineteenth century cotton production and manufacturing was taking over as the principal industry, and by 1857 Preston was a centre for cotton production, with 75 textile mills having been constructed in the vicinity. Powered mills were first built in Preston from 1777 aided by the adoption of steam power (*ibid*), although, as it predated the widespread introduction of mechanical looms (Jones 1996, 233), hand-weaving remained a valued and skilled occupation, as demonstrated by the investment in weavers' cottages. Textile Manufacturers had begun to build weaving cottages in the late eighteenth century, including houses with cellar loomshops (for example Rose Street, Plate 26) and higher quality accommodation, featuring separate loomshops, was built by the Horrockses (*ibid*). The role of handloom weaving was so vital to the textile industry that by 1830 around a quarter of the houses in Preston (over 1000) was used for weaving (Lancashire County Council 2006, 29).
- 3.1.10 The rapid expansion in cotton manufacturing in Preston from around the turn of the nineteenth century onwards was aided by the availability of machinery; the first power looms were eventually introduced in 1824 and, by 1856, 37 of the 75 mills in Preston were engaged in both spinning and weaving with a further 23 being used solely for weaving (*ibid*). Preston was situated close to

the sea, the River Ribble, and canals, and its crossroads position gave access to the surrounding country (Burscough 2004, 17). Both Manchester and Liverpool were easily accessible and the main roads, both to the north and south, were improved (*ibid*). Roads within the town were also improved as a result.

- 3.1.11 An additional reason for the rapid expansion of the textile industry was the large open market waiting for cheap cotton goods. The working classes had worn clothes made of linsey-woolsey, which was a dark, heavy coarse mixture of linen and wool, which was difficult to keep clean and so was worn until it fell to pieces (*op cit*, 18). Cotton fabrics were much lighter, easier to keep clean and, perhaps most importantly, reasonably priced. Poor people could now afford to have cleaner, more hygienic clothing and bedding that must have improved their lives beyond measure, which in turn led to insatiable demand (*ibid*).
- 3.1.12 The production of engines and machinery for use in the expanding textile industry also stimulated the growth of the engineering industry in Preston (Lancashire County Council 2006, 29). By the 1830s foundries had been established in the town, and by 1855 there were 15 iron and brass founders, 28 smiths, three bolt works, and 20 braziers and tin-plate workers (*ibid*). Ten rope makers were also recorded, once more having been stimulated by the textile industry, as was the brick industry (*ibid*). The use of wind-powered corn mills, continued into the mid nineteenth century, with the number increasing from six in 1795 to nine over the next 55 years (*ibid*).
- 3.1.13 To meet the new demand for labour instigated by this growth in industry, the population of Preston expanded from 5,500 in 1760 to 11,887 in 1801, (Burscough 2004, 20) to 70,000 in 1850, and 110,000 in 1900 (Hunt 2003, 50). Such population trends necessitated unprecedented urban expansion in England's new industrial centres, with slum housing built to accommodate the workers and their families. What had previously been a pleasant market town was, was drastically transformed, with green fields and gardens being rapidly replaced by huge factories and the housing needed to accommodate workers flooding into the town from the surrounding countryside (Burscough 2004, 17, 19-20). Indeed, a prominent attorney Thomas Winkley pronounced that Preston was no longer a fitting place for a gentleman to live, and left the town for Walton-on-the-Hill near Liverpool, (*op cit*, 20).
- 3.1.14 Quality of life deteriorated as disease manifested in the slums and infant mortality increased. This was matched by hazards in the factory, emanating from dangerous machinery, long working hours and irregular employment. Social deprivation and resentment against such conditions resulted in sporadic revolts amongst the workers. A Chartist movement was formed in Preston in the 1830s and organised strikes followed (Hunt 2003).
- 3.1.15 By the nineteenth century, Preston had a long-established tradition as a provincial and commercial centre, with a wide range and variety of trades and shops (Lancashire County Council 2006, 32). The Trade Directories reflect this, and by 1855 there were 1600 professional, trades people and shops listed in the directories (*ibid*). The importance of Preston attracted a wider range and quantity of goods and services than was found in other towns, such as insurance agents, auctioneers, accountants, surveyors and architects to mention

but a few (*ibid*). The buildings under investigation, Nos. 130-136 Church Street, represent this trend in the trade directories, with numerous businesses recorded over time, including auctioneers, and agents, as well as small shops and merchants.

- 3.1.16 The growing population obviously required the development of public infrastructure and numerous new public buildings were constructed. The market place was remodelled and a new town hall (by Gilbert Scott) was constructed in 1867, the covered market in 1875, the Harris Museum begun in 1882, the Miller Arcade on Church Street in 1899, and the post office in 1901 (*op cit*, 37).
- 3.1.17 Public houses also increased rapidly in number during the nineteenth century and, in addition to many new buildings, Preston's many earlier inns were rebuilt or remodelled. For instance, the Bear's Paw on Church Street, which dates to the early eighteenth century was remodelled in the nineteenth century (*op cit*, 33), and the Old Dog Inn was remodelled in the 1880s (Plate 25).
- 3.1.19 Much redevelopment of Preston has been carried out in the twentieth century, including new shopping centres, such as the St George's Centre, and removal of the grid-iron development to the north of the town centre and around the bus station (*op cit*, 59). Horrockses' infamous massive mill complex was finally completely removed during the 1960s (where Homebase now stands). The Ringway has also 'cut a swathe through the post-medieval and early nineteenth century' and, according to the Lancashire Historic Town Survey, over the last one hundred years Preston has 'vandalised its inheritance' (*ibid*).

3.2 DOCUMENTARY SOURCES

- 3.2.1 ***Preston Trade Directories:*** the relevant available Trade Directories for Preston (the earliest being 1818), held by the CRO and Harris Museum Library, were consulted in order to find entries pertaining to Nos. 130-136 Church Street. Some of the buildings contain multiple entries. The results of this interrogation are outlined in table form in *Appendix 2*.
- 3.2.2 It was intended that the information gathered from the Trade Directories might allow an insight into the nature or use of the buildings in the study. For example, a directory entry in 1851 pertaining to a corn merchant at No. 131 Church Street (Table 2) suggests that the property may have been used for warehousing. Changes of the nature of businesses over time may provide some clues as to the development of the buildings, particularly when combined with the information obtained from other documentary sources and external (and any subsequent internal) inspection. Most of the properties can be seen to house small businesses that changed over time, probably mirroring the general economic changes that occurred in Preston as a whole (*Appendix 2*).
- 3.2.3 In the earliest available Trade Directory of 1818 some of the properties are not listed (Table 1). This may suggest that either the buildings did not exist (unlikely from the map evidence) or that they were not being utilised for business use. This part of Preston appears to have been primarily residential (Lord Derby's Patten House was situated across the street) and the properties

may still be private houses. Alternatively, these properties may have simply been missed by the compilers of the directory and their omission may not be significant; further omissions occur over the years intimating that this may be simply due to errors of lack of information when the directory concerned was compiled.

- 3.2.4 In the 1851 directory provided by Oakley (Table 3) some of the building numbers differ from later editions, for example The Old Dog Inn is listed as being at No. 132, as opposed to 133. This may be a mistake and, therefore, the buildings either side of the outlined study area have been included as a precautionary measure. Interestingly though, No. 131 ½ appears in 1853 (Table 4) which affects the subsequent numbering. Prior to this, two businesses were listed at No. 131, including the corn merchant. Similarly, a significant omission was made in 1885 when there was no specific reference to the Old Dog Inn (Table 7). It is listed as Jabez Jones & Son, Auctioneers and Valuers, which corroborates the information that accompanied the photograph showing the Old Dog in *c* 1882 when Mr Jones is described as being the landlord (Plate 25). The Jones' Auctioneers are first listed in 1881 at No. 131 and have the longest continuous entry, continuing right through until 1953. No 131 has been extended to the rear, some of which may have been carried out in order to accommodate the auctioneers, although the likelihood is that it was extended when the property was listed in the 1851 directory as housing a corn merchant.
- 3.2.5 The directory of 1851 lists a Miss Ann Wilson as the Postmistress at No. 134, which, interestingly, is the only documented evidence of the presence of the post office in the directories. The 1818 directory lists a Liquor Merchant at the address while it is omitted from the directories (following the 1851 post office entry) until 1881 when Tea Dealers are listed. The post office is illustrated in the map evidence from 1824 (Plate 11) until 1851, when it appears in Smith and Oakley's map of Preston. It is likely that the post office ceased to operate after 1851. Unfortunately, no directories between 1818 and 1851 were available, so corroborative evidence to support conclusions drawn from interrogation of the cartographic sources was not forthcoming.
- 3.2.6 A significant entry in Barrett's Directory of 1898 was the first description of businesses at Old Dog Yard (Table 9). There are two entries listed, Walter Hoyle, Joiner and Henry Helme, Furniture Painter. Also listed at The Old Dog, but probably operating from the yard, was W Harding & Co. Livery Stable Proprietors etc. It is possible that the businesses listed at The Old Dog were operating from premises attached to the rear of the Inn (some of the premises still survive). It is interesting, however, that the first evidence of a yard to the rear of the Old Dog appears on Shakeshaft's map of 1822 where it is annotated as 'Woodcock's Passage' (Section 3.3 and Plate 10). It becomes 'Back Dog Yard' in 1836 and is lined with several buildings (Plate 13), presumably businesses that are not separately listed for another 62 years. The last entry for the yard is in 1926 when J Catterall, Hay and Straw Dealer is listed.
- 3.2.7 The next significant phase in the history of the row occurred when the Ritz Cinema was constructed in the 1930s (Plate 23). It first appears in Barrett's 1940 Directory as occupying Nos. 134 and 134a which, up to that point, were

listed as separate properties. The construction of the cinema necessitated the demolition of some of the buildings to the rear (see Plate 27) of the Church Street row, including buildings on the west side of Old Dog Yard (illustrated on Plates 18 and 20).

3.2.8 The last useful source of information was Barrett's Directory of 1963, all subsequent directories provided no information pertaining to the business at individual addresses.

3.2.9 ***Town and Country Planning Act, Register of Decision an Applications for Development 1949-1972:*** the CRO in Preston holds a limited number of records regarding planning applications, and there are no records prior to 1947 or post-1972. All planning application numbers prefixed with 'TP' were not available. The archive was consulted and most planning applications within 130-136 Church Street relate to minor alterations of shop frontages or applications to erect neon signs, for instance, which are of limited value. Some of the entries relate to changes of use, from shop to laundrette at No. 130 for example, which may have been of use but detail is scant. Some of the more relevant approved applications are outlined below:

<i>App No.</i>	<i>Property</i>	<i>Name</i>	<i>Detail</i>	<i>Date</i>
TP 463	130 Church St	Smith, Fazakerly & Ashton	Shop to Laundrette	Oct 1949
22389	Old Dog Inn	M Brown & Co	New Conveniences	April 1950
26816	130a Church St	Reg J Rigby	Garage	Oct 1958
27142	131a Church St	H Walters	Ext to Showroom	Oct 1958
TP 3694	131/132a Church St	H Boston Ltd	Conversion of Shop to Shop and Bakery	May 1962
29579		Gaumont Cinemas	Dance Hall and Reconstruction of Cinema	June 1962
29743	132 Church Street	Radio Rentals	New Shop Front and Facia	June 1962
35171	137 Church Street	H Walters	Alterations to Shop	July 1969
TP6596	130 Church Street	Russell Diplock Associates	Alts and Extension to form Shop and Garage	July 1969
TP6699	130 Church Street		Use of Land for Erection of New Shop and Offices	Nov 1969

Table 1: Details of Planning Applications 1949-1972

- 3.2.10 The information within the planning registers outlines all planning applications and all those listed above were successful and were approved. The planning register does not contain information pertaining to the actual implementation of works or alterations outlined in the application. So the information should be used with caution and is only an indication of possible changes to the buildings.
- 3.2.11 During the external inspection of the buildings it was observed that a single-storey extension to the rear of the Old Dog Inn apparently contained the toilets, the appearance of which was consistent with the date of the planning application in 1950 (although later alterations were evident). The Ritz Cinema has clearly been altered and reduced in size which may have taken place during the building of the dance hall and reconstruction of the cinema in 1962.
- 3.2.12 **Other Documentary Sources:** the other sources of information located in the CRO, such as census returns and probate entries, were not consulted due to restrictions on time being beyond the resources of the assessment.
- 3.2.13 **Historic Photographs:** the local studies section of the CRO, the Harris Library and online sources (www.lantern.lancashire.gov.uk) were consulted. Photographs pertinent to the assessment were identified (Plates 21-27). These are discussed in turn below:
- 3.2.14 **St John's Church (Plates 21 and 22):** although not part of the study, these illustrations show No. 138 to be dissimilar to its current appearance. It appears that in his painting of c 1851 Edwin Beattie (Plate 22) took most of his inspiration from an earlier 1820s engraving (Plate 21), as details such as the number and positions of people, are almost identical in each. Nevertheless, they illustrate the changing nature of the buildings as the current No. 138 is completely different in style (allowing for some artistic licence).
- 3.2.15 **Advertisement for W Baines, 129 Church Street (Plate 22):** this image is an advertisement for W Baines Electric Cabinet Works, 129, Commercial Buildings, Church St (first listed in the 1898 Trade Directory). The front elevation building, although now demolished, is almost identical in appearance to No. 131 (Plate 28). which would have had a similar shop front; the sign 'COMMERCIAL BUILDINGS' on No. 129 is identical to that on the front of No. 131, which reads 'COMMERCIAL SALE ROOMS', tying in with Auctioneers Jabez Jones & Son who are also listed in the 1898 directory (Table 10).
- 3.2.16 **The Ritz Cinema (Plate 24):** the Ritz Cinema and adjacent buildings are clearly visible in this photograph (c 1950s), and it is obvious that the cinema has been reduced in height when compared to its current appearance in Plate 1 (this probably occurred in 1962 when an planning application to reconstruct the cinema was submitted (Table 1, Application No.25979)). Nos. 135a, b, and c are clearly visible to the right of the cinema and are similar to their current appearance, apart from the modern shop fronts.
- 3.2.17 **The Old Dog Inn, (Plate 25):** this photograph of the Old Dog Inn prior to its alteration in c 1898 (which concurs with the date stone on the current frontage;

Plate 33) is most interesting as it shows that the façade of the Old Dog Inn was of a completely different style to the current incarnation. It is of brick construction with multi-light sliding sash windows (which, incidentally, follow the same pattern as the current façade), and the entrance to Old Dog Yard (or Back Dog Yard as it was then called) is clearly visible under the arch to the left, as are the adjacent structures, Nos. 131, 132 and 134. Detailed examination of the photograph showed that the sign above No. 131 reads 'Atkinson', which corresponds to the Trade Directory entries after 1881 (*Appendix 2*). Unfortunately, the other signs are difficult to read but No. 134 is clearly discernable as a piano and organ shop (possibly 'Mason'), although listed as different businesses in the relevant Trade Directories (butcher and eating house at No. 134a) around this date. The building is identical to the current façade of Nos. 135 and 135a. No. 132 is currently boarded over and it is impossible to compare to the structure in this photograph, although is of similar dimensions and clearly some alterations have been carried out.

3.2.18 The landlord in the photograph is described as 'Mr Jones' standing next to 'Mr Jones Junior' the 'Auctioneer', presumably the 'Jabez Jones & Son' listed in the 1885 Trade Directory (Table 8). The Jones' are clearly established in the area at this time.

3.2.19 *Handloom Weavers' Cottages, Rose Street (Plate 26)*: the photograph of Rose Street, prior to its demolition to make way for the Ritz Cinema in c 1938, illustrates the nature of some of the back streets of Preston following rapid urbanisation associated with the textile industry, before modern development swept many of them away. Plates 18 and 20 illustrate the nature of the changes that took place with the construction of the cinema. Also visible in this image are buildings at the rear of Nos. 135 and 136 Church Street that are still extant. The buildings in the middle left of the picture now form the 'Warehouse' nightclub.

3.2.20 *Rear of No. 135 Church Street c 1938 (Plate 27)*: this image shows the rear of No.135 which was demolished to make way for the Ritz Cinema in c 1938. Map evidence (see Plate 18 and 20) appears to corroborate with this, although the exact location of this photograph is difficult to deduce and the present nightclub building obscures access. Certainly, No. 134 was demolished to make way for the cinema, as were numerous other structures.

3.3 MAP REGRESSION ANALYSIS

3.3.1 *Map of Preston c 1650-1800 (The Preston Court Leet Records 1905) (Extract Plate 3)*: the Court Leet was a petty criminal court to try, by jury, and punish small offences. They mostly began to decline by the fourteenth century to be replaced by magistrates courts, but in some areas they survived up to the nineteenth century. The map depicts the layout of the town fields of Preston, that are likely to be of medieval origin. These laid the foundations for the pattern of urbanisation in the nineteenth century; most of the later streets of Preston were fitted in and around the existing pattern of fields. The area of interest is between the church and 'COCKER HOLE'.

- 3.3.2 From the date provided for the map, c 1650-1800, it is possible to deduce that Church Street was already developed by 1800, but how the map represents the the earliest date of 1650 is impossible to ascertain (but see Kuerden (Plate 5) and General Wills (Plate 6)). There are structures in the same positions as the buildings under investigation, with a long projecting structure, probably where No.136 now stands. A smaller projection appears to be situated in the approximate area of No.130.
- 3.3.3 ***Plan of Preston, with Names of Householders 1684 (LRO DDX-194-9) (Plate 4)***: this is a sketch map (one of eight) illustrating the streets and houses, together with chainage measurements and building dimensions, that appears to have formed the basis for Kuerden's 1684 map (Plate 5). St John's Church is clearly depicted, along with Church Street, Shepherd Street and Manchester Road. The width of the entrance to St John's Place is illustrated along with what presumably is the frontage of the current block of 130-136. Unfortunately, no information about the buildings other than two possible divisions and a step back from Church Street (possibly where the current No 130 stands) is illustrated, suggesting that they were omitted for some reason or the sketch was never finished. Although curiously, there is a rectangular structure shown at the east end of the site where the modern motorcycle dealership now stands.
- 3.3.4 ***Kuerden 1684 (LRO DDX-194-1) (Plate 5)***: this map is catalogued in the same series as the sketch plans of Preston (LRO DDX-194-9) and is probably based on the detail collected from those maps. It clearly illustrates six structures within the immediate area of interest (obviously more recently labelled as 34, 36, 38, 40 and 42). This is the first clear datable evidence of structures on the site, the frontage of which follows the curve of Church Street. There is a gap in the buildings that appears to be where Nos. 135 and or 136 now exist. Three of the buildings (38, 40 and 42) have rear plots that extend down to Shepherd Street, while the other two structures (34 and 36), together with a third (labelled 10), have a square open area to the rear. A yard and courtyard is visible at the rear of 40 and 38 respectively.
- 3.3.5 ***Lieutenant General Carpenter and Major General Wills' Exact Plan of ye Town of Preston 1715 (LRO DDP 141/1) (Plate 6)***: 'drawn on the spot by P.M. Esqr', this plan illustrates a similar street pattern (with some deviations) to Kuerden's map of 1684, together with more detailed illustrations of garden areas and specific buildings. Of immediate interest are the two sets of buildings present on the outlined site, one of which has three gables, the other having two. One of these is shown in flames, the other is labelled 'T', which is described as 'Mr Hares House' (who obviously someone of importance) in the accompanying key to the map. This map was produced in order to outline the positions of rebel and King's forces during the 1715 Jacobite uprising and may therefore not be a faithful representation of the layout of Preston. Only certain buildings, of some importance to the cartographer are depicted, and the map is not to scale. Other buildings are depicted as simple shaded blocks
- 3.3.6 The garden plots are illustrated with detail, although the layout of these is somewhat different to that illustrated on Kuerden's plan. There is a passage between the buildings in the approximate location of the Old Dog Yard and

the buildings to the south-east of the church (labelled 9 and 10) are not depicted, although, it is possible that the area has been redeveloped since Kuerden's map.

- 3.3.7 ***George Lang's map of 1774 (Plate 7)***: this is a small-scale map and shows little detail other than a row of eight properties along the south side of Churchgate, as it is labelled. This is the first indication of the number of properties since Kuerden's map of 1684. The rear of the properties is blank.
- 3.3.8 ***Yates Map of Lancashire 1786 (Plate 8)***: this map covers the whole of the county so detail in the towns is necessarily scant. However, the map illustrates the general layout of the town, and shows the outlined site to contain structures, particularly at the east side of the site. Shepherd Street is visible, and this map appears to show an open area to the east of the church.
- 3.3.9 ***William Shakeshaft's Maps of 1808 and 1822 (Plates 9 and 10)***: there are two editions of this map, both of which are essentially the same, but the differences between the two with regard to 130-136 Church Street are significant enough to warrant inclusion of both. The maps illustrate a row of properties facing Church Street, Water Street and St John's Place, together with rectangular garden plots within, extending down to Shepherd Street. The general layout of the buildings appears consistent with Kuerden's map, with the additional structures extending along Water Street (Manchester Street). A rectangular structure to the east of the church and to the rear of the current No 136 appears to be the same structure labelled 10 on Kuerden's map. Other structures are illustrated on Shepherd Street.
- 3.3.10 The biggest change is that 'Woodcock's Passage' appears on the 1822 edition, together with a probable entrance, which corresponds to the current covered walkway leading to the rear of the Old Dog Inn (Plates 25 and 33). Some additional structures are evident on either side of the passage. Rose Street (see also Plate 26) and Pink Street are labelled.
- 3.3.11 ***Baines' Map of Preston, 1824 (Plate 11)***: this map shows a slightly enhanced amount of detail when compared to Shakeshaft's map of 1822 (Plate 10), and the street frontage is clearly illustrated as being irregular, similar to that illustrated on Shakeshaft's map of 1808 (Plate 9). Some additional structures are evident to the rear of the street frontage and Woodcock's Passage is clearly visible (although not annotated). An interesting snaking feature is illustrated to the rear of No 135, which is not illustrated on any other map. It appears an extension has been added to the rear of No. 135. A most interesting feature of this map is that the building in the location of No 134 is labelled '23', which is described as a 'Post Office' in the key.
- 3.3.12 ***Hennet's Map of Lancashire, 1830 (Plate 12)***: in common with Yates' map of Lancashire, this map covers the whole county but is detailed enough to illustrate development to the east of the church. Shepherd Street and Water Street are visible, together with Rose Street.
- 3.3.13 ***Myres' Map of Preston, 1836 (Plate 13)***: this is the most detailed map of Preston since Kuerden's map of 1684 and clearly shows all the individual

buildings within the area of interest. Indeed, when this map is compared to the modern map of the area, the buildings of Nos 130-136 clearly retain similar footprints. Compared to Baines' map of 1824 (Plate 11) it is evident that rear extensions and additional structures have been added to nearly all of the buildings and development has spread into the rear garden plots.

- 3.3.14 The Church Street frontage is similar to the modern layout with the individual structures of Nos. 131-136 being clearly visible: No. 130 has been replaced by a modern structure; No. 131 is shallower than the current building; No. 131a has a similar footprint to the current building, although is illustrated as being deeper; No. 132 is identical to the current structure; No. 133 (The Old Dog Inn) is illustrated, together with the passage leading to the now renamed 'Back Dog Yard'; No. 134 is labelled '*Post Office*'; Nos. 135a, b and 136 are also clearly visible.
- 3.3.15 Number 135a Church Street probably remained unchanged until it was photographed in 1938 (Plate 27), during the construction of the Ritz Cinema (No. 134). Rose Street and Pink Street are labelled, the houses on Rose Street were photographed in c 1937 (Plate 26), and the street had probably seen little change since it was originally constructed. The building to the rear of No. 136, which is visible on the photograph, is still visible today (now The Warehouse nightclub).
- 3.3.16 ***Tithe Map of Preston 1840 (LRO DRB 1/157) (Plate 14)***: this map is identical to Baines' Map of Preston (Plate 11) and shows no additional details, except the map is drawn very much clearer. The schedule contained no information pertaining to the study area. The post office is still highlighted on this map.
- 3.3.17 ***Preston Town Map, 1844 (Plate 15)***: less detailed than the previous two maps (Plates 13 and 14), this map shows little additional detail that can accurately be plotted.
- 3.3.18 ***Ordnance Survey, Lancashire, 5' to 1 Mile, Sheet 17 Preston, 1849 (Plate 16)***: this is an extremely detailed map of Preston and clearly illustrates all the buildings between 130-136 Church Street. It is clear that some extending of buildings and backfilling of backyard plots has taken place since Myres' map of 1836 (Plate 13), with additional building behind all the properties including Nos. 131 and The Old Dog Inn, No. 133. Some interesting structures, that could be loading bays, are present within the area to the east of Back Dog Yard (to the rear of Nos. 130 and 131). The post office is still annotated.
- 3.3.19 ***Ordnance Survey, First Edition, 6" to 1 Mile, 1849***: the map shows no additional detail to that illustrated on the above map.
- 3.3.20 ***Plan of Preston, Smith and Oakley, 1851***: this map exhibited little detail other than the street layout, including Back Dog Yard and the surrounding streets. The post office was annotated for the last time.
- 3.3.21 ***Hewitson's Map of Preston and Neighbourhood, 1883***: this map is similarly lacking in detail and shows the same street layout as previous maps.

- 3.3.22 ***Brown's Map of Preston and Neighbourhood, 1889 (Plate 17)***: this map is low in detail but illustrates the buildings of 130-136 Church Street in block form. The street layout remains the same and 'Dog Yd' is illustrated.
- 3.3.23 ***Ordnance Survey, First Edition, 25" to 1 Mile, 1892 (Plate 18)***: for the most part, this map shows that the buildings have changed little since the detailed 5' map of 1849 (Plate 16). There does, however, seem to have been some alterations to Nos. 135 and 136 although the details of this is difficult to discern and may just relate to internal divisions. The Old Dog Inn is labelled 'Inn' for the first time.
- 3.3.24 ***Ordnance Survey, 25" to 1 Mile, 1912***: this map shows the area of development as simple building outlines. However, Old Dog Yard is still visible.
- 3.3.25 ***Greenwood's Commercial Map of Preston c 1930 (Plate 19)***: this is a full colour map of Preston, and contains little detail of 130-136 Church Street other than outline blocks. Nevertheless, 'Dog Yard' is still labelled.
- 3.3.26 ***Ordnance Survey, 25" to 1 Mile, 1932, Emergency Edition 1938***: little appears to have changed in the area since the 1912 Ordnance Survey map.
- 3.3.27 ***Ordnance Survey, 25" to 1 Mile, 1938 (Plate 20)***: the most obvious change on this map is the addition of the 'Picture Theatre' at the rear of No.134. The construction of this has resulted in the demolition of numerous structures, including the whole northern end of Rose Street and the subsequent removal of Pink Street. Some structures at the rear of the Old Dog Inn (now labelled 'P.H.')
- have also been removed, as well as structures to the rear of No. 135. The other buildings within the site have changed little.
- 3.3.28 ***Ordnance Survey, 1:10,000, 1955 (1961)***: this map is of insufficient detail to provide analysis of the buildings in question but illustrates clearly that buildings to the rear of No.131 still reached Shepherd Street in the area that is now car parking.
- 3.3.29 ***Aerial Photograph c 1960s*** (<http://mario.lancashire.gov.uk>): this photograph illustrates the layout of the area and buildings still exist at the rear of No. 131 and stretch down to Shepherd Street. No.130 has been demolished by this date and the land is partially undeveloped.

4. BUILDING ASSESSMENT RESULTS

4.1 INTRODUCTION

4.1.1 The original intention of the building investigation was to investigate the outlined buildings internally and externally in order to examine physical evidence for their development and former use (*Appendix 1*). Unfortunately, no access to the interior of any of the structures was available at the time of inspection, resulting in a limited record of the exterior. Plans of the buildings were not available and no survey work could therefore be carried out, resulting in a limited record. However, descriptions of the buildings to a level approximating the listed buildings entries (*Appendix 3*) were undertaken. Most of the extant structures are constructed from brick and appear to date to at least the nineteenth century (although eventual internal inspection may reveal evidence of earlier dates).

4.2 GENERAL DESCRIPTION

4.2.1 **No. 130 Church Street:** this is now a modern building and no trace of any previous structure remains.

4.2.2 **No. 131 Church Street (Plate 28):** this is a narrow building that projects out from No.130, the front part being parallel with Church Street. Of three storeys with a (probable) twentieth century boarded shop front. It is of brick construction laid in Flemish bond, the upper storeys are painted white. The east gable is rendered, the windows were obscured but presumably the same. The upper floors each contain two boarded rectangular windows with distinctive arched stone lintels (identical to those in Plate 23) and slightly projecting stone sills. The roof is of slate, the rear slope being concrete tile (probably late twentieth century) and has a modern concrete ridge. A sandstone cornice is present that contains the gutter. There is a brick chimney stack on the north slope of the west gable.

4.2.3 The most noticeable feature is the full width (stone?) sign with 'COMMERCIAL SALE ROOMS' in relief lettering (partially obscured). This is identical in style to that exhibited in Plate 22 for the now demolished No. 129. Access to the upper floors is available via a doorway in the adjacent No.130 which exhibits a sign indicating such. The join between this building and No. 131a is clear, and the buildings are of separate phases.

4.2.4 Direct access to the rear of No. 131 is unavailable as there are two additional structures to the rear; one of two storeys, the other a single storey (Plate 29). These are both of brick construction of English garden wall bond. They both lie perpendicular to that facing Church Street and are probably later additions, indeed an extension of similar dimensions is visible on the 1893 Ordnance Survey map (Plate 18). They appear not to be attached to the adjacent structures to the rear of No 131a. A tall chimney stack can be seen which is probably attached to the two-storey structure. The two-storey structure has a

slate roof of even pitch, the other has a modern felt roof. There are two windows located in the south gable of the two-storey building, one of which is blocked with cinder block, both have sandstone lintels. A door with a distinctively wedged lintel is located in the south gable of the single storey structure. Some blocking/rebuilding in modern brick is evident.

- 4.2.5 **No 131a Church Street (Plate 30) (See Listed Building Description, Appendix 3):** the listed building description outlines the nineteenth century shop front, which is no longer evident. In its place is a modern late twentieth century tiled shop front housing 'CHICKEN RANCH'. The building axis lies at right angles to Church Street and there is a straight join between this and Nos. 131 and 132. It is of brick (of smaller dimensions than No. 131) and is laid in Flemish bond (apparently repointed). It is of four stories, each of the upper three containing two square windows with modern glazing. Each window has a stone lintel and slightly projecting sill. There is a central loading slot all with modern glazing and some RSJs. The hoist has been removed. The part of the roof that is visible is of corrugated asbestos sheeting. The elevation is of very similar appearance to that exhibited to the far left on Plate 25.
- 4.2.6 The rear of the property, in common with No. 131, is unable to be directly accessed, but most details are visible from the car park and the rear of the Old Dog Inn. There is a rearward extension to the building that is clearly of a later phase (Plate 31). It is patently lower and wider (on the west side) than the front part of the building and the roof pitch is steeper and asymmetrical. An apparently capped chimney stack is visible in the rear gable of the front structure. The rear of the front block of No. 131a is partly visible and is rendered on the east side with similar style fenestration to the front. The west side of the building is visible from the rear of The Old Dog Inn and exhibits similar fenestration (Plate 32), some of which is blocked.
- 4.2.7 The rear extension is of brick construction (English garden wall bond) and is of three stories with a mixture of fenestration. The windows on the east wall are small and are of similar dimensions to those on the front part of the building (Plate 31). Those on the top floor being partly blocked with brick and partially obscured by the distinctive sloping eaves line at this side (reason unknown). In fact, the whole wall of the upper floor appears to have been rebuilt or at least repointed at some stage. The fenestration on the second floor exhibits distinctive segmental arched heads with inserted stone lintels. There appears to be a loading door on the east side but a clear view was unattainable.
- 4.2.8 The west side of the building exhibits the same pattern in fenestration, some of which is glazed with leaded windows. A single storey structure is located at the base of this side of the building (Plate 32). The rear gable elevation of the extension exhibits numerous blocked apertures and openings, some of which appear to represent a loading slot, probably on the first three floors (Plate 31). A sandstone corbel on the third floor may represent part of the hoist mechanism. The other blocked apertures represent windows. Two pitched roof scars are evident, representing now removed additional structures of varying heights; one of which is clearly of a later phase than a visible blocked window. Joist slots in the rear elevation, close to the ground floor, represent the floor level in the now demolished further southern extension. There are two vertical

scars in the elevation representing a possible shaft to cover the pre-existing loading slot, the upper roof scar representing the roof line of this. There is a wide blocked arch at the base of the rear elevation that leads into the apparent basement. Partly demolished walls at the base of the elevation obviously suggest further rearward building.

- 4.2.9 Extensions to the rear of No. 131a Church Street first appear on Shakeshaft's 1822 map (Plate 10), which became con-joined by 1836 (Plate 13). Following inspection of the buildings there is no compelling evidence to suggest that the buildings do not have these early nineteenth century origins, and internal inspection may provide further evidence to establish the origin of these structures.
- 4.2.10 **No. 132 Church Street:** at the time of inspection, the front elevation of this structure was entirely obscured by steel and timber sheeting. A wide modern window is present on the first floor, together with a modern shop front with 'SMS' sign. A small section of harling was visible. The roof has been painted with bitumen. The front of the building is dimensionally consistent with that illustrated to the left of The Old Dog Inn on Plate 25, however.
- 4.2.11 The rear of this building is visible and is of stretcher bond brick construction, with numerous blocked apertures (Plate 32). It is deeper and of differing roof pitch than the adjacent Old Dog Inn. The rear is a confused mix of blocked (with cinder block) apertures. Those on the west side are quite large and full height. A small brick projection with blocked window is located on the east side of the elevation. The upper part of this projection appears to have been removed in the past. The roof is of slate construction laid in diminishing courses, most of which is in poor condition. The base of the building (together with the adjacent extension) has single storey flat-roofed extensions which probably date to the twentieth century.
- 4.2.12 **The Old Dog Inn (Plate 33) (see Listed Building Description, Appendix 3):** the front of this building is as per the listed building description, which is obviously the post-1889 incarnation. Prior to this, the Inn was of different appearance (Plate 25), and the elevation was of brick construction with multi-light sash windows that had wedge lintels. The ground floor had narrow (possibly large paned) sash windows, together with a shop front-like structure to the west side. The door was plain round-arched and the entrance to the yard was clearly visible. The current pattern of the fenestration is consistent with that previously (Plate 25), and it is probable that only the façade of the building was rebuilt.
- 4.2.13 The rear of the Old Dog Inn now contains the beer garden but was once the entrance to Old Dog Yard. The rear of the inn is rendered (Plate 32) with brick below and contains small windows with wedge lintels. There is a tall stair window. There are two English garden wall bond brick extensions (of two phases), the axes of both lying at right angles to the main part of the building. The fenestration consists of large two-over-two sash windows. Truncated walls point to further structures that may once have existed. Part of these extensions are obscured by the cinema. A ground floor extension appears to contain the toilets. Some cobbles are visible in the floor to the east of the

cinema. An extension to the rear of The Old Dog Inn first appears on Myres' map of 1836.

- 4.2.14 **No. 134 Church Street:** the Ritz Cinema was constructed c 1938 which obviously required the removal of the existing building as evidenced on Plate 25. This appears to have been similar in appearance to No. 135 and 135a. The façade is typically art deco with stepped recessed design (Plate 1). The rear of the building is constructed partly from white glazed bricks and modern brick. The roof is asbestos. The current structure appears to be somewhat smaller than that illustrated on the 1938 map (Plate 20), and has apparently been modified, which tallies with the 1962 planning application (see Table 1). The front has also been modified and truncated in height from that seen on Plate 24, and is now the 'PR1' nightclub.
- 4.2.15 **Nos 135 and 135a Church Street (Plate 34):** the axis of this building lies parallel to Church Street, the front elevation being of fairly decorative, if not confused, appearance. It is of four stories, each exhibiting differing details. The ground floor, in common with the other structures, has modern shop fronts fitted ('CHURCH STREET NEWS' and 'YEKTA' Pizza and Kebab House), which are of brick construction. The upper three stories are of scored render, all of which has been painted. There are four windows on each of the second and third floors, and two windows on the top floor, together with a wide window/doorway. All the upper windows are blocked.
- 4.2.16 The first floor windows have distinctive architraves with foliate designs, the second floor windows are much simpler with projecting sills supported on foliate brackets with chamfered recessed jambs and plain heads. The third floor windows have engaged columns set within each jamb above which is a plain entablature with plain frieze and some dentils. The wide opening is plain and appears to have been inserted later. The roof is of modern terracotta tiles and appears to be of piecemeal construction. Each of the east and west gables is stepped.
- 4.2.17 The elevation is slightly asymmetrical with the western windows set further from the others. However, No. 134, prior to construction of the cinema, appears to have been of similar construction (Plate 25), suggesting the building was probably wider with a similar distance to the far eastern windows. There is a clear join between this building and No.136.
- 4.2.18 The rear of this building was difficult to inspect as access to the rear is obstructed by the PR1 nightclub and other structures. A north/south extension is just visible, however, which is of brick construction with a slate-pitched roof (Plate 35). It is partly slate-hung and is of stretcher bond. Some scars and blocked apertures are present indicating further alteration and additional structures. Large chimney stacks are visible. The rear of Nos. 135 and 135a is confusing and appears to have been altered a number of times.
- 4.2.19 **Nos. 135c and 136 Church Street (Plate 36):** outwardly, Nos. 135c, 136, 137 and 138 (the latter two of which are outside the study area) appear to be part of the same building which is of three stories, constructed from stretcher bond brick, all of which is painted white. The whole ground floor of the buildings

exhibit modern shop fronts; No. 135c is 'STREET LIFE' Urban Clothing, while No. 136 is 'SCOOPS' Ice Cream parlour. Atkinson's furnishes are currently housed within Nos. 137 and 138. The elevation is quite plain and the fenestration of the upper two floors is consistent. The windows of the first floor exhibit stepped jambs with stepped lintels and slightly projecting sills. The top floor windows are plain, and each lintel forms part of the stone wall plate. All the glazing consists of two-over-two sliding sashes with horns. The roof is of slate laid in diminishing courses, and there are three chimney stacks, together with a capped stack. The roof line of No. 135c is slightly higher.

4.2.20 There is an obvious vertical join between No. 135c and No. 136, which suggests that No. 135c, together with the different roof line, is a separate phase of construction. The rear confirms this, and No.135c is actually deeper than the others. No. 136 is contiguous with Nos. 137 and 138 suggesting they belong to the same phase. The lower part of No. 135c was not accessible. A single storey hipped structure has been added to the rear of Nos. 136-138.

5. CONCLUSION

5.1 DISCUSSION OF RESULTS

- 5.1.1 Clearly the buildings of 130-136 Church Street have undergone development and change, most of which appears have taken place in the nineteenth century. This chapter will aim to bring together the available documentary evidence and the results of the building investigation in order to provide an outline of the main developments. It must be borne in mind that no internal investigation of the buildings was carried out and no plans illustrating possible phases of building were produced. This has necessarily limited the scope of the investigation and any conclusions drawn are preliminary pending further, more detailed investigation.
- 5.1.2 *Sequence of Development:* the earliest substantive evidence for buildings within this part of Church Street is to be found illustrated on Kuerden's map of 1684 when various structures are shown (Plate 5). The limited level of building investigation found no evidence of any structures dating to this period, although the division of the property boundaries throughout the cartographic analysis appears to correspond to apparent burgage plots that are probably of medieval origin. Clear vertical joins between all the facades of the current buildings are visible, correlating with this early pattern. Nevertheless, internal inspection may reveal hidden fabric of earlier date.
- 5.1.3 However, there may have been some rebuilding of individual structures. For example, Carpenter and Will's map of 1715 (Plate 6) illustrates five pitched roof structures, some of which are shown in flames, which suggests that they may have been razed to the ground. The illustrations in Plates 21 (c 1820s) and 22 (c 1851) both show No. 138 as being quite different from the current building, demonstrating that rebuilding has taken place since the early nineteenth century. Alternatively, it is possible that the buildings have been subject to internal and external modification rather than complete rebuilding, and extensions have been added to the rear as the function of the building changed over time. A documented example of this is the rebuilding of the façade of The Old Dog Inn in c 1886 (Plates 25 and 33).
- 5.1.4 The cartographic archive clearly provides evidence for the development of the buildings throughout the eighteenth and nineteenth centuries. Shakeshaft's maps of 1808 and 1822 (Plates 9 and 10) are the earliest evidence of the individual properties and illustrate the nature of the rear of the properties, which still contained garden plots. The 1822 map identified a passage or yard for the first time known as 'Woodcock's Passage', the original name for Old Dog Yard. All the properties at this point were single depth and not much development had taken place at the rear, apart from those buildings along the passage in 1822. It is probable that most of the current properties, therefore, originated from at least the eighteenth century, although most of the current outward appearance of the buildings date to the early-mid and late nineteenth century, apart from where there may have been earlier building replacing or rebuilding of properties

- 5.1.5 Consistent with the rapid urbanisation and expansion of Preston resulting from the industrialisation of manufacturing, the most striking changes have occurred in the early nineteenth century, as illustrated by Myres' map of 1836 (Plate 13), when most of the plots to the rear of the outlined buildings were infilled and developed. At around this time the nature of the uses of the buildings also change, and the earliest available trade directory of 1818 (*Appendix 2*) shows that most of the buildings were in use, although some buildings had no entry. It is likely that some of the buildings were private residences, as evidence suggests that the area was primarily residential in the seventeenth and eighteenth centuries. The Earl of Derby owned the grandest of the houses, Patten House, which was situated almost opposite Nos. 130-136 on Church Street. As early as the eighteenth century Preston was described as being 'no longer a fitting place for a gentleman to live' by Winkley (Burscough 2004, 20), which was probably indicative of a general trend towards urbanisation. The Trade Directories show that the trades located within Nos. 130-136 Church Street remain fairly consistent over time, and generally comprise small shops and general provisions merchants serving the expansive areas of mill workers' housing now surrounding the vicinity to the north, south and east.
- 5.1.6 A corn merchant was listed at No. 131 ½ in 1851 (No 131), 1853 and 1857 and the building may represent part of the earlier important trade in Preston. The town had become a principal corn-milling centre by the late eighteenth century (Lancashire County Council, 2006). If the current No. 131 is a survivor of the milling trade then it represents an important part of Preston's heritage. The extensions to the rear may have been constructed in order to accommodate the corn merchants as the previous occupier was listed as ladies' school (Table 3, *Appendix 2*); internal inspection may help to clarify this. This was presumably housed within the original structure fronting Church Street, although they are listed as occupying the same building until 1853 when the corn merchant occupied No. 131 1/2. Jabez Jones & Son, the auctioneer, may have moved into the building in the 1880s because it was already suitable for housing auction goods.
- 5.1.7 The changes in the numbering system of the buildings over time such as the appearance of No. 131 ½ which then subsequently became No. 131a, suggest that the structures were divided somehow. This may be either clear physical division of the buildings or just that business occupied rooms or areas within the same building. Internal inspection may clarify this. It is apparent, though, that the current divisions of the buildings evidenced by the vertical joins and different facades still follows the original layout of the burgage plots.
- 5.1.8 The Trade Directories do not contain entries pertaining to all the buildings, Old Dog Yard (or Woodcock's Passage/Back Dog Yard) being a particular example. Mapping evidence clearly shows the yard's existence as early as 1822, but it is not mentioned until 1898 (*Appendix 2*). The Old Dog Inn itself is mentioned in the 1818 Trade Directory as the Old Dog and the current building, which was remodelled in c 1886, is probably of eighteenth century date. There are multiple entries in certain Trade Directories at No. 133 and the rear extensions may have been used to house that listed business. A rear

extension apparently directly attached to the Old Dog Inn first appears on Myres' map of 1836 (Plate 13). Internal investigation may assist in determination of the relationship between the main part of the inn and the extension. Other, further buildings are shown which were obviously removed when the Ritz Cinema was constructed and scars in the current extension building confirm this. The current rear extension to the Old Dog is of mid-late nineteenth century appearance, although earlier internal fabric may be present.

- 5.1.9 The 'post office' at No. 134 Church Street, illustrated on some of the mapping, is only listed in one of the Trade Directories, no other reference is made to this building leading to the conclusion it was reused from an early date.
- 5.1.10 This layout of Nos. 130-136 Church Street appears to have remained consistent (with the exception of the construction of the Ritz Cinema) right up until the late twentieth century when most of the rear was cleared; it now consists of car parking. Most of the rear parts of the buildings exhibit various phases of extension, nearly all of which is consistent with the mapping evidence and probably dates to prior to the 1830s at least.

5.2 CONCLUSIONS

- 5.2.1 The documentary research has revealed that buildings have been present at Nos. 130-136 Church Street since at least the late seventeenth century. The external building investigation, although limited in scope, revealed that outwardly most of the buildings date to the nineteenth century, although further internal inspection may reveal earlier fabric. Rear extension and expansion of the buildings took place in the early-mid nineteenth century with numerous modifications later in the nineteenth century and twentieth century.
- 5.2.2 Of particular importance to the assessment, the extension to the rear of the Grade II Listed Building at No. 131a would appear to be of some significance in that it is likely to have been constructed during its use as a corn merchant's warehouse some time prior to 1836 (Plate 13), although further internal inspection is necessary. The extension to the Grade II Listed Building at No. 133, the Old Dog Inn, may relate to those structures originally occupying the yard known as Woodcock's Passage, Back Dog Yard and Old Dog Yard, but further detailed inspection of the structures is required.
- 5.2.3 Twentieth century demolition of structures further towards Shepherd Street has destroyed most of the above ground evidence although foundations of buildings may still remain below ground. No. 130 has been replaced with a modern structure.

5.3 RECOMMENDATIONS

- 5.3.1 The lack of internal inspection has limited the scope of the conclusions of this investigation. Whilst the documentary evidence provided information on the uses and functions of the buildings in the nineteenth and early twentieth century, how this was realised internally, or if there is such evidence

remaining, could not be ascertained. The nature of the relationships between the external and internal divisions is also unknown. Further, internal inspection may reveal features and/or fabric which may assist in assigning a more precise date to the current structures and may aid in outlining the internal divisions, particularly of the Listed Buildings, which may aid the interpretation of the nature of the relationships of the buildings and their extensions.

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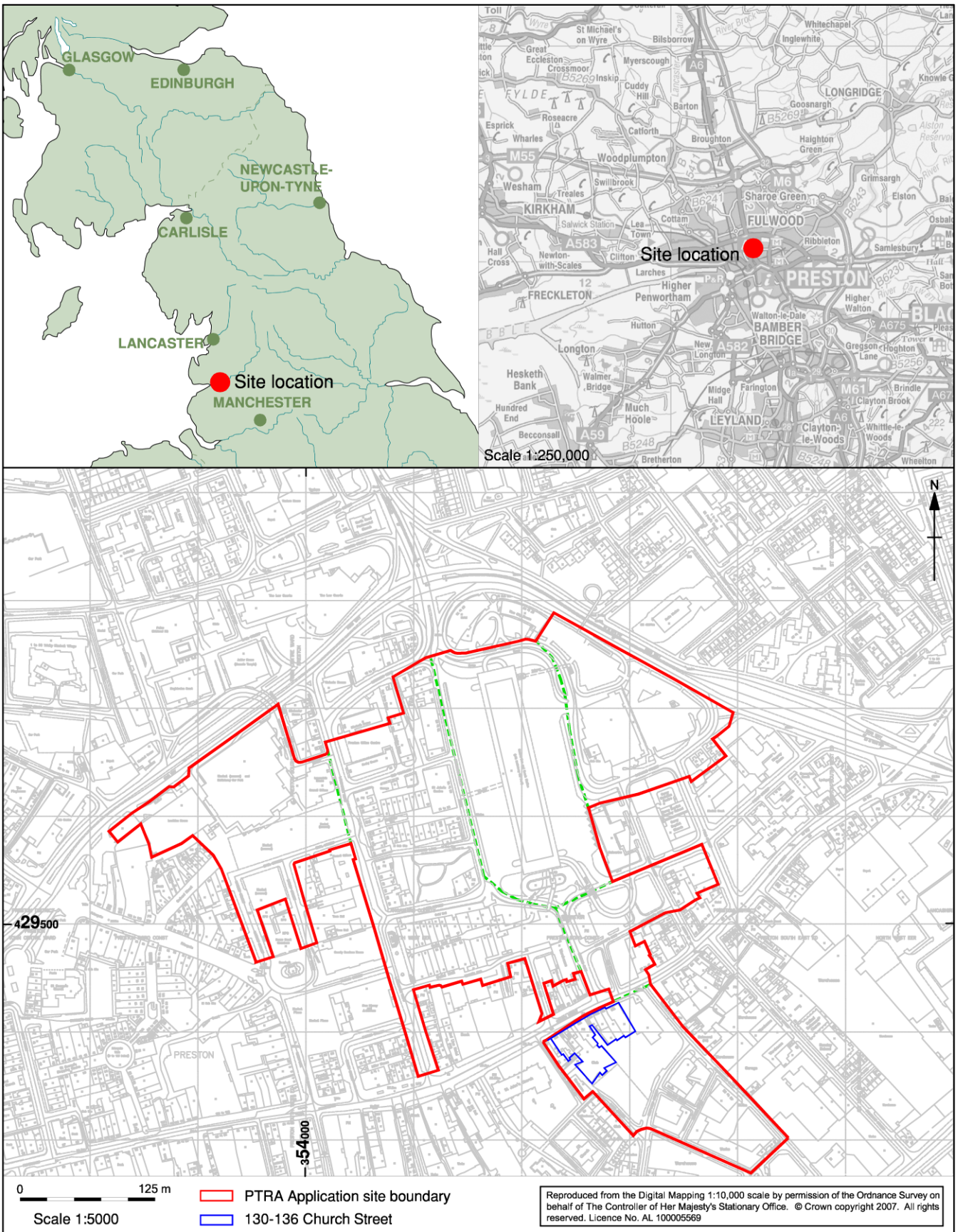


Figure 1: Site location

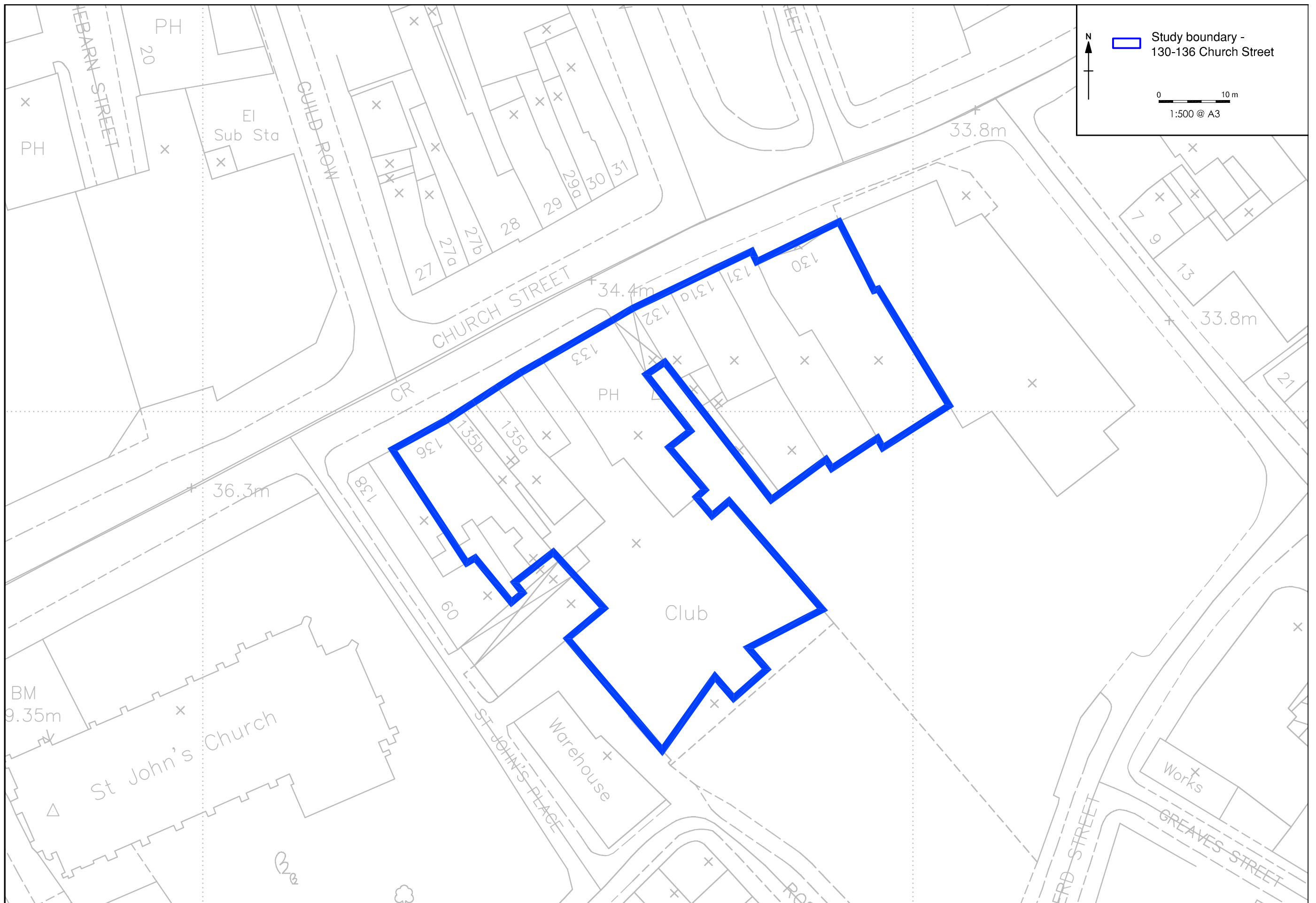


Figure 2: Plan showing location of 130-136 Church Street



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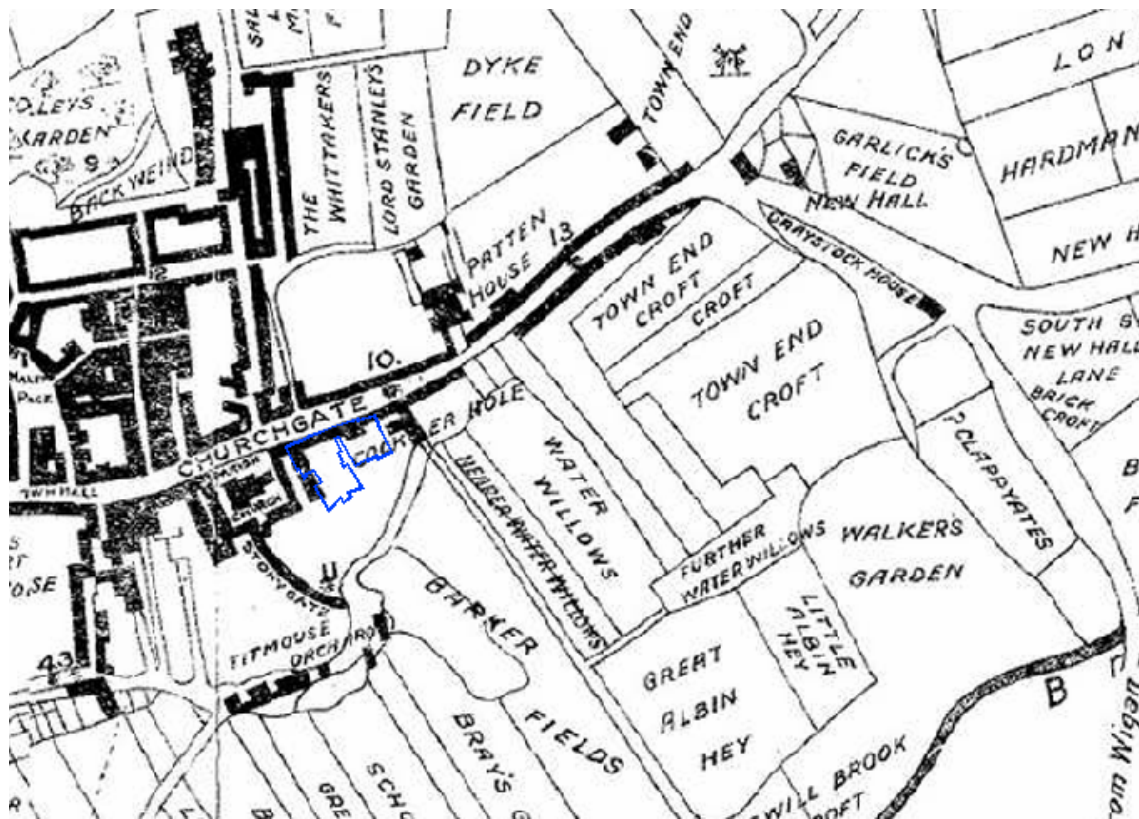


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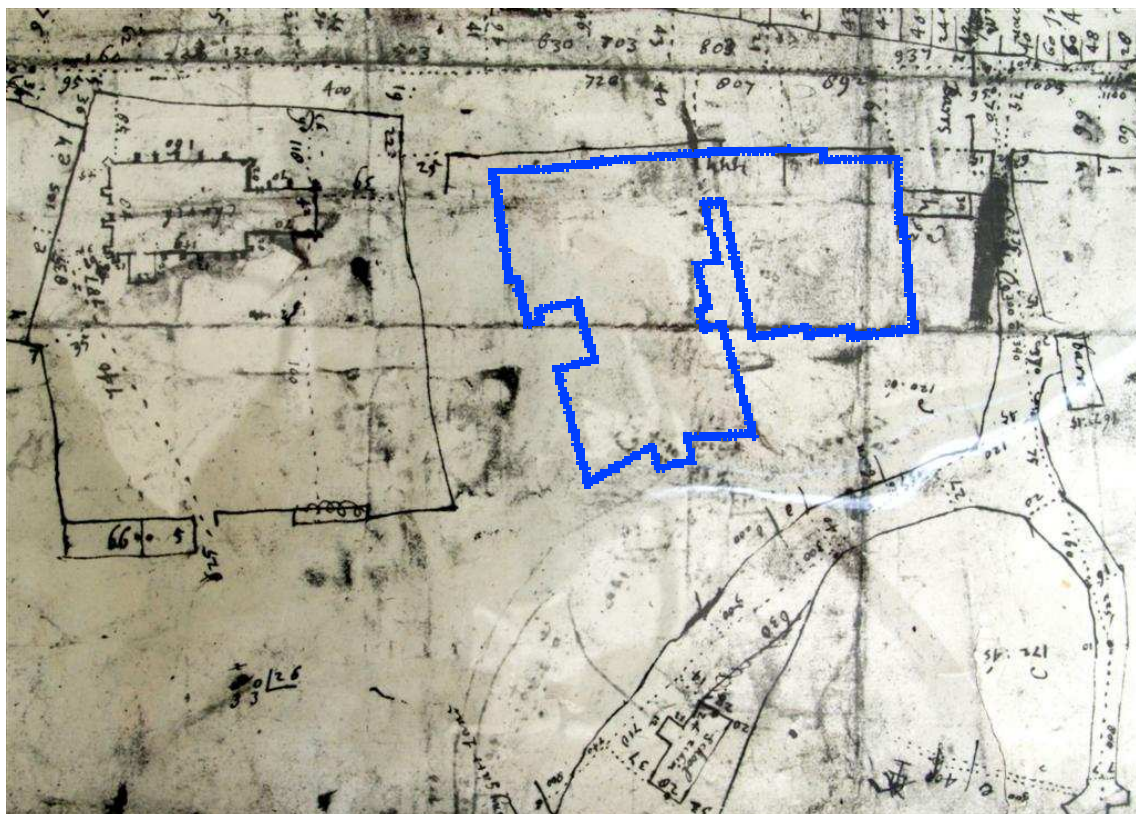


Plate 4: Extract from Plan of Preston, with names of householders, 1684 (LRO DDX/194/9)

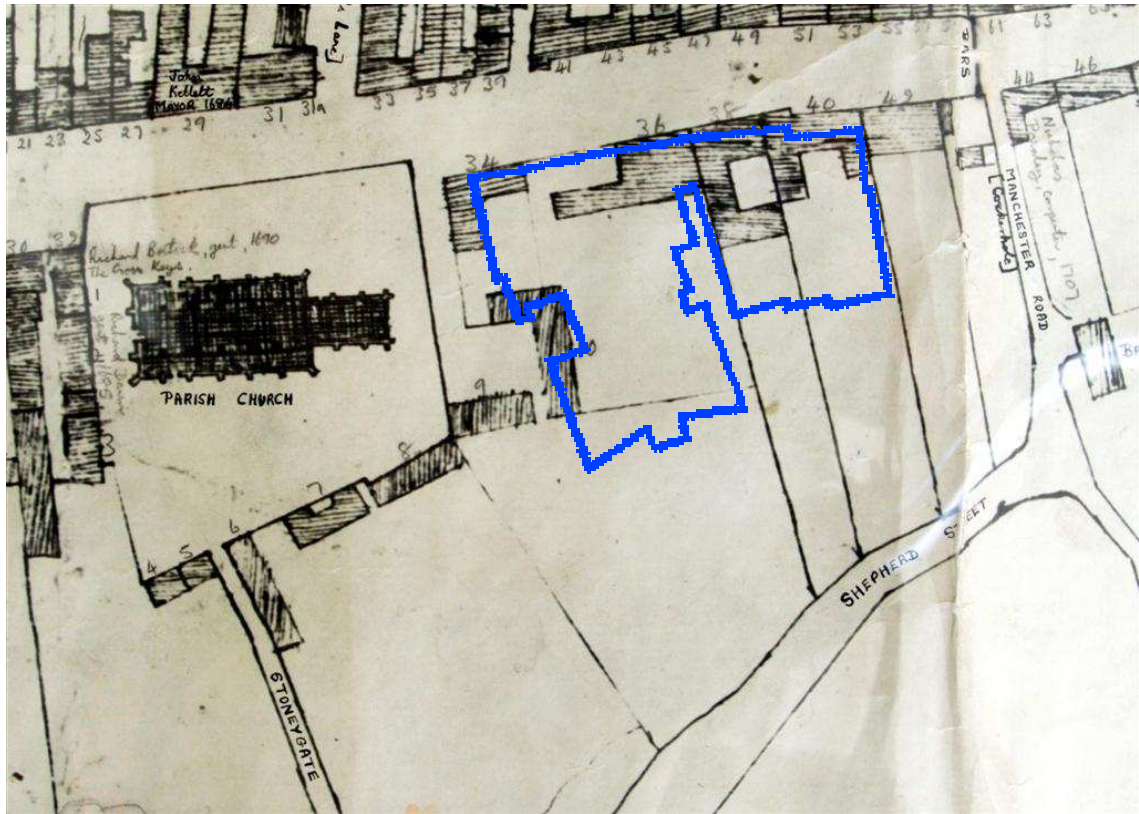


Plate 5: Extract from Kuerden's Map of 1684 (LRO DDX/194/1)

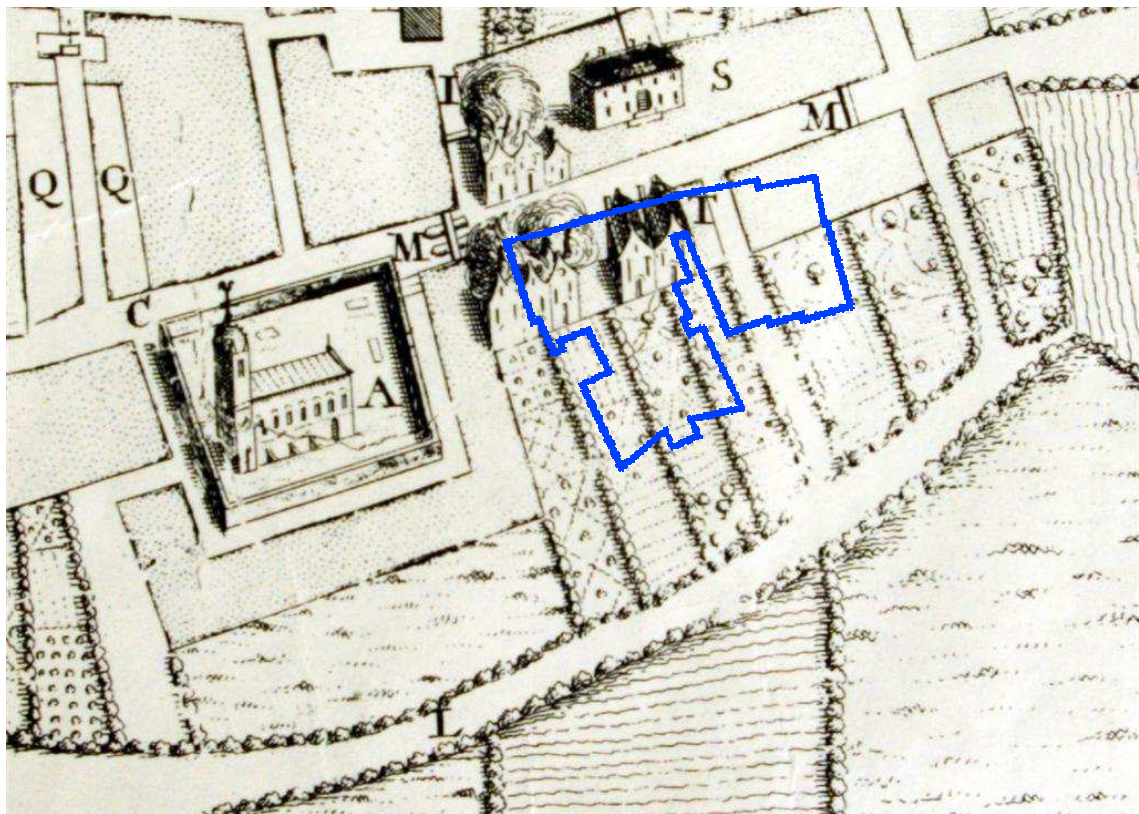


Plate 6: Extract from Lieutenant Carpenter and Major General Wills' plan, 1715 (LRO DDPR 141/1)

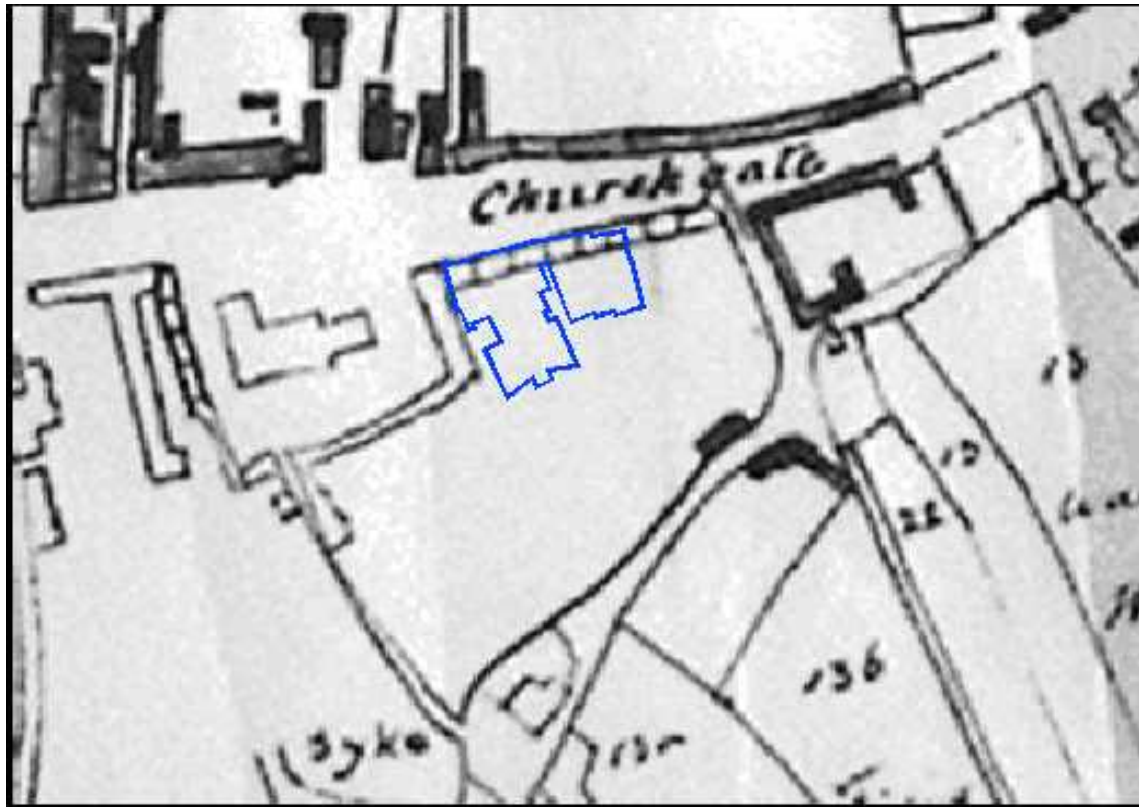


Plate 7: Extract from George Lang's map of 1774



Plate 8: Extract from Yates Map of Lancashire, 1786

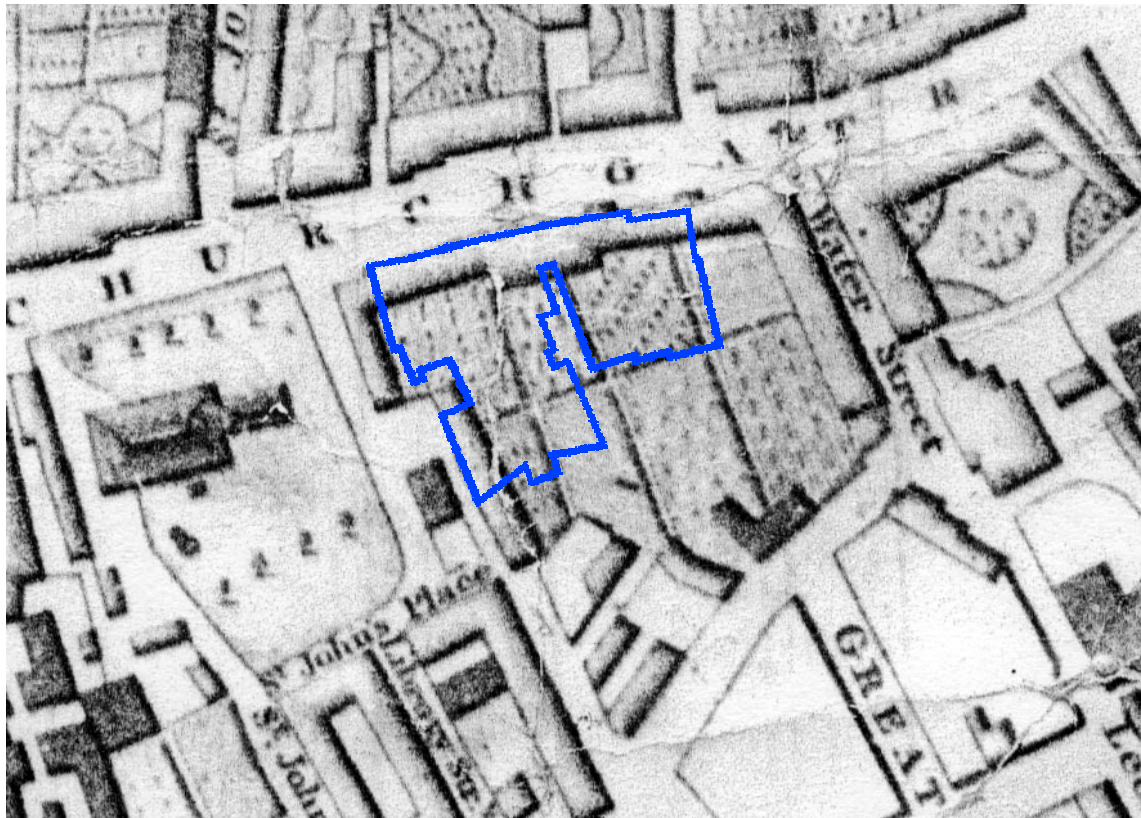


Plate 9: Extract from Shakeshaft's map of 1808

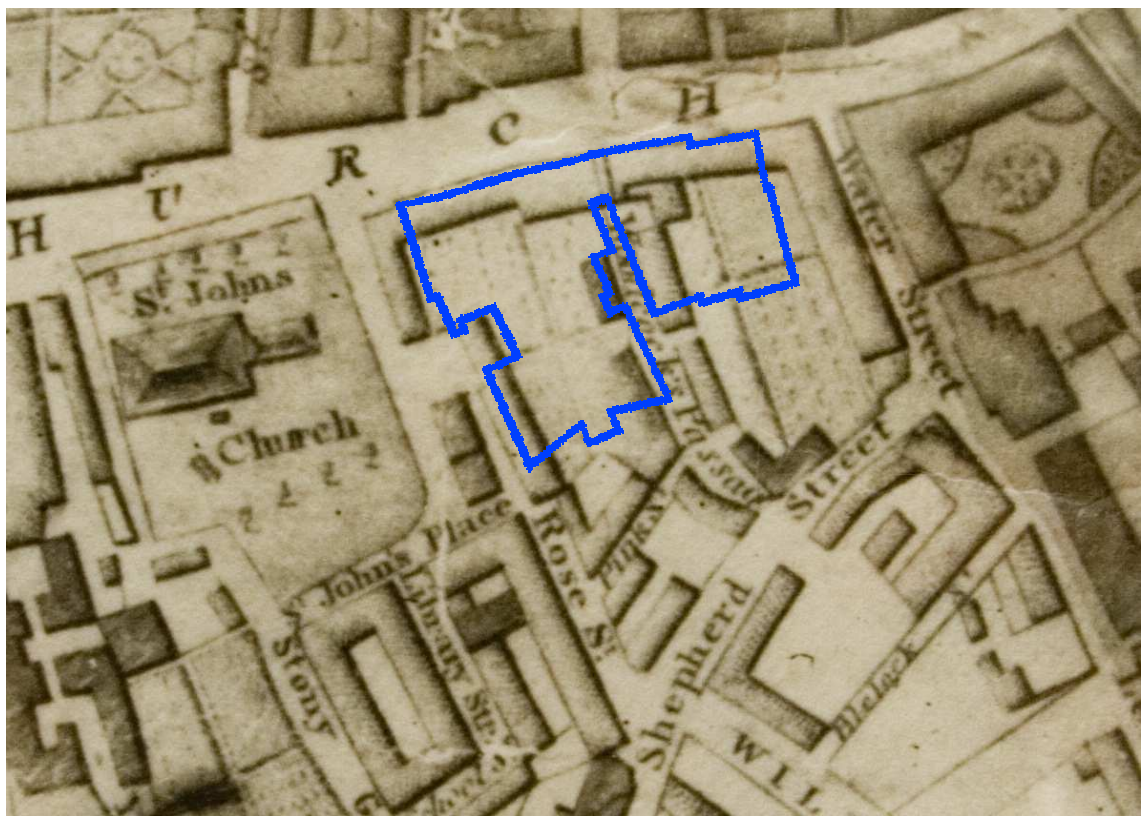


Plate 10: Extract from Shakeshaft's map of 1822

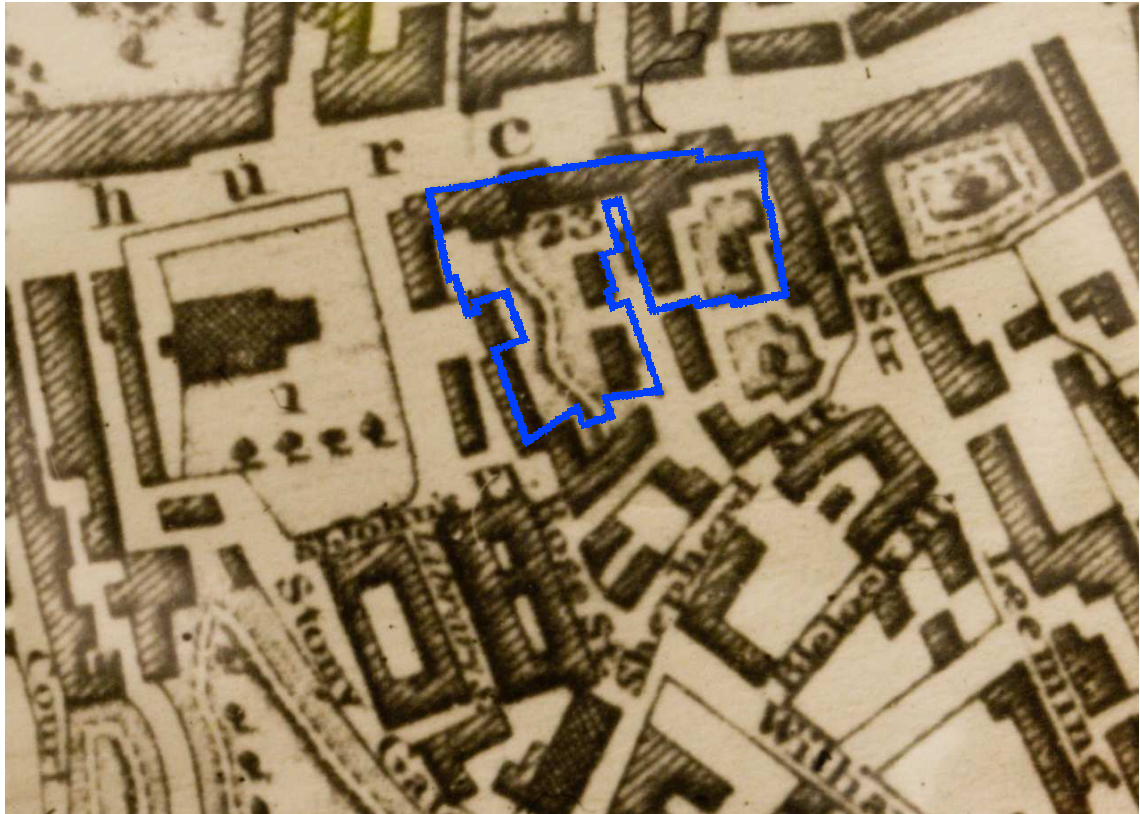


Plate 11: Extract from Baines' map of 1824



Plate 12: Extract from Hennessey's map of Lancashire, 1830

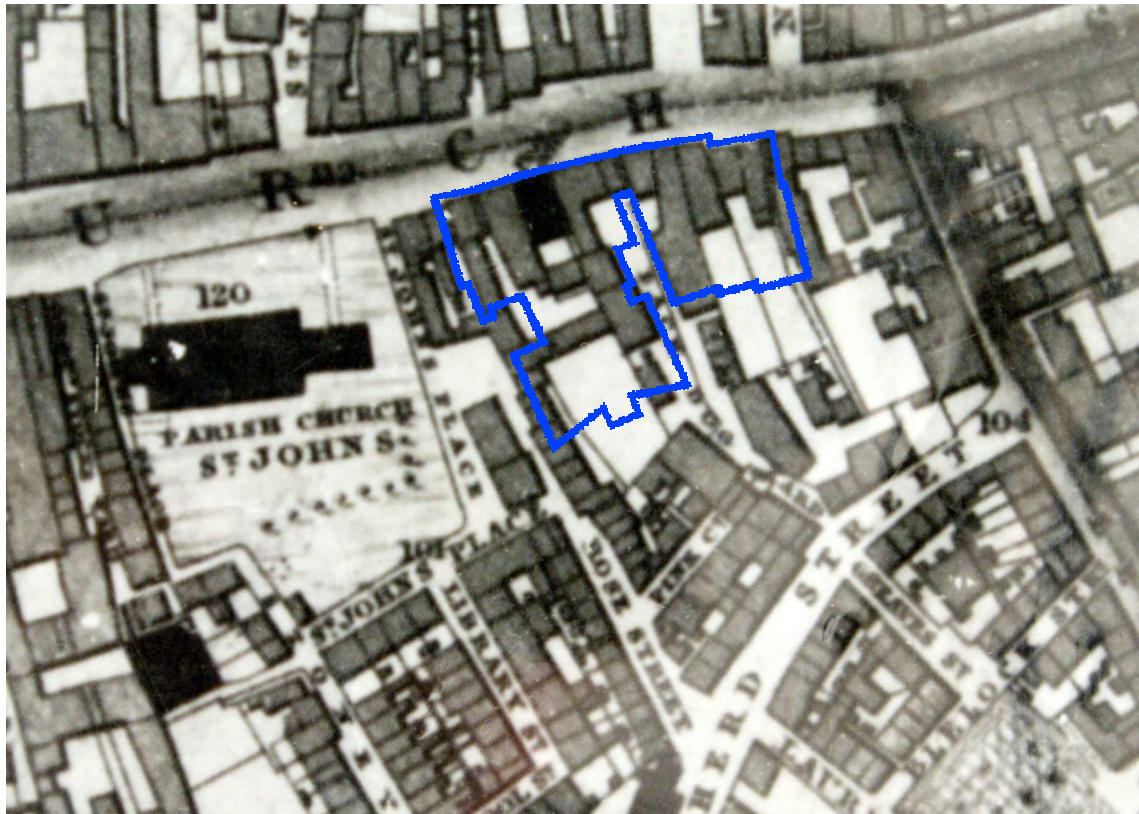


Plate 13: Extract from Myres' map of Preston, 1836



Plate 14: Extract from the Tithe map of Preston, 1840 (LRO DRB 1/157)

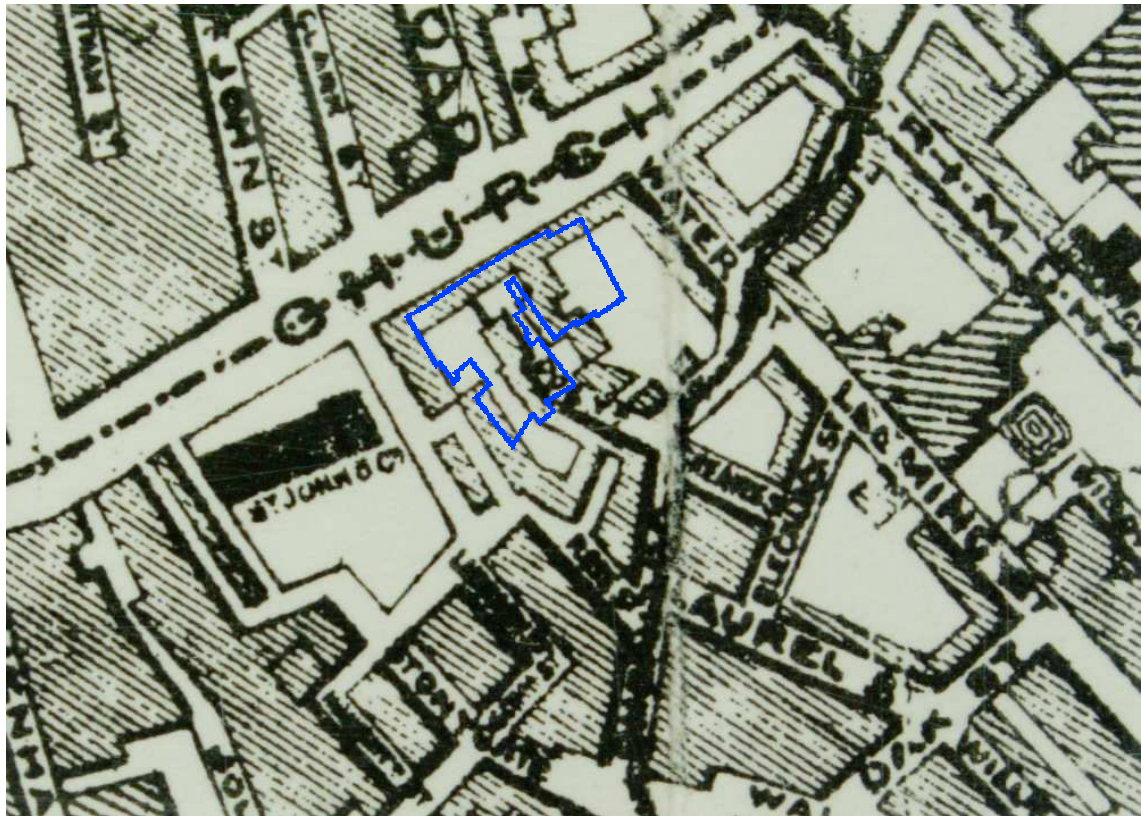


Plate 17: Extract from Brown's Map of Preston and Neighbourhood, 1889

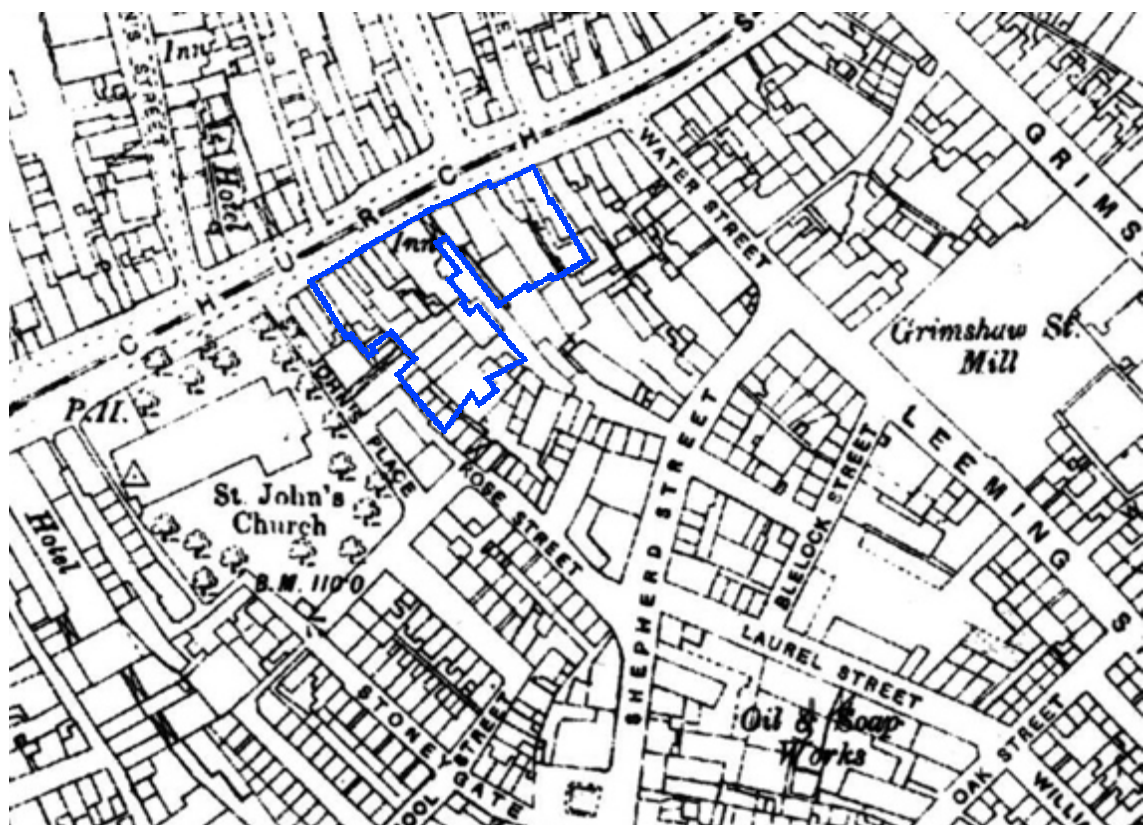


Plate 18: Extract from the Ordnance Survey First Edition 25'' to 1 mile map, 1893

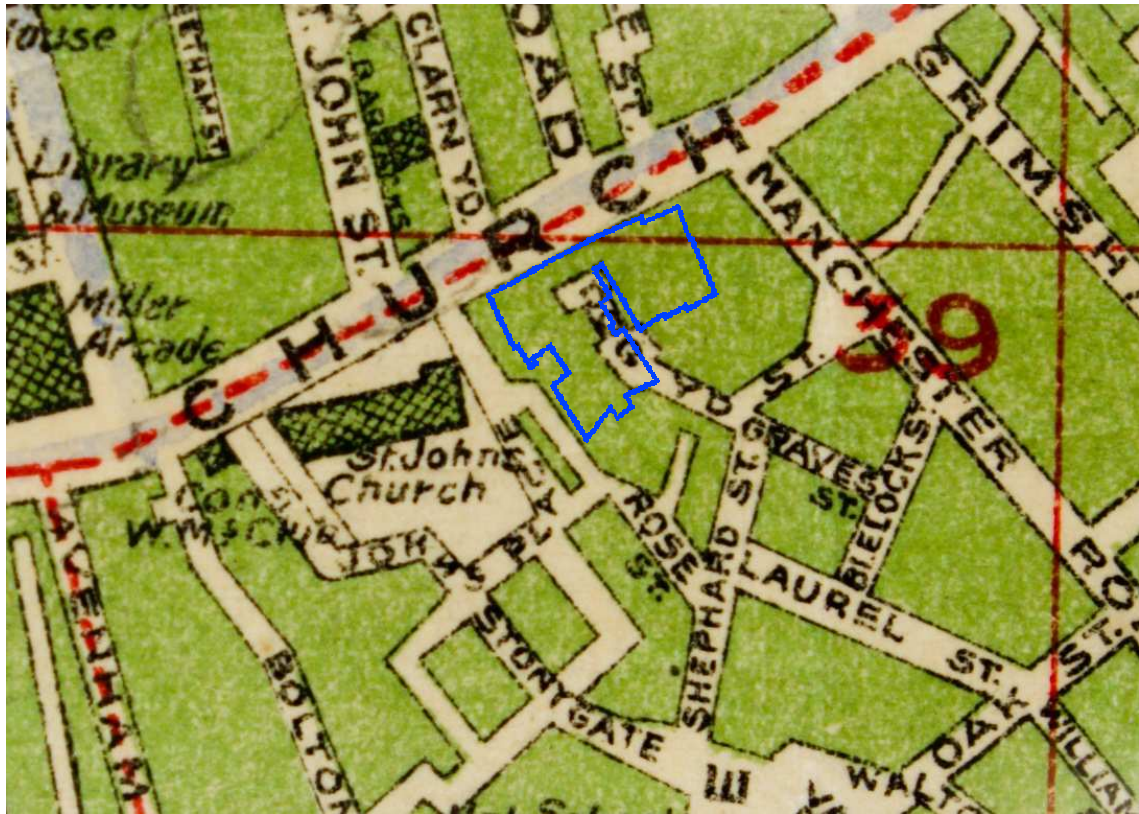


Plate 19: Extract from Greenwood's Commercial Map of Preston, c1930

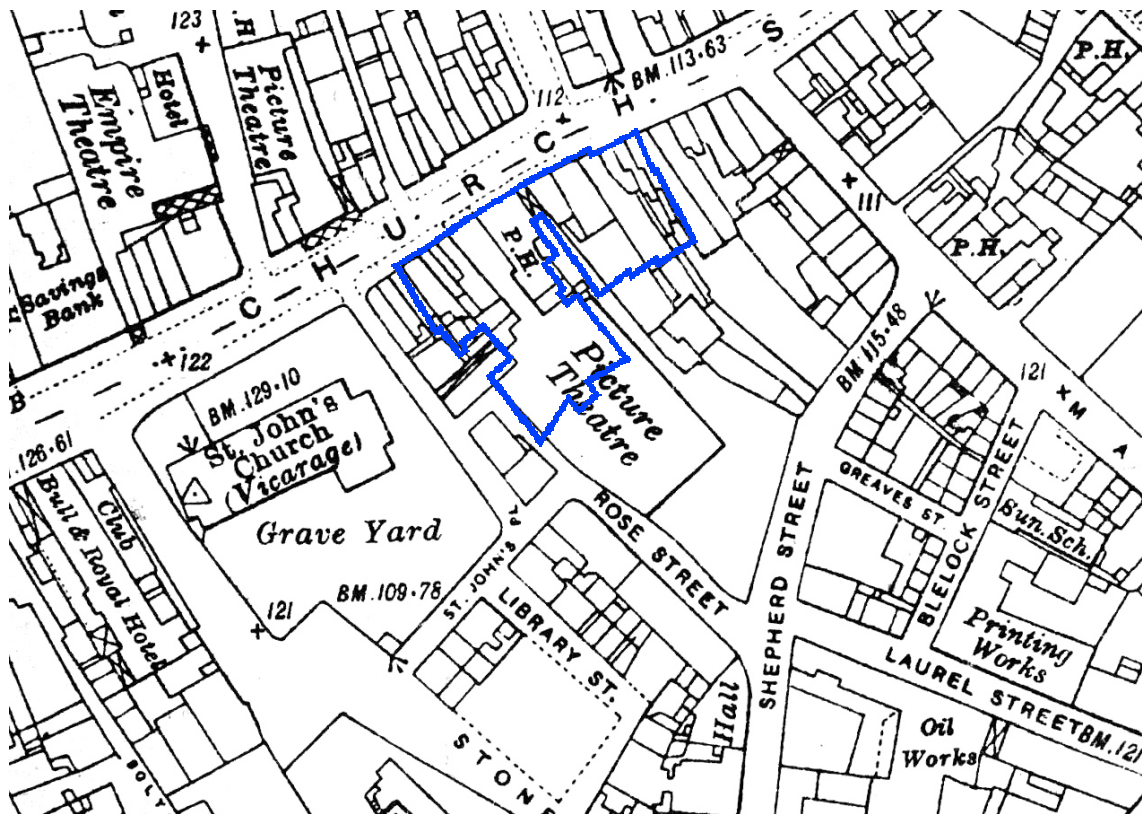


Plate 20: Extract from the Ordnance Survey 25" to 1 mile map, 1938

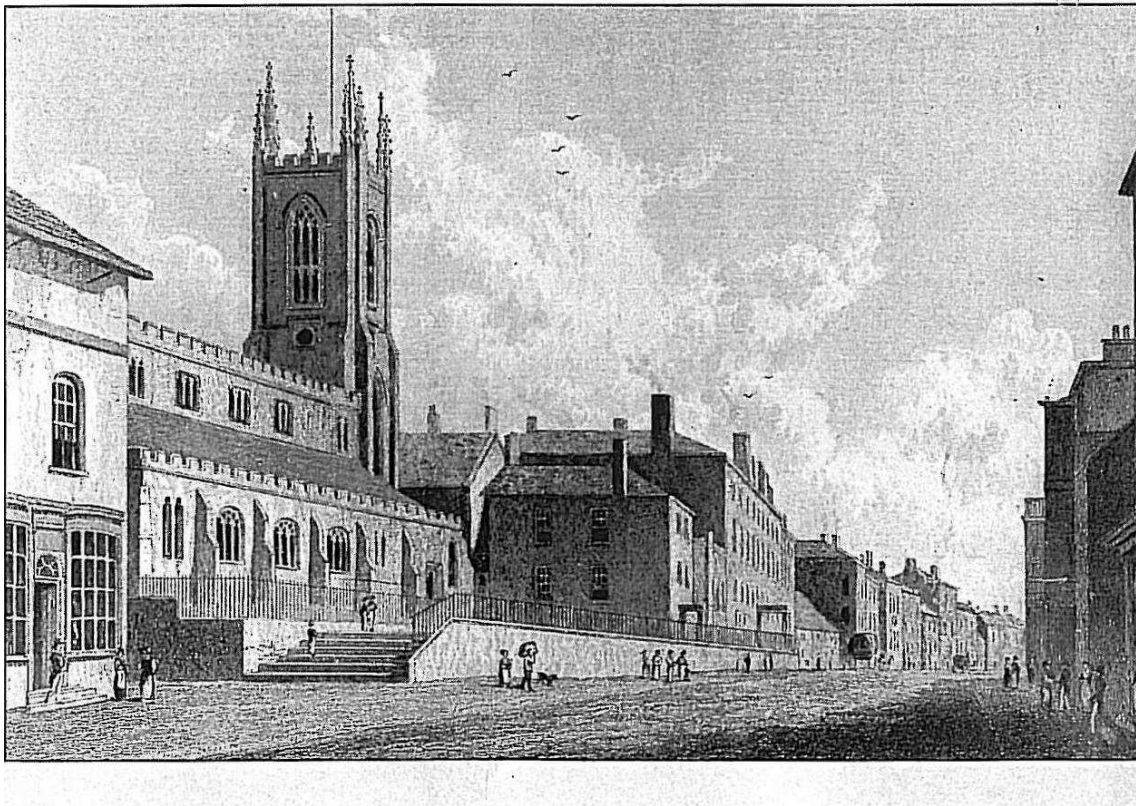


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Designer, Manufacturer, French Polisher
of Furniture .. Specialist in Upholstery.

W. Baines,

Electric Cabinet Works, Church St.,
129, Commercial Buildings, PRESTON

A View of
one
Showroom.



Plate 23: Advertisement for W. Baines, 129 Church Street, with the building visible in the inset (after Toulmin & Sons 1913)



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Plate 30: No. 131a Church Street



Plate 31: The rear of No. 131a Church Street



Plate 32: The rear of Nos. 131 and 132 Church Street



Plate 33: The Old Dog Inn



Plate 34: Nos. 135 and 135a Church Street



Plate 35: Rear of Nos. 135c, 136 and 137 Church Street



Plate 36: Nos. 135c, 136, 137 and 138 Church Street

APPENDIX 1: PROJECT DESIGN

1. INTRODUCTION

1.2 PROJECT BACKGROUND

1.2.1 Building Design Partnership (BDP), on behalf of their client Preston Tithebarn Partnership, have requested that Oxford Archaeology North (OA North) submit proposals to undertake an assessment of a group of buildings fronting Church Street, specifically 130-136, Preston, Lancashire (centred SD 5427 2940). A desk-based assessment (OA North 2007), undertaken as part of the assessment for the Preston Tithebarn Regeneration Area (PTRA) scheme, identified two of the outlined buildings to be Grade II listed; a warehouse, 131a Church Street (LB no 941-1/12/77), and The Old Dog Inn, 133 Church Street (LB no 941-1/12/78). A cartographic analysis also showed buildings to have fronted Church Street since the earliest available map of 1684 (*ibid*).

1.2.2 The area southwards from Church Street to Blelock Street, and between St John's Place and Manchester Road, is outlined for redevelopment for a replacement bus station. Following consultation with English Heritage, the design of the bus station is progressing on the basis that the frontage building and first rear extension of the Inn and the warehouse will be retained, with all remaining buildings being demolished. In order to obtain Listed Building Consent for the demolition of the more recent parts of the Inn, and to understand the relationship between a building abutting the rear of the warehouse that may be listed by attachment, an investigation to trace the development, history and former uses of the buildings is required. From this information, it will be necessary to assess the potential for the significance of those remaining buildings outlined for demolition. This information will be used to inform the planning application and design of the proposed redevelopment. It is not intended that the assessment will be a recording exercise in mitigation of the development in line with English Heritage guidelines, at this stage, but has been designed to meet the client's requirements.

1.3 OXFORD ARCHAEOLOGY NORTH

1.3.1 Oxford Archaeology North has considerable experience of sites of all periods, having undertaken a great number of small and large scale projects throughout Northern England during the past three decades. Evaluations, assessments, watching briefs and excavations have taken place within the planning process, to fulfil the requirements of clients and planning authorities, to very rigorous timetables.

1.3.2 OA North has the professional expertise and resources to undertake the project detailed below to a high level of quality and efficiency. OA North is an **Institute of Field Archaeologists (IFA) registered organisation, registration number 17**, and all its members of staff operate subject to the IFA Code of Conduct (1994).

2. OBJECTIVES

2.1 The programme of work has been designed in order to identify the history, development and former uses of the block of buildings fronting Church Street, through both documentary and structural evidence, to provide information on its nature and significance. The proposed stages to achieve these ends are as follows:

- **Documentary research:** to undertake research of documentary sources specific to the group of buildings. This will provide an understanding of the development and former uses of the buildings and contribute to their significance assessment.
- **Buildings Investigation:** following consultation of the available documentary sources, the buildings outlined will be examined internally and externally, where possible, for physical evidence of their development and past use. This should enable relationships between buildings, extensions etc. to be understood, particularly for the purposes of Listed Building Consent.
- **Report Production:** a report will be produced for the client within eight weeks of completion of the fieldwork.

3. METHODS STATEMENT

3.1 DOCUMENTARY RESEARCH

3.1.2 Consultation of relevant available documentary sources will be carried out to provide an appraisal of the development and historical significance of the outlined buildings. The following research will be undertaken as appropriate, depending on the availability of source material. The level of such work will be dictated by the time scale of the project.

3.1.3 **County Record Office, Preston:** research will be undertaken at the CRO in Preston, which holds the main source of primary documentation, both maps and documents, for the site and its surrounding area.

3.1.4 The sources will include;

- relevant published and unpublished sources,
- primary sources; to include trade directories, deeds, borough records and probate inventories
- printed and manuscript maps
- place-name evidence
- other photographic/illustrative evidence

3.1.5 **Map regression analysis:** a cartographic analysis will be undertaken to aid investigation of the post-medieval occupation and land-use of the Church Street block and its development through to its modern-day or most recent use. This will enable the development of buildings to be traced, where detail/scale allows.

3.1.6 Particular emphasis will be on the early cartographic evidence and will include estate maps, tithe maps, and Ordnance Survey maps, through to present mapping where possible.

3.1.7 Most of the available maps have been collated for use within the PTRA archaeological desk-based assessment (OA North 2007), although additional large scale plans of just the Church Street block may be available and will be sought for inspection.

3.2 BUILDINGS INVESTIGATION

3.2.1 130-136 Church Street buildings will be investigated internally and externally to examine the physical evidence for the development and former use, and, hence the significance of the buildings. Any fixtures and fittings of historical or architectural significance and evidence of structural amendment will be recorded as evidence of their development. This work is being undertaken to fulfil the requirements of the client's brief and is not intended to be a record in mitigation of the development prior to demolition, for instance. This will involve a much more detailed standing buildings assessment in accordance with English Heritage guidelines (2006).

3.2.2 **Photographic Archive:** a photographic archive of the relevant details will include monochrome prints using a 35mm SLR camera, as well as digital images to be included in the report. The archive will comprise;

- i. general views of the buildings; both internal and external,
- ii. details of architectural features and structural amendment (both internal and external) where relevant,
- iii. the buildings' relationship to other buildings.

3.2.3 **Site Drawings:** where architect's drawings exist for the purposes of the proposed development these would be used to annotate the location of structural amendments and other details required to understand the development and former functions of the buildings. This will only be carried out where plans exist, any areas requiring survey and the production of new drawings will be subject to additional cost variation if required.

3.2.4 **Interpretation and Analysis:** a visual inspection of the buildings will be undertaken to produce the evidence on which the interpretation and analysis will be based. This will utilise

the OA North buildings *proforma* sheets to produce a general brief outline description similar to that used for Listed Buildings.

- 3.2.5 From this, the findings from the documentary research will be drawn upon to discuss the history, development and any functional relationships, followed by an assessment of any significant buildings.

3.3 REPORT PRODUCTION

- 3.3.1 One bound and one unbound copy of the final written synthetic report, together with a digital copy supplied on CD, will be submitted to the client within eight weeks of completion. The report will include;

- a site location plan related to the national grid,
- a front cover to include the NGR,
- the dates on which the fieldwork was undertaken and by whom,
- a concise, non-technical summary of the results,
- a description of the methodology employed, work undertaken and results obtained,
- a summary of the documentary research,
- analysis/discussion of any fixtures and features of historical or architectural interest identified, or any structural amendments,
- a collation and interpretation of the results and their significance,
- appropriate plans showing the location and position of features,
- the report will also include a complete bibliography of sources from which data has been derived,
- a copy of this project design in the appendices, and indications of any agreed departure from that design.

- 3.3.2 This report will be in the same basic format as this project design.

- 3.3.3 **Confidentiality:** all internal reports to the client are designed as documents for the specific use of the client, for the particular purpose as defined in the project brief and project design, and should be treated as such. They are not suitable for publication as academic documents or otherwise without amendment or revision.

3.4 ARCHIVE

- 3.4.1 The results of all archaeological work carried out will form the basis for a full archive to professional standards, in accordance with current English Heritage guidelines (*Management of Archaeological Projects*, 2nd edition, 1991). The project archive represents the collation and indexing of all the data and material gathered during the course of the project. OA North conforms to best practice in the preparation of project archives for long-term storage.

- 3.4.2 This archive will be provided in the English Heritage Centre for Archaeology format and a synthesis will be submitted to the Lancashire HER (the index to the archive and a copy of the report). OA North practice is to deposit the original record archive of projects with the appropriate County Record Office, in this case Preston.

4. HEALTH AND SAFETY

- 4.1 OA North provides a Health and Safety Statement for all projects and maintains a Unit Safety policy. All site procedures are in accordance with the guidance set out in the Health and Safety Manual compiled by the Standing Conference of Archaeological Unit Managers (1997). A risk assessment will be completed in advance of any on-site works and copies will be made available on request to all interested parties.

- 4.2 A portable toilet will be provided during the site work and located on or adjacent to the site unless the client would prefer to arrange alternative facilities. This has been costed as a contingency.

- 4.3 Any known contamination issues (including potential asbestos risk) or any specific health and safety restrictions on site should be made known to OA North by the client to ensure all procedures can be met, and that the risk is dealt with appropriately. If, the time of the fieldwork, any building is deemed to be unsafe, recording will be restricted to external photographs and descriptions.
5. WORK TIMETABLE
- 5.1 **Documentary research:** approximately two days at the CRO will be required for this element.
- 5.2 **Standing Buildings Assessment:** it is anticipated that this element will require approximately five days to complete.
- 5.3 **Report Production:** the final report should be completed within eight weeks of the completion of the fieldwork.
- 5.4 **Written Instruction:** one to two weeks notice should be allowed to enable the necessary arrangements to be made to commence the project.
6. STAFFING PROPOSALS
- 6.1 The project will be under the direct management of **Emily Mercer BA MSc AIFA** (OA North senior project manager) to whom all correspondence should be addressed.
- 7.1 The documentary research and buildings investigation will be undertaken by **Karl Taylor BSc AIFA** (OA North project officer) who has a wealth of experience in the recording and analysis of historic buildings. Karl will be accompanied on site by an OA North assistant who is experienced in recording historic buildings.

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APPENDIX 2: TRADE DIRECTORIES

<i>Street Number</i>	<i>Name(s)</i>	<i>Business</i>
129	Thomas Lodge	Surgeon
130		No Entry
131		No Entry
132	Kenda Smalley	Confectioner
133	Mrs Holland P Hamilton	Victualler, Old Dog; Draper
134	James Irving	Liquour Merchant
135	William Shawe	Attorney
136		No Entry
137	Adam Braithwaite; William Malley	Shoe Maker Coach Maker

Table 2: Lancashire General Directory for 1818

<i>Street Number</i>	<i>Names(s)</i>	<i>Business</i>
129	Lawrence Spencer	Surgeon
130		No Entry
131	Elizabeth and Ann Carr Seth Walmsley	Ladies School Corn Merchant
132	James Parker Thomas Waterworth	Wordsell's Pills Agent The Old Dog Inn
133	William Brown	Watch and Clock Maker
134	Miss Ann Wilson	Postmistress
135	No Entry	
136	Nancy Bullough	Milliner and Dress Maker

137	James Stevenson	Clothes Dealer, Pawnbroker
138	Richard Dixon	Last and Boot Tree Makers, Currier and Leather Cutter

Table 3: Oakley's Commercial Directory of Preston, 1851

<i>Street Number</i>	<i>Name(s)</i>	<i>Business</i>
130	Edward Gardner	Boot and Shoe Maker
131	George Carr Elizabeth and Eliza Carr	Chemist, Druggist & Land Agent Ladies Seminary
131 ½	Seth Walmsley	Corn Merchant – Warehouse
132	James Parker	Wholesale Tea Merchant
133	George Eastham	“Old Dog Inn”, Innkeeper
133a	Deborah Parkinson	Confectioner
133b	William Bullough	Watch and Clock Maker;
134	No Entry	
135	No Entry	
136	William Bullough	Milliner and Dress Maker
137	James Stevenson	Pawnbroker

Table 4: Oakley's Commercial and Trade Directory of Preston, 1853

<i>Street Number</i>	<i>Name(s)</i>	<i>Business</i>
130	No Entry	
131	George Carr Elizabeth and Eliza Carr	Chemist, Druggist & Land Agent Ladies Seminary (gone By 1873)
131 ½	Seth Walmsley,	Corn Merchant and Maltster
132	James Parker,	Wholesale Tea Merchant
133	George Eastham Deborah Parkinson	“Old Dog Inn”, Innkeeper Confectioner
134	No Entry	

135	No Entry	
136	No Entry	
137	James Stevenson	Pawnbroker

Table 5: GH Gillbanks & Co's Directory and Gazetteer of Preston, Lancashire and Morecambe Bay
1857

<i>Street Number</i>	<i>Name(s)</i>	<i>Business</i>
130	James Gardner	Boot and Shoe Maker (also at 126 ½ Friargate), Sewing Machine Agent
131	Fell Brothers	Chemists and Druggists
	James Parker	Grocer and Tea Dealer (Wholesale)
131 ½	Seth Walmsley	Corn Merchant and Maltster
132	Henry Watson	Fruiterer, Potato Dealer
133	William Dickinson	Old Dog
	Deborah Parkinson	Confectioner
133a	Mrs Ann Parkinson	Confectioner, Register Office for Servants
134	No Entry	
135	No Entry	
136	Richard B Baines	Pawnbroker and Silversmith
136b	John Issacs	Boot and Shoe Maker (also at 44 North Road)
137&138	Geo Sharrock	Grocer and Tea Dealer (Wholesale)

Table 6: P Mannex & Co Directory of Preston and Six Miles Around, 1873

<i>Street Number</i>	<i>Name(s)</i>	<i>Business</i>
130	McNeils & Co	Tailors and Woollen Drapers and Outfitters
130a	Charles Sander	Photographer
131	Jabez Jones and Son	Auctioneers and Valuers
131a	William Atkinson	Hardware Factor
132	ER Sansom & Co	Monumental Masons and Dealers in

		Kitchen Ranges and Register Grates
132a	Heaton Snowdon	Supt of The Liverpool Protective Burial Society
133	Alex Jamieson	Victualler, Old Dog and Commercial Hotel
134	Leeson & Co	Tea Dealers
134a	Haigh and Pye	Tailors and Drapers
135	John Monk	Photographic Artist (also at 81a Fishergate); Prudential Assurance Co
135a	John Issacs	Boot and Shoe Maker (also at 44 North Road)
135b	Hayes & Co	Homeopathic Chemists
136	Richard B Baines	Pawnbroker and Jeweller
137 & 138	Geo Sharrock	Grocer and Provision Dealer

Table 7: P Mannex & Co, Topography and Directory of Preston, Lancaster and Districts, With an Essay on the Science of Geology, 1881

<i>Street Number</i>	<i>Name(s)</i>	<i>Business</i>
130	McNeil S & Co	Tailors and Woollen Drapers and Outfitters
130a	Charles Sander	Photographer
130b	James Walmsley	Mantle Manufacturer and Draper
131	Jabez Jones and Son	Auctioneers and Valuers
131a	William Atkinson	Hardware Factor
132	Model Tea Co J R Hodgson	Tea Dealers Plumber, Glazier, Painter, Lamp and Oil Dealer
133	Jabez Jones and Son	Auctioneers and Valuers
134	Agency Co	Drapers, Baby Linen Dealers
134a	Mrs Sarah Isaacs	Boot and Shoe Maker
135	J Williamson Pye & Co	Grocer and Tea Dealer Tailors and Drapers
135a	John Monk	Photographic Artist

135b	Henry Cooke	Hair Dresser
136	Richard B Baines	Pawnbroker and Jeweller
137&138	Geo Sharrock	Grocer and Tea Dealer

Table 8: P Barrett & Co, Directory of Preston, Blackpool etc, 1885

<i>Street Number</i>	<i>Name(s)</i>	<i>Business</i>
130	McNeil S & Co	Tailors and Woollen Drapers and Outfitters
130a	Peter Holmes & Co	Tea Dealers
130b	Alf Wood	Emigration, Railway, Shipping and Insurance Agent
131	Jabez Jones and Son	Auctioneers and Valuers
131a	William Atkinson	Ironmonger
132	J R Hodgson	Plumber, Glazier, Painter, Lamp and Oil Dealer
133	Mrs Annie Kendall	Victualler, Old Dog Inn
134	Richard Summer	Butcher, (also at 49 New Hall Lane, 20 Marsh Lane, 286 Ribbleton Lane, 8 Manchester Road, 1a South Meadow Lane, 3 Myerscough Buildings, 3 Park Road, 20 St Stephens Road)
134a	Orlando Tomei	Oyster Dealer (also at 70 Church Street)
135	Thomas Davies	Boot Maker
135a	John Monk	Photographer
135b	John and Richard Crook	Tailors and Drapers
136	Richard B Baines	Pawnbroker
137	R Coward	Hairdresser, Perfumer and Umbrella Manufacturer (also at 7 Friargate)

Table 9: P Barrett & Co, Directory of Preston, Blackpool etc, 1892

<i>Street Number</i>	<i>Name(s)</i>	<i>Business</i>
130	McNeil S & Co	Tailors and Woollen Drapers and Outfitters

130a	P McNeil S & Co Edmund Procter Cardwell	Tailors and Woollen Drapers and Outfitters Photographer
130b	John Jackson Dawson Dawson & Co	Emigration and Shipping Agent;, Stock and Share Brokers and Financial Agents
131	Jabez Jones and Son	Auctioneers
131a	William Atkinson	Ironmonger
132		J R Hodgson, Plumber
133		Thomas Cumming, Old Dog Inn; W Harding & Co, Livery Stable Proprietors, Tramway Leesees, Furniture Removers and Storers, Job Masters, Funeral Undertakers, Carriage and Tramcar Builders, Saddlers and Shoeing Smiths (also at 49 Lune Street, Fishergate, Pole Street, Church Street, Regent Street, County Arms and Old Vicarage) WH Little Secretary Tel. 8 (Lune Street)
Old Dog Yard		Walter Hoyle, Joiner; Henry Helme, Furniture Painter
134		Richard Summer, Butcher
134a		Simon Law Whipp, Eating House
135		William James Balmer, Provision Merchant and Pork Factor
135a		John Monk, Photographer
135a		John France, Boot and Shoe Maker
136		R Pye, Tailors and Woollen Draper
137		R Baines, Pawnbroker; National Road Cycle Co. Cycle Makers and Repairers (works, North Road)

Table 10: P Barrett & Co, Directory of Preston, Sixth Edition, 1898

<i>Street Number</i>	<i>Business</i>
130	McNeil S & Co, Tailors and Woollen Drapers and Outfitters
130a	P McNeil S & Co, Tailors and Woollen Drapers and Outfitters; Edmund Procter Cardwell, Photographer

130b	F W Westworth, Watchmaker and Repairer
131	Jabez Jones and Son, Auctioneers
131a	William Atkinson, Ironmonger
132	J R Hodgson, Plumber
133	Fred Dickinson, Old Dog Inn Tel 261; W Harding & Co, Livery Stable Proprietors, Tramway Leesees, Furniture Removers and Storer, Job Masters, Funeral Undertakers, Carriage and Tramcar Builders, Saddlers and Shoeing Smiths (also at 49 Lune Street, Fishergate, Pole Street, Church Street, Regent Street, County Arms and Old Vicarage) WH Little Secretary Tel. 8 (Lune Street)
Old Dog Yard	Henry Helme, Furniture Painter
134	James Pablo, Fish, Fruit and Potato Salesman
134a	E McCann, Tailors Cutter
135	William James Balmer, Provision Merchant and Pork Factor
135a	John Monk, Photographer
135b	Saml Haworth, Draper and Furrier
135c	Joseph Burrow, Junior Hat Manufacturer and Hatter
136	R Baines, Pawnbroker
137	William James Lambert, (Lambert and Hardman) Tobacconist

Table 11: P Barrett & Co, Directory of Preston, Seventh Edition, 1901

<i>Street Number</i>	<i>Business</i>
130	McNeil S & Co, Tailors and Woollen Drapers and Outfitters
130a	Edmund Procter Cardwell, Photographer
131	Jabez Jones and Son, Auctioneers
131a	William Atkinson, Ironmonger
132	J R Hodgson, Plumber
133	John Barlow, Old Dog Inn;
Old Dog Yard	Henry Helme, Furniture Painter; J Clitheroe, Livery Stable Proprietor, Old Dog Stables
134	William Sharrock, & Son, Restaurant and Tripe Dealer
134a	Robert Cunliffe, Cycle Dealer

135	Saml Haworth, Draper and Furrier
135a	John Monk, Photographer
135c	Joseph Burrow, Junior Hat Manufacturer and Hatter
136	Sudell & Godkin, Pawnbrokers, Jewellers and Gunmakers
137	William James Lambert, (Lambert and Hardman) Tobacconist

Table 12: Barretts & Co, Directory of Preston, 1904

<i>Street Number</i>	<i>Business</i>
130	McNeil S & Co, Tailors and Woollen Drapers and Outfitters
130a	G&A Caton, Photographers
131	Jabez Jones and Son, Auctioneers
131a	William Atkinson, Ironmonger
132	J R Hodgson, Plumber
133	Miss Margaret Rooney, Old Dog Inn;
Old Dog Yard	Henry Helme, Furniture Painter
134	John Smart, Fresh Fish Dealer
134a	James Rigby & Son, Bazaar, (also at 4 Friargate and 135? Church Street)
134/135?	Matthew Hayes, Fruiterer
135a	H Melling, Photographer
135b	Howarth, S, Fruiterer
135c	Joseph Burrow, Junior Hatter
136	Sudell & Godkin, Pawnbrokers
137	Mrs M Lambert, Tobacconist

Table 13: Barrett's Directory of Preston, Ninth Edition, 1907

<i>Street Number</i>	<i>Business</i>
130	Wm Clements & Sons, Tailors, Woollen Drapers and Costumiers
130a	Relph & Co, Photographers

131	Jabez Jones and Son, Auctioneers
131a	William Atkinson, Ironmonger
132	J R Hodgson, Plumber
133	R Summer, Old Dog Inn;
Old Dog Yard	Henry Helme, Furniture Painter; R D Catterall, Hay and Straw Dealer
134	Mrs Harriet Smart, Fried Fish Dealer
134a	James Rigby & Son, Bazaar,
135	Jacob Tei, Oyster Dealer (also at Lancaster Road)
135a	H Melling, Photographer
135c	Joseph Burrow, Junior Hatter
136	Miss Jeanetta Parkinson, Confectioner
137	Mrs M Lambert, Tobacconist

Table 14: Barrett's Directory of Preston, Tenth Edition, 1910

<i>Street Number</i>	<i>Business</i>
130	Ward & Gardiner, Tailors
130a	Relph & Co, Photographers
130b	E Eastman, Watchmaker
131	Jabez Jones and Son, Auctioneers
131a	William Atkinson, Ironmonger
132	J R Hodgson, Plumber
133	R Clarkson, Old Dog Inn;
Old Dog Yard	J Catterall, Hay and Straw Dealer; The Grosvenor Motor Works, Automobile and General Engineers & Repairers, Garage, Old Dog Yard
134	Narciso Fazzi, Fresh Fish Dealer
135	Ambrose Canappa & Sons, Oyster Dealers
135a	H Melling, Photographer
135b	R E Housegraves, Draper
135c	Joseph Burrow, Junior Hatter

136	Miss Emma Marle, Confectioner
137	Mrs M Lambert, Tobacconist

Table 15: Barrett's Directory of Preston, 1922

<i>Street Number</i>	<i>Business</i>
130	Ward & Gardiner, Tailors
130b	E Eastman, Watchmaker
131	Jabez Jones and Son, Auctioneers
131a	William Atkinson, Ironmonger
132	J R Hodgson, Plumber
133	Elijah Hampson, Old Dog Hotel
Old Dog Yard	J Catterall, Hay and Straw Dealer
134	H Melling, Fresh Fish Dealer
135	Ambrose Canappa & Sons, Oyster Dealers
135a	Harrison's Ltd, Harrison Snowdon Ltd, Sports Outfitters
135a	H Melling, Photographer
135b	Mrs Alice Hogg, Café
135c	Joseph Burrow, Junior Hatter
136	T G H Park (Park & Co) Confectioner
137	Mrs M Lambert, Tobacconist

Table 16: Barrett's Directory of Preston, 1926

<i>Street Number</i>	<i>Business</i>
130	Gardiner F, Tailors
130-130b	E Eastham, Photographers
131	Jabez Jones and Son, Auctioneers
131a	William Atkinson, Ironmonger
132	J R Hodgson, Builders, Decorators & Plumbers Merchants, Glass Merchants, Lamp and Oil Dealers & Oil Merchants

133	J Jubb, Old Dog Hotel
Old Dog Yard	No Entry
134	H Melling, Fresh Fish Dealer
135	Barkers Poultry Stores
135a	H Melling, Photographer
135b	Mrs Catherine Owen, Confectioner
135c	Joseph Burrow, Junior Hatter
136	Silsons Ltd, Confectioners
137	T Atkinson (Junior) Tobacconist

Table 17: Barrett's Directory of Preston, Fifteenth Edition, 1932

<i>Street Number</i>	<i>Business</i>
130	H Dewhurst, Outfitter
130-130b	E Eastham & Co, Jewellers
131	Jabez Jones and Son, Auctioneers
131a	William Atkinson, Ironmonger
132	J R Hodgson, Builders, Decorators & Plumbers Merchants, Glass Merchants, Lamp and Oil Dealers & Oil Merchants
133	A Stock, Old Dog Hotel
Old Dog Yard	No Entry
134	W Parkinson, Fresh Fish Dealer
134a	A Blackshaw, Carpet Dealer
135	T Atkinson, Cycle Dealer
135a	H Melling, Photographer
135b	Mrs Catherine Owen, Confectioner
135c	Joseph Burrow, Junior Hatter
136	No entry
137	J Fielding Ltd, Pawnbroker

Table 18: Barrett's Directory of Preston, 1936

<i>Street Number</i>	<i>Business</i>
130	H Dewhurst, Outfitter
130-130b	E Eastham & Co, Jewellers
131	Jabez Jones and Son, Auctioneers
131a	William Atkinson, Ironmonger
132	J R Hodgson, Builders, Decorators & Plumbers Merchants, Glass Merchants, Lamp and Oil Dealers & Oil Merchants
133	A Stock, Old Dog Hotel
Old Dog Yard	No Entry
134-134a	The Ritz, Cinema
135	T Atkinson, Cycle Dealer
135a	H Melling, Photographer
135b	Costello's (Preston) Ltd
135c	Joseph Burrow, Junior Hatter
136	Dominic's Milk Bar
137	Mrs G Duckworth, Tobacconist

Table 19: Barrett's Directory of Preston, 1940

<i>Street Number</i>	<i>Business</i>
130	H Dewhurst, Outfitter
130-130b	E Eastham & Co, Jewellers
131	Jabez Jones and Son, Auctioneers
131a	F Atkinson Ltd, Ironmonger
132	J R Hodgson, Builders, Decorators & Plumbers Merchants, Glass Merchants, Lamp and Oil Dealers & Oil Merchants
133	G Heatley, Old Dog Hotel
Old Dog Yard	No Entry
134-134a	The Ritz, Cinema
135a	T Atkinson, Cycle Dealer

135b	B Smith, Confectioner
135c	Mrs Stock, private Hotel
136	Dominic's Milk Bar
137	Douro Wine Shop

Table 20: Barrett's Directory of Preston, Seventeenth Edition, 1948

<i>Street Number</i>	<i>Business</i>
130	H Dewhurst, Outfitter
130-130b	E Eastham & Co, Jewellers
131	Jabez Jones and Son, Auctioneers
131a	F Atkinson Ltd, Ironmonger
132	J R Hodgson, Builders, Decorators & Plumbers Merchants, Glass Merchants, Lamp and Oil Dealers & Oil Merchants
133	J N Law, Old Dog Hotel
Old Dog Yard	No Entry
134-134a	The Ritz, Cinema
135a	T Atkinson, Cycle Dealer
135b	Cinema Snack Bar
135c	Montclare, Private Hotel
136	Dominic's Milk Bar
137	Douro Wine Shop

Table 21: Barrett's Directory of Preston Eighteenth Edition, 1952 (1953 same)

<i>Street Number</i>	<i>Business</i>
130	L W Bateman, Bendix Washers
130a-130b	E Eastham & Co, Jewellers; Colin E Lewis
131a	Fred Atkinson Ltd, Bedding and Mattress Manufacturer, Ironmonger and Hardware Dealers
132	J R Hodgson, Builders, Decorators & Plumbers Merchants, Glass Merchants, Lamp and Oil Dealers & Oil Merchants

133	J N Law, Old Dog Hotel, Family and Commercial Hotel
Old Dog Yard	No Entry
134-134a	No Entry
135a	Thomas Atkinson, Babyland; Peter Wilson; John Barber; H Melling, Photographer
135b	Albert Woods
135c	J O'Brien
137	Duoro Wine Shop (Howarth and Airey Ltd); John Rimmer

Table 22: Barrett's Directory of Preston, 1963

APPENDIX 3: LISTED BUILDING DETAILS

Listed Building No: 941-1/12/77

HER Number: 17180

IoE Number: 391955

Location: 131A CHURCH STREET (south side), PRESTON, LANCASHIRE

Date listed: 27 September 1979

Date of last amendment: 27 September 1979

Grade II

PRESTON SD5429SW CHURCH STREET 941-1/12/77 (South side) 27/09/79 No.131A GV II Warehouse, now shop. Probably early C19; altered. Brick in Flemish bond with sandstone dressings (front painted white), roof probably slate. Rectangular plan at right-angles to street. Basement and 4 storeys; the gabled 3-window symmetrical facade has a central loading slot with 3 stages above ground floor, fixed windows to the first 2 stages and a loading door at the top stage with a small hoist above, and a doorway at ground level with glazed double doors; the ground floor has C19 shop windows with pilastered architraves and large foliated consoles at the ends of the fascia boards; the upper floors have square windows flanking the loading slot, with raised sills, rectangular lintels and altered glazing. The west side wall has four 4-pane windows on each floor, raised sills and wedge lintels (but all blocked internally). INTERIOR: each floor, including the cellar, has a series of 8 large beams at approx. 2 metre intervals, mostly chamfered but some boxed or replaced; the top floor has 3 kingpost roof trusses with fishbone struts, and 2 pairs of purlins.

Listed Building No: 941-1/12/78

HER Number: 17181

IoE Number: 391956

Location: THE OLD DOG INN, 133 CHURCH STREET (south side) PRESTON, LANCASHIRE

Date listed: 27 September 1979

Date of last amendment: 27 September 1979

Grade II

PRESTON SD5429SW CHURCH STREET 941-1/12/78 (South side) 27/09/79 No.133 The Old Dog Inn GV II Public house. Probably earlier C19; altered 1898. Brick, the front faced with rusticated ashlar at ground floor and stucco above, and all painted; slate roof. Double-depth plan, with through wagon entry at left end. Three storeys (probably over cellars), 4 bays, the ground floor treated as a rustic and the upper floors (except the 1st bay) as a symmetrical 3-bay classical composition with giant pilasters, moulded cornice, and a central pediment containing a medallion. The ground floor has a round-headed doorway in the 3rd bay under an elaborate segmental-pedimented canopy, the pediment containing monogrammed lettering "18 MB & Co Ltd 98" (probably Massey Burnley brewery), 2 sashed windows to the right, a wide elliptical-arched window to the left with a keyed moulded architrave, and at the left end an elliptical-arched wagon entry with a similar keyed moulded head and imposts (that to the right run out as a cornice over a doorway at the canted corner of the entry), and decorated wrought-iron gates. The upper floors have sashed windows with moulded architraves, those in the 3rd bay coupled and with a frieze over the 1st floor lettered "THE OLD DOG INN", and those at 1st floor of the flanking bays with cornices. Rear: scored render, narrow sashed windows with raised sills and wedge lintels, sashed stair-window with margin panes. INTERIOR altered.