

# **GARDYNER HOUSE, QUERNMORE ROAD, LANCASTER**



## **Archaeological Building Investigation**



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## SUMMARY

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Lancaster Royal Grammar School made a planning application to Lancaster City Council to refurbish and develop Gardynner House, Quernmore Road, Lancaster, Lancashire (SD 348570 461583) prior to the redevelopment of the site. As part of the planning procedure, Lancashire County Archaeological Service (LCAS) recommended a building recording programme of English Heritage (2006) Level II standard for the house and gardens. This was to include a rapid desk-based assessment, which would provide an historical background and detail any changes in the development of the buildings. In addition, a site investigation was to be undertaken, comprising written descriptions, as well as a photographic record, and site drawings of the floor plans and a cross-section. A comparable level of recording was also to be undertaken for the surrounding gardens.

Following these recommendations, Lancaster Royal Grammar School requested that Oxford Archaeology North (OA North) undertake the building investigation and landscape survey of the gardens, which were duly completed in April 2007. The survey determined that Gardynner House was built during the mid nineteenth century, but was originally known as *Eastfield*. The renaming, referring to the fifteenth century school benefactor and Lord of Bailrigg, John Gardynner, was not made till the early twentieth century, following the acquisition of the building by the school in 1902.

Cartographic evidence illustrates that the single storey extension to the east elevation and the conservatory on the west elevation were additions made during the 1880s and these account for the most significant changes to the building. Indeed, the majority of features, such as the windows and doors, and the internal woodwork are original in provenance, and thus, the character of the original building has essentially been retained, in spite of the change of use.

Similarly, cartographic evidence indicates that the gardens have essentially remained the same. The most significant change was the creation of hard standing at the east end of the building during the 1950s, which required the construction of an internal wall in brick, in order to retain the original ground surface behind the stone perimeter wall. This hard standing was used to erect prefabricated buildings, which served as biology laboratories until the late twentieth century. Subsequently, these have been demolished and the area used as a car park.

## ACKNOWLEDGEMENTS

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Oxford Archaeology North (OA North) would like to thank Lancaster Royal Grammar School for commissioning and supporting the project. Additional thanks are also due to the staff of the County Record Office in Preston.

Chris Ridings undertook the building investigation, documentary research and wrote the report, whilst Mark Tidmarsh produced the drawings. Alison Plummer managed the project and also edited the report.

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## 1. INTRODUCTION

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### 1.1 CIRCUMSTANCES OF THE PROJECT

- 1.1.1 Lancashire Royal Grammar School, made a planning application to Lancaster City Council for the refurbishment and development of the nineteenth century Gardiner House, Quernmore Road, Lancaster, Lancashire (SD 348570 461583) (Fig 1). Subsequently, an archaeological building recording programme of English Heritage (2006) Level II standard was recommended by Lancashire County Archaeological Service (LCAS), in order to assess the significance of the building and its gardens. Historical research aimed at providing a better understanding of their development was also recommended. As a result, Lancashire Royal Grammar School requested that Oxford Archaeology North (OA North) undertake this programme of building recording.

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## 2. METHODOLOGY

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### 2.1 PROJECT BACKGROUND

- 2.1.1 Following a verbal brief by Lancashire County Archaeological Service (LCAS), OA North produced a project design (*Appendix 1*) to undertake the work. This was accepted by Lancaster Royal Grammar School and OA North was commissioned to undertake the building investigation, which was carried out in April 2007.
- 2.1.2 The project was to consist of a Level II-type survey (English Heritage 2006) of the house and gardens, which comprises a descriptive internal and external record combined with drawings and a detailed photographic record. An assessment of cartographic sources and other available cartographic sources was also to be carried out.

### 2.2 HISTORICAL RESEARCH

- 2.2.1 A rapid desk-based assessment of the house was carried out in order to provide a general historical background for the building and identify any evidence that might date phases of building and rebuilding within the structure. This is not intended to be a comprehensive history, but is meant to provide a general context for the results of the building investigation and detail information, where available, about the house and its gardens.
- 2.2.2 *The County Record Office (Preston)*: original sources and early maps of the site were examined for any evidence of the building, particularly to ascertain the relationship between the main house and the conservatory and east extension, as well as outlining the development of the gardens.
- 2.2.3 *Lancaster Royal Grammar School*: OA North liaised with Mr Fred Nelson of LRGS in order to obtain any documentary sources held by the school. Mr Nelson was able to provide early photographic evidence dating to the late nineteenth/ early twentieth century, as well as allowing access to all records of the building dating back to 1902, the year of its acquisition.

### 2.3 BUILDING INVESTIGATION

- 2.3.1 *Descriptive Record*: written records using OA North *pro forma* record sheets were made of all principal building elements, both internal and external, as well as any features of historical or architectural significance. Particular attention was also paid to the relationship between parts of the building, especially those that would show their development and any alterations. These records are essentially descriptive, although interpretation is carried out on site as required.
- 2.3.2 *Site Drawings*: architects 'as existing' drawings were annotated to produce plans and a cross-section of the house, whilst an existing topographical survey

(Survey Systems Ltd 2005) was similarly annotated for the gardens. These were undertaken in order to show the form and location of structural features and/or features of historic interest. Where necessary, these drawings were manually enhanced using hand survey techniques. The hand-annotated field drawings were digitised using an industry standard CAD package to produce the final drawings.

- 2.3.3 **Photographs:** photographs were taken in both black and white and colour print 35mm formats, as well as digital format. The photographic archive consists of both general shots of the house and gardens, as well as shots of specific architectural details.

## 2.4 ARCHIVE

- 2.4.1 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 original record archive of project will be deposited with Lancashire County Record Office in Preston.
- 2.4.2 The Arts and Humanities Data Service (AHDS) online database *Online Access to index of Archaeological Investigations* (OASIS) will be completed as part of the archiving phase of the project.



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## 3. BACKGROUND

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### 3.1 INTRODUCTION

3.1.1 An examination was made of cartographic sources, in order to place the results of the building investigation into an historical context. These sources, which provide evidence of the development of the house and gardens from the mid nineteenth century to the early twentieth century are summarised below in the form of a map regression.

### 3.2 MAP REGRESSION

3.2.1 *Ordnance Survey 1845-7* (Fig 2): the map shows the extent of Lancaster in the mid nineteenth century, which was understandably much smaller than the present city limits. The Freehold area to the east of the city and within which Gardyners House presently stands, was still rural at this time. Quernmore Road and Wyresdale Road both existed in some form during this period, but the site of Gardyners House lay within a field associated with either of the nearby farms marked on the map as Moor Place and Highfield. In addition, sandstone quarrying was taking place to the south-east and east of the present day building, whilst Lancaster Union Workhouse lay immediately to the south, and a substantial complex of buildings marked as a Lunatic Asylum lay to the east.

3.2.2 *Harrison and Hall 1877* (Fig 3): during the next thirty years, the area would appear to have undergone some development. Although still essentially a rural setting, several rows of terraced housing have been built to the north and north-west, and Gardyners House (and the adjacent property) itself has been built by this time. It is depicted as a rectangular building, aligned east/west, and set within grounds comparable with their present extents. The conservatory was yet to be added by this point, nor was the extension on the east elevation built. In keeping with this gradual urbanisation, part of the adjacent Derwent Road had been built, whilst East Road and Nelson Road had also been laid, creating a direct thoroughfare from Freehold into the heart of the city.

3.2.3 *Ordnance Survey 1893* (Fig 4): by the late nineteenth century Gardyners House, which is marked as *Eastfield*, had reached its present size, following the building of the conservatory on the west elevation and the single storey extension on the east during the previous decade or so. The garden appears to be laid in a formal style, with clearly-defined pathways affording a full circuit of the wooded grounds. To the west of the house, a terrace or steep embankment is marked, and a similar feature appears to the north. In addition, a small L-shaped structure had been built in the north-east corner of the garden, which would appear to be a greenhouse serving the gardens and conservatory.

3.2.4 *Ordnance Survey 1913* (Fig 5): over the next twenty years little would appear to have been altered, and the building is still referred to as *Eastfield*.

3.2.5 ***Ordnance Survey 1933 and 1938*** (Figs 6-7): the mapping shows little changes from the previous survey as far as the main building is concerned. The most significant aspect being that the building had been renamed as Gardyners House. The garden seems to be consistent with its modern counterpart with the extents of the wooded areas and the paths having been reduced. In addition, the L-shaped greenhouse at the rear of the garden would appear to be truncated, with the east/west axis of the structure having been demolished.

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## 4. BUILDING INVESTIGATION RESULTS

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### 4.1 INTRODUCTION

4.1.1 Gardynes House is a two storey Victorian building, with a converted attic space and a cellar, which is aligned east to west along its main axis. It is located within an acre of land at the junction of Quernmore Road and Derwent Road on the east outskirts of the city, and currently serves as the sixth form building for Lancaster Royal Grammar School. It is built from coursed sandstone rubble with ashlar quoins and dressings, whilst the roof is predominantly Cumbrian slate with infrequent copper plate and Welsh slate repairs. To this original build, a conservatory, since partially demolished, was appended to the west elevation, whilst a single storey extension has been added to the east elevation. In addition, a timber and glass porch was added over the main entrance on the front (south) elevation of the building.

4.1.2 The following account includes detailed descriptions of both the exterior and interior of the building and its later additions, as well as a thorough representation of the surrounding gardens. In addition, all of the individual rooms within the house have been assigned a number, purely for ease of reference and identification during both the investigation and this report.

### 4.2 THE HOUSE EXTERIOR

4.2.1 The house is constructed from coursed sandstone rubble with ashlar dressings, quoins and a string course beneath the first floor sash windows (Plates 1-5), whilst the original front and side entrances (now within rooms **1a** and **7** respectively) have chamfered corners. In addition, there are substantial projecting chimney breasts on both the south and west elevations, and a projecting plinth at the rear of the building. The porch on the front (south) of the building is constructed from timber and glass sat upon a sandstone base.

4.2.2 The single storey extension on the east elevation would appear to be similarly constructed from coursed stone rubble with ashlar dressings, but the majority of this section of the building is heavily masked by vegetation from the adjacent shrubbery beds. On the west elevation of the main house, there is a wall scar from the former conservatory, which had a pitched roof with flattened ridge at string course height, above which sat a louvre roof, whilst the remains of a hexagonal dressed sandstone base, featuring chamfered copings and an entrance to the north, mark the original extent of this extension. Although the interior of this is now heavily overgrown with vegetation, the original black and white encaustic floor tiles are still discernable.

4.2.3 Of particular interest on this west elevation, is a small blocked aperture towards the centre of the wall. It differs significantly from the remainder of doors and windows (*Section 4.2.5*), in that it has a modest segmental voussoir of stone rubble rather than the dressed architraves observed elsewhere (Plate

6). This aperture may have been a cellar access, or a coal shute, or even a feature associated with heating pipes for the conservatory. Certainly, there is a coal shute to the left of the front porch, so it is unclear if this blocked aperture ever fulfilled this function.

4.2.4 The roof features a double-pitched hipped roof running east to west, with an adjacent single pitched roof running north to south at its west end. All three areas are laid with Cumbrian slate and cinnabar-red clay ridge tiles, whilst odd traces of Welsh slate and copper plating betray several phases of running repairs. At the west end of the building, the roof is of king post construction, whilst the hipped roof at the opposite end is supported by a pair of dragon beams and purlins. The central area is supported by a tie beam featuring a pair of trenched through-purlins and a ridge plate, but the tie beam itself lies hidden beneath the floorboards. In addition, there are four chimney stacks, all of which are similar in build. On the east and south elevations, the two large projecting chimney breasts rise to rectangular stacks with pronounced water tabling and slight flaunching, and the former is topped by three two-piece bishop pots, whilst the latter has a louvre and three tapered square pots. The remaining two chimneys are ridge stacks built in a similar style, with five square taper pots on the most easterly and a louvre on the other. The later porch roof is similar, being a hipped roof of Cumbrian slate with a series of paired braces supporting the eaves overhang.

4.2.5 The majority of windows are two over two sash windows (with horns), which are framed with chamfered lintels and dressed quoins. On the ground floor these are set within mullioned, flat headed surrounds, but on the first floor, all of the windows have four-centred (Tudor) arch heads, whilst those on the south and east elevations also have an additional voussoir of sandstone rubble over the dressed arch lintel. In addition, there are several other features which are worth identifying, not least the tripartite sash in the centre of the front (south) elevation, which is glazed with leaded glass, detailing a geometric design. On the rear of the building, there is a large canted bay on the ground floor with tall, elegant sash lights, whilst the sashes to the right of this all appear to have been reduced in height, as evidenced by the small patches of stone blocking beneath the window sills. Similarly, in the case of the most easterly of the first floor windows, a large dressed slab of sandstone has been inserted into the four centre arch head, in order to create a more traditionally sized sash surround. In addition, the casement on the west elevation appears to have originally been a sash window that was converted to a French door for access to the conservatory, before being converted back to a window following demolition of the conservatory. On the east elevation, there is a pair of dormer windows with hipped roofs of Cumbrian slate, cinnabar red, clay ridge tiles, and cast-iron 'pennants'. The cheeks of these dormers are laid with weatherboard, whilst the windows themselves are side-hung ventilator casements with hexagonal heads. Moreover, a pair of cellar lights on the rear (north) elevation have been boarded over.

### 4.3 THE HOUSE FORM AND PLAN

- 4.3.1 The ground floor of the house (Figs 8 and 12) is arranged with a central entry point on the front elevation leading into a large hallway (1). On the left is a large common room (2), which was originally two reception rooms. Directly ahead is a small room presently serving as the careers office (3), whilst to the right, there is a large open well staircase leading to the first floor, and a narrow corridor (4), leading to the basement and east end of the building. This east end is similar to the west, with another large common room (5), which would appear to have originally been a dining room and kitchen, whilst a small modern kitchen (6) has been created by partitioning part of the original kitchen within this larger room. The former servants' entrance on the east elevation now leads into the single storey extension currently housing a locker room (7), boys' toilets (8) and a disabled toilet (8a).
- 4.3.2 The first floor layout (Figs 9 and 12) is similar to the ground floor, with a large landing area (9) mirroring the hall below. On the left is a study room (10), which was originally two bedrooms, whilst directly ahead is a small bedroom, currently the office for the head of sixth form (11). On the right there are a small flight of stairs leading to a self-contained flat at the east end of the building. A small hallway (12) has a bathroom on the right (12a), whilst directly ahead is the kitchen (14), and on the left is the living room (13). A single flight of modern stairs within the hall leads up to the second floor landing (15) and attic space.
- 4.3.3 The second floor is concentrated (Figs 10 and 12) at the east end of the building only. On the right and directly ahead are two bedrooms (18 and 17 respectively), whilst on the left is a further room raised 0.9m above the landing (16). At the far end of this room there is a small hatch leading into the roof space over the west end of the building (16a), but this was not surveyed for safety reasons.
- 4.3.4 The basement (Figs 11 and 12) is accessed from the corridor on the ground floor (4), via a single flight of stone steps with winders at their base. The basement has a corridor area (20), with a small partitioned storeroom on the right (21), whilst directly ahead is a dark room (22), and on the left are the former boiler room (24) and a storage room (23).

### 4.4 THE HOUSE INTERIOR

- 4.4.1 The walls and ceilings of the ground, first and second floors are predominantly plain painted plaster, whilst there are papered walls in the two offices (3 and 11), and painted paper walls throughout the flat. In keeping with their role as higher status rooms, the walls and ceilings of the rooms at the west end of the building (including the stairs and landing) are highly decorated with astragal moulded skirtings, dado and picture rails, whilst bolection cornices, featuring floral-motif plaster mouldings on their inner side (Plates 7-9, 12), adorn the upper walls and ceilings. In addition, the walls in room (2) have a panelled dado featuring an egg and dart motif, which is repeated on the rail itself, whilst

the offices (**3** and **11**) have ceiling roses. Elsewhere, the decoration is more spartan with only simple skirting boards being used.

- 4.4.2 The ceilings in rooms **2**, **5** and **10** all attest to the fact these large single rooms were all originally sub-divided into two, and the substantial stop-chamfer beams featured in each case, mark the extent of the original stone dividing walls. Also within room **5**, there is a scooped recess on the south elevation, which is truncated by the plasterboard and timber partition of the modern kitchen (**6**). In addition, plasterboard has also been used to fashion the west wall of the kitchen (**14**), whilst the north wall of the same room, although an original stone wall, has been lined on its south side with the same material.
- 4.4.3 In contrast, the walls in the basement are whitewashed rough stone, with the exception of the dark room (**22**), which has been painted black for obvious reasons. Some brick-work has been added to this rough stonework, with brick patching on the staircase, a partition creating a small storage space (**21**) within the 'hall' area of the basement (**20**), and a series of brick piers in rooms **22** and **23** to support the iron beams of the ceilings.
- 4.4.4 The ceilings of the basement appear to be a mixture of materials and show evidence of makeshift repairs. Room **20** has a ceiling of original floorboards, which are supported by timber joists and an iron beam, whilst the dark room (**22**) has a hardboard ceiling and a pair of plain beams supported by reused chamfered stone columns. In the boiler room (**24**) the ceiling is lined with fire-resistant fibreboard (possibly asbestos sheeting), whilst the rear room (**23**) again has the original ceiling timbers, but these have been patched over with sheets of plasterboard. In addition, the ceiling timbers in this last room originally accommodated a brick or stone fireplace that stood on the east wall. As this has since been removed, a rough brick-vaulted arch has been added to support the weight of the chimney breasts in the rooms (**2** and **10**) above.
- 4.4.5 The majority of floors on the ground, first and second floors have been carpeted or laid with linoleum, whilst the entire basement is laid to concrete. The floors of the locker room (**7**) have also been laid with concrete, whilst the adjacent toilets (**8** and **8a**) feature stone quarry tiles. However, some of the original floorboards were exposed on the second floor, and these were observed to be 6¾" wide.
- 4.4.6 The fireplaces in rooms **2**, **5**, **10** and **23** have either been blocked and/or removed, but a pair of extant fireplaces offers some indication of their original design. In room **3**, the fireplace has an attractive timber surround featuring pilastered sides, acanthus beading and classical figures, whilst the fireplace has splayed cheeks laid with blue encaustic tiles. No grating or hearth was visible, but this may have been removed when the fireplace was boarded over. Similarly, in the room above, the fireplace is again blocked, but the marble surround has been retained, and features stop-chamfered pilasters and a plain mantel supported by cylindrical consoles. Within the flat (**17** and **18**) there is a further pair of blocked fireplaces, but these are more modest affairs of plaster with stop chamfered detail and plain mantels. The former boiler room (**24**) in the basement now features two modern heaters, but the large splayed coal chute on the south wall testifies to the original heating arrangements.

- 4.4.7 In keeping with the original layout of Gardiner House, the doors and architraves are more ornate at the west end of the building. The main entrance is a substantial eight panel doorway with pointed fanlight and deep recesses on its embrasure, whilst its architrave is a moulded timber surround with an astragal beading that descends to chamfered square bases (Plate 10). This panelled door with moulded architrave style is consistent throughout this end of the building, whilst the doors at the east end are all modern firedoors with modest surrounds. In addition, there are also several blocked doorways throughout the building, but these have been treated in different ways. Originally, room **2** was two separate rooms and the doorway leading into the former south room has subsequently been blocked with plasterboard. Similarly, the south door on the east wall of room **10** has become superfluous for the same reason, but this has been simply left locked. In addition, a doorway on the ground floor corridor (**4**) has been blocked with plasterboard and is now a recess to the left of the present doorway into room **5**, whilst the doorway into the kitchen of the flat (**18**) has been moved from its earlier position to the right.
- 4.4.8 The majority of windows are sash windows with splayed reveals, but those at the west end have timber panelled sides and the same astragal beaded architraves as the doors. Of particular interest is the window on the west elevation of the large common room (**2**), as it has splayed reveals like the rest of the windows. However, its embrasure reaches floor level, which would emphasise that it was originally a window that was later converted to a doorway during the construction of the conservatory. In addition, a pair of sash windows flank the former external door at the east end of the building (now within rooms **5** and **7**), but these have since been converted into casements and glazed with frosted glass.
- 4.4.9 The main staircase is an open-well dogleg with panelled timber sides, deeply moulded balusters and rail, and newel posts featuring stop chamfered detail and stylised acorn finials (Plate 11). In contrast, access to the second floor is provided by a carpeted, single flight staircase featuring a pair of plain balusters, whilst the stairs to the basement is a plain stone staircase with winders.

## **4.5 THE GARDEN**

- 4.5.1 The gardens (Fig 13) comprise approximately one acre of land enclosed by a sandstone wall of varying quality. At the front of the building, the wall is constructed from coursed rubble with chamfered ashlar copings, whilst to the sides and rear, the wall has been finished with undressed pointed coping stones. The main gateway is located at the west end of the front wall and is framed by substantial gateposts of ashlar sandstone with stop-chamfer detail and domed heads. A small gate towards the centre of the east wall originally allowed access from Derwent Road (Plate 18). It has ashlar quoins and a dressed lintel, which stands proud of the main build of the wall, and the gateway is presently blocked with concrete and timber. On its interior it sits approximately 1.75m above the present ground surface suggesting the level on the interior of the wall has been significantly reduced. A cinnabar red brick

retaining wall of 2:1 construction in the south-east corner of the garden, which keeps the ground surface and beds at something approaching their original height, would appear to confirm this. A further small gate was also present on the north elevation, towards the north-west corner of the garden (Plate 17). It has been in-filled with sandstone rubble, but the ashlar gateposts, complete with pronounced toolmarks and ridgeback copings, betray its earlier presence. A small set of stone steps, now heavily overgrown with ground ivy and other vegetation lead down to this former gateway. In addition, there is a small stub wall of sandstone rubble that projects from the east elevation, towards the north-east corner, and which may relate to the greenhouse(s) noted on the OS mapping.

- 4.5.2 The drive to the front of the building is laid with asphalt, with an adjacent path which is simply delineated with rialta sets. The drive sweeps right (east) towards the house and is framed on its south side by a large amorphous shrubbery bed planted with silver birch, holly, and smaller species. Small beds have also been arranged to the front of the house and presently house conifer shrubs. To the west of the building, a subsidiary path, again laid with asphalt, leads to the former conservatory (Plate 13), but its progress beyond this point is rather hard to discern. On the west side of this path, the ground sweeps down towards the boundary wall with the adjacent property, and has been planted with several species including elm, birch, holly and the occasional pine (Survey Systems Ltd 2005). Although the ground is blanketed in ground ivy, several freshly-felled mature trees are visible.
- 4.5.3 At the immediate rear of the building, there is a grassed terrace, approximately 4m wide, which sweeps down dramatically some 1.5m to a second grassed terrace measuring approximately 15m wide. A set of dressed stone steps (Plate 14), somewhat disturbed, are located at the east end of this terrace to allow access between the two levels. Directly in front of these, there are the remains of a fishpond, now in-filled with rubble, but originally edged in dressed sandstone and measuring approximately 5m long and 3.5m wide. To the north, the edge of this lower terrace area was originally framed by a line of mature trees, presumably elm and birch as in other parts of the garden, but these have recently been felled (Plate 15). Beyond this point the ground slopes gently towards the northern boundary wall and is planted with holly and birch, and heavily overgrown with ground ivy. The north boundary wall itself is little more than a course of rough pointed coping stones, as the ground surface on its interior side is so high.
- 4.5.4 On the east side of the house, the ground surface has been significantly reduced to create a car park laid with asphalt (Plate 16). A shrubbery on the west side of this car park masks most of the east, north and south elevations of the single-storey extension.



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## 5. DISCUSSION

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### 5.1 INTRODUCTION

- 5.1.1 The investigation in conjunction with the rapid desk-based assessment has revealed that the original phase of the house was built during the mid-nineteenth century. Following on from this, several phases of development have occurred which can be presented as four broad phases.

### 5.2 PHASES OF DEVELOPMENT

- 5.2.1 **Phase One:** cartographic sources (Ordnance Survey 1845-7, Harrison and Hall 1877) demonstrate that Gardynier House, formally known as *Eastfield*, was built during the mid-nineteenth century, in what was still essentially a rural area to the east of Victorian Lancaster. The original structure comprised the main body of the existing building, excluding the conservatory and single storey extension. All the features including the doors and windows date from this period. The partially blocked sash windows at the rear of the building are also likely to date from this phase, although the blocking suggests the windows belong to a secondary phase of renovation. In spite of this, the windows are clearly visible on an historic photograph from the late nineteenth century (Plate 19), which would add credence to their originality. Similarly, the decoration, including the skirtings, dados, cornices and architraves, in the rooms at the west of the building is similarly original. Moreover, as the mapping (Ordnance Survey 1845-7, Harrison and Hall 1877) shows, the original extent of the gardens was comparable with the modern grounds surrounding Gardynier House, and in terms of area, at least, there would appear to have been little change from the original development.
- 5.2.2 **Phase Two:** during the 1880s, the building was extended with a conservatory on the west elevation and a single storey extension on the east. Access to the conservatory was provided by a converted sash window on the west elevation, whilst the somewhat incongruous blocked 'doorway' to its immediate right, may have been associated with the conservatory's heating system from the cellar below. The addition of a voussoir arch and possibly a door or timber grill, would seem a feasible way of refining what would otherwise have been a rather ugly and utilitarian aspect of the conservatory. In addition, the single storey extension on the east elevation provided additional larder and scullery space. The gardens would appear to have been altered very little by the late nineteenth century, but a building is depicted on the mapping (Ordnance Survey 1893), and this was presumably a greenhouse, providing plants for both the garden and the newly built conservatory.
- 5.2.3 **Phase Three:** the building was acquired by the school in 1902, but would remain known as *Eastfield* until the 1930s, when it was renamed *Gardynier House* in memory of its medieval benefactor, John Gardynier, who endowed the school in 1472. It is unclear what, if any, changes were undertaken during the first half of the twentieth century. The reception rooms and the bedrooms

to the west of the building probably remained as small rooms rather than the larger single rooms observed during the survey. The scullery or kitchen within the extension at the east end of the building may have been converted into the present-day locker rooms during this period, but this is similarly a matter of conjecture. However, it seems reasonable to assume that the kitchen was in its existing location and that the adjoining room (5), was retained as a dining room for staff and/or students.

5.2.4 **Phase Four:** during the mid to late twentieth century, the east end of the building was remodelled with the creation of the self-contained flat, whilst the conservatory to the west was demolished, leaving only the remaining foundation wall. Subsequently, the doorway was converted into a window, whilst the unusual aperture to the immediate right was accordingly blocked. In addition, the large common rooms and study room, (2, 5 and 10) were created through the removal of the original partition walls. During the same period, the hard standing to the east end of the building was created, and subsequently the internal brick wall was built to maintain the height of the ground surface behind the stone perimeter wall. In the post-war period, prefabricated biology laboratories were built on this hard standing, but these have since been demolished, and the area is used as a car park.

### 5.3 CONCLUSION

5.3.1 Gardynes House has in many respects altered very little since the late nineteenth century, and this is notwithstanding the addition of the conservatory and the single storey extension during the 1880s. The majority of features such as the windows and doors, and the internal woodwork date from this period, and thus, the character of the original building has essentially been retained, in spite of the change of use.

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## 6. RECOMMENDATIONS

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### **6.1 RECOMMENDATIONS**

- 6.1.1 The building investigation, landscape survey and desk-based assessment were intended as a lasting record of Gardiner House and its gardens prior to their refurbishment and development, and as such, no further investigation is required.

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## 7. BIBLIOGRAPHY

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### 7.1 PRIMARY AND CARTOGRAPHIC SOURCES

Harrison and Hall 1877 *Plan of the Town and Castle of Lancaster*

Ordnance Survey 1845-7, 6" to one mile series.

Ordnance Survey 1893 First Edition, 25" to one mile series

Ordnance Survey 1913 Second Edition, 25" to one mile series

Ordnance Survey 1933 Third Edition, 25" to one mile series

Ordnance Survey 1938 Fourth Edition (Revision of 1933), 25" to one mile

Survey Systems Ltd 2005 Gardynes House Topographical Survey 1:200

### 7.2 SECONDARY SOURCES

English Heritage, 1991 *Management of Archaeological Projects*, 2nd edn.

English Heritage, 2006 *Understanding Historic Buildings: A Guide to Good Recording Practice*

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Figure 3: Extract from Harrison and Hall 1877 *Plan of the Town and Castle of Lancaster*

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Plate 13: The remains of the Conservatory on the west end of the building

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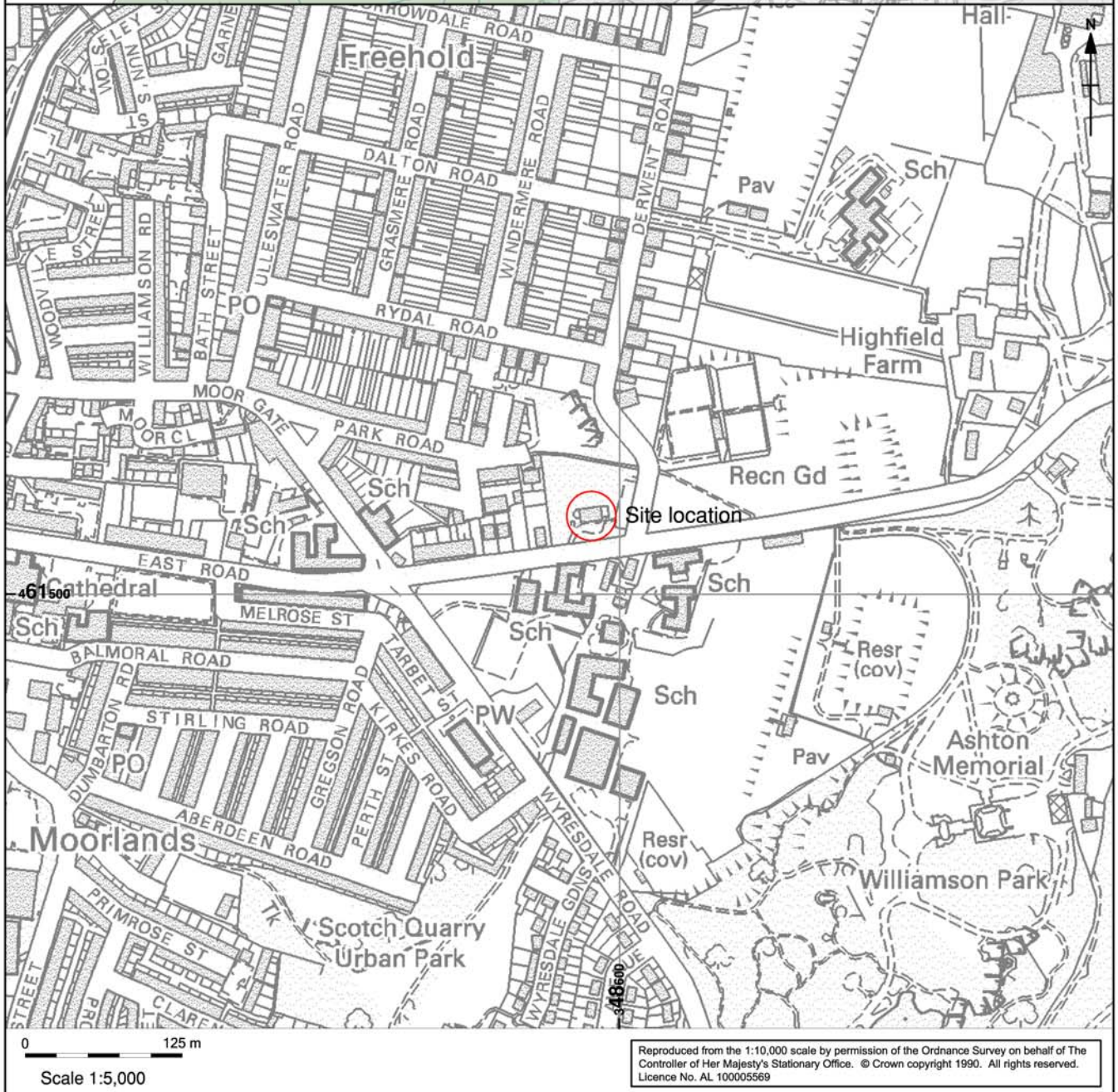
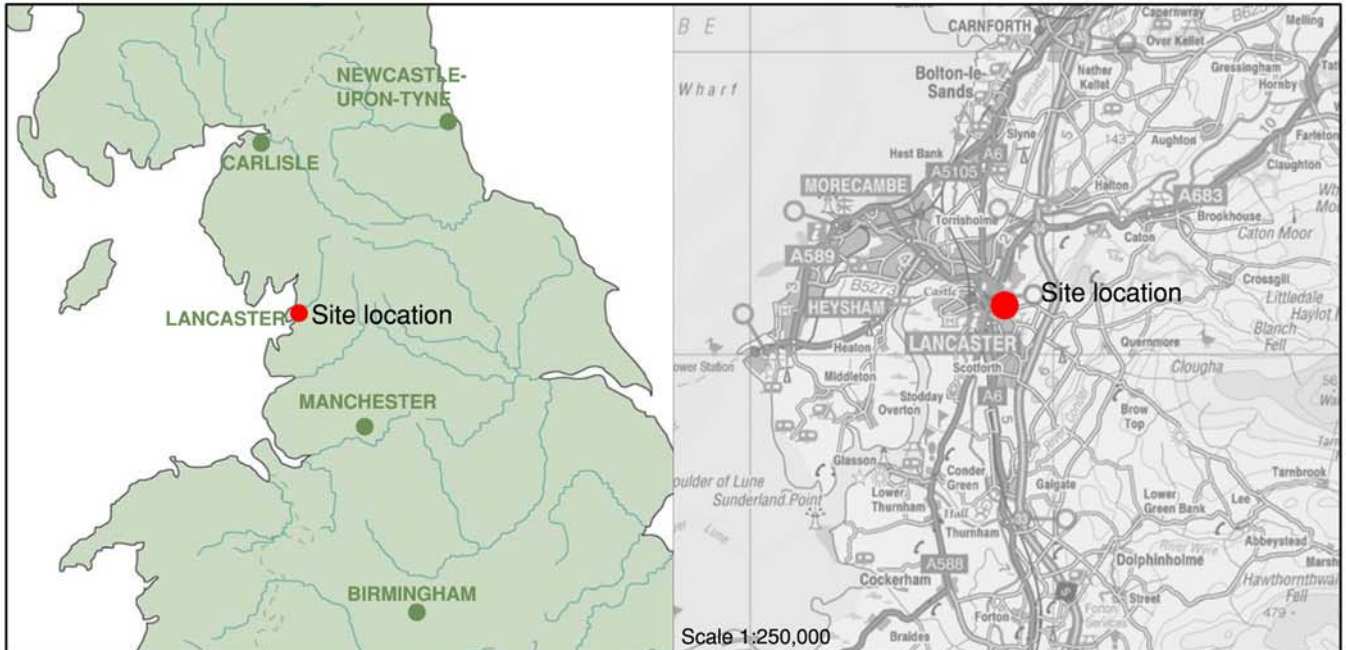
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Plate 18: The boarded gateway in the east section of the garden wall.

Plate 19: Historic photograph of Gardynes House from the late nineteenth century.  
Note the conservatory to the right of the background.



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Figure 1: Site Location



Figure 2: Extract from Ordnance Survey 1845-7, 6" to one mile series



Figure 3: Extract from Harrison and Hall 1877 Plan of the Town and Castle of Lancaster



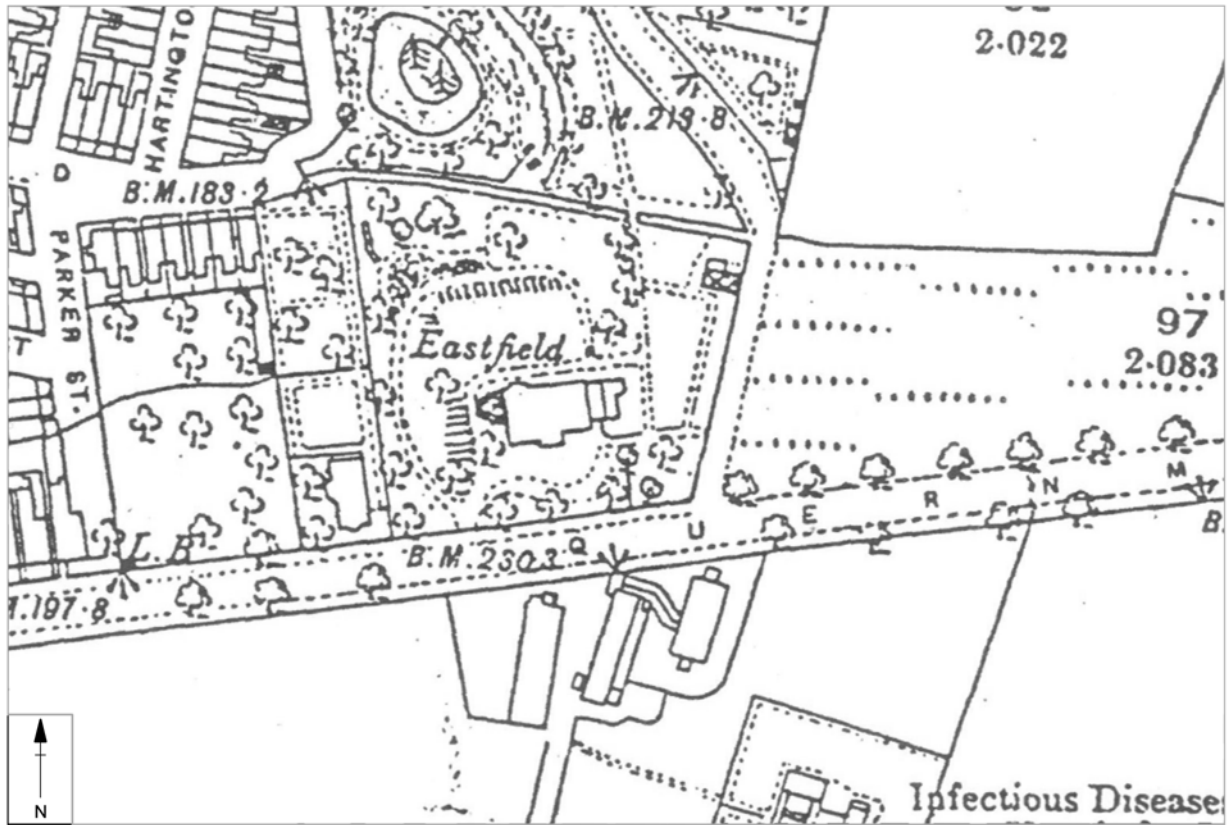


Figure 4: Extract from Ordnance Survey 1893 First Edition, 25" to one mile series

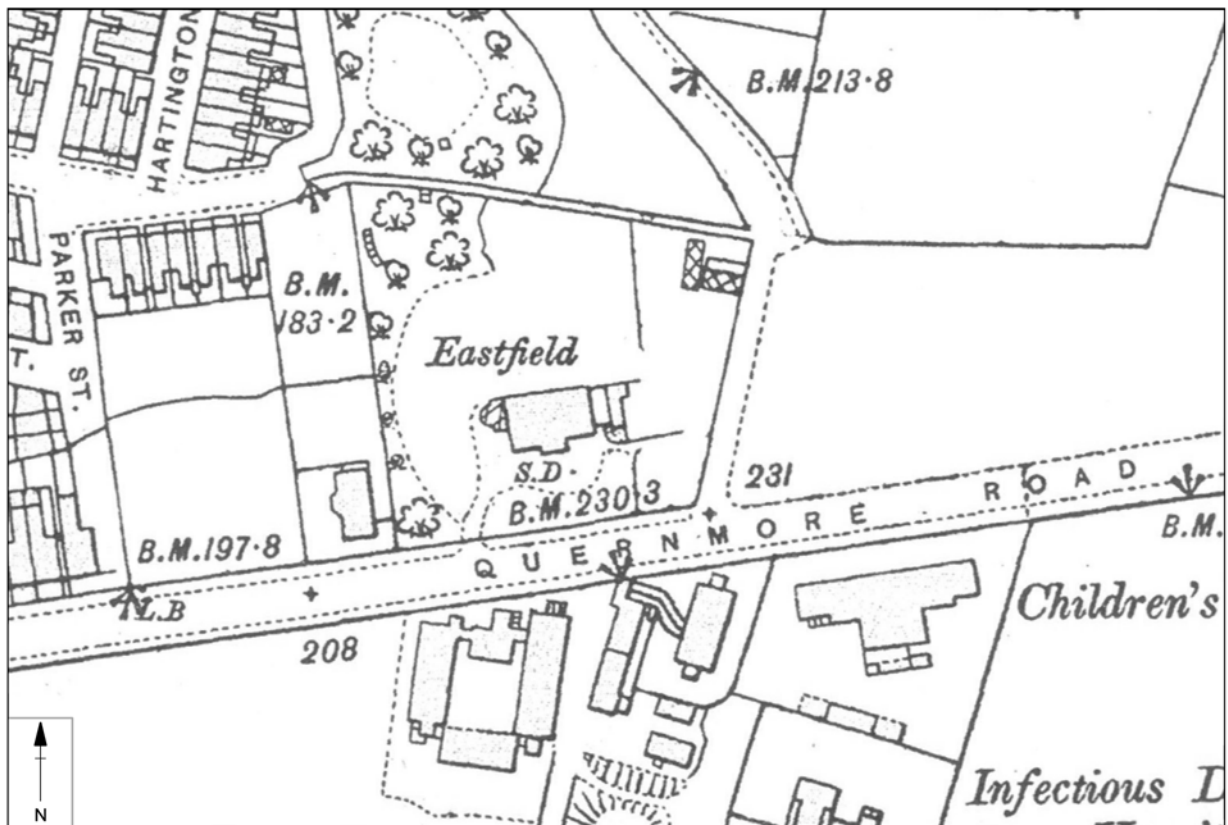


Figure 5: Extract from Ordnance Survey 1913 Second Edition, 25" to one mile series

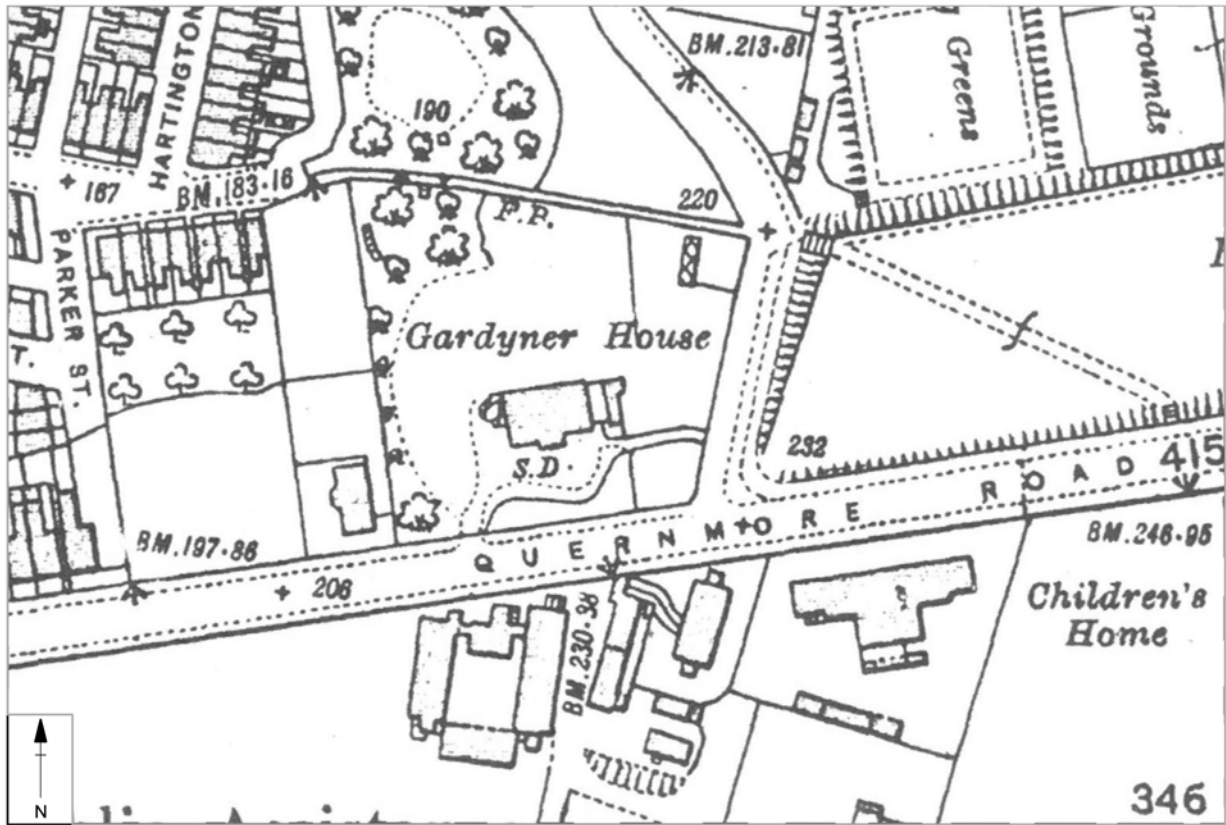


Figure 6: Extract from Ordnance Survey 1933 Third Edition, 25" to one mile series

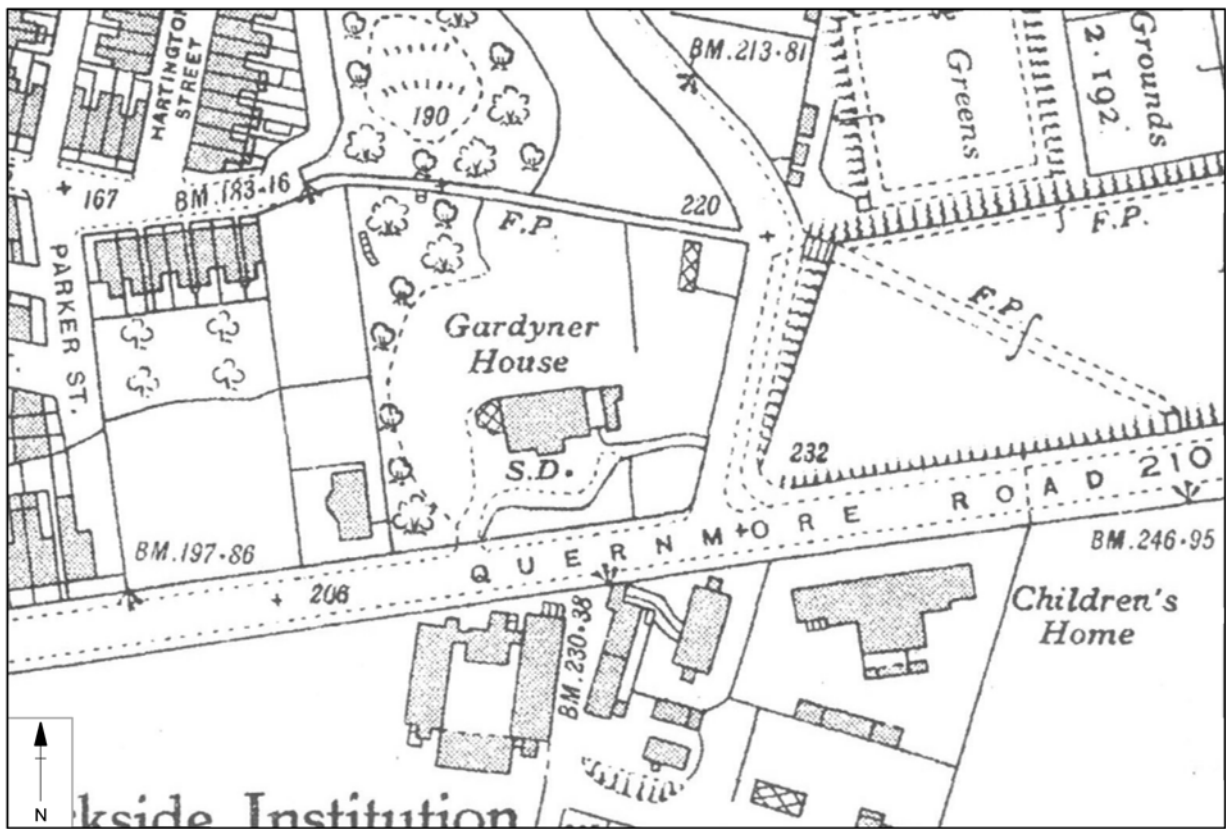
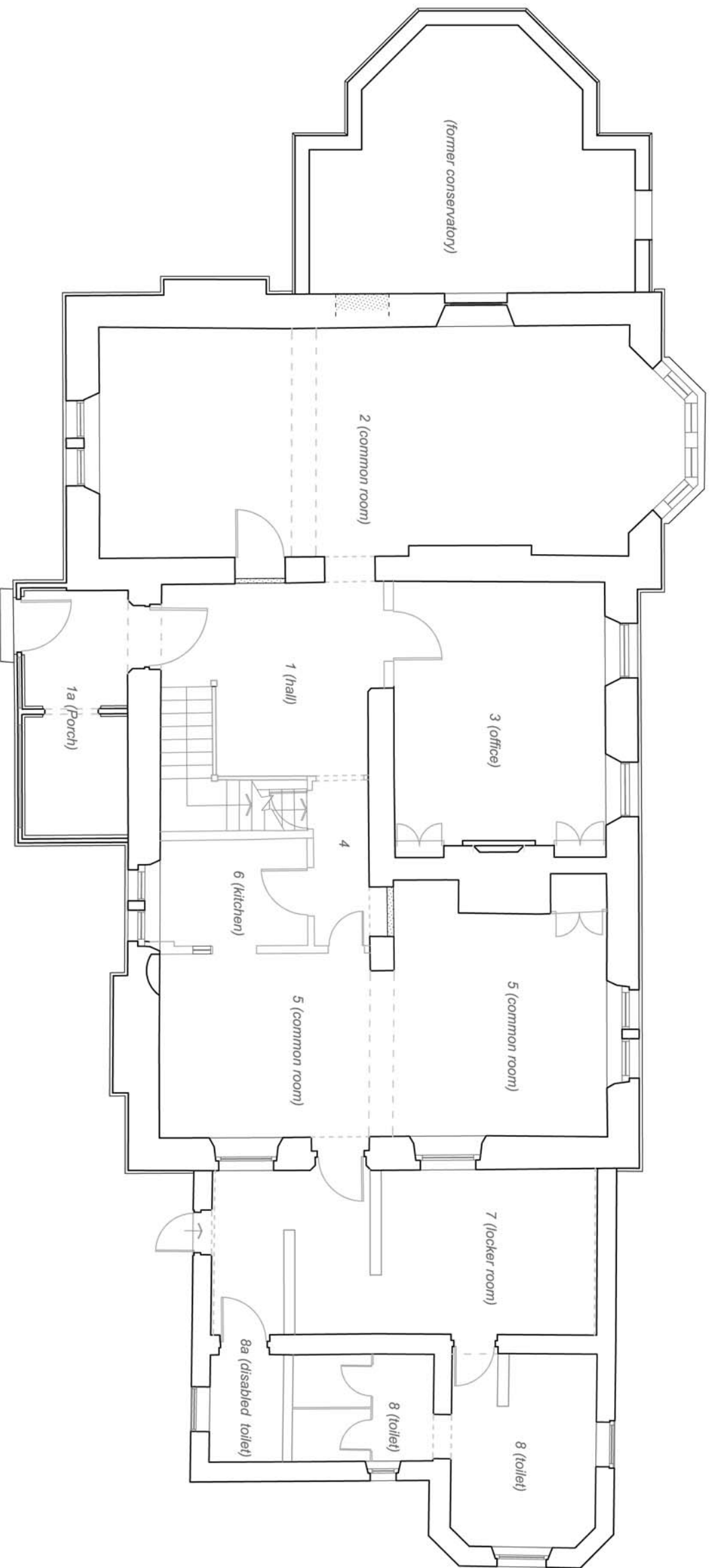


Figure 7: Extract from Ordnance Survey 1938 Fourth Edition (Revision of 1933), 25" to one mile series

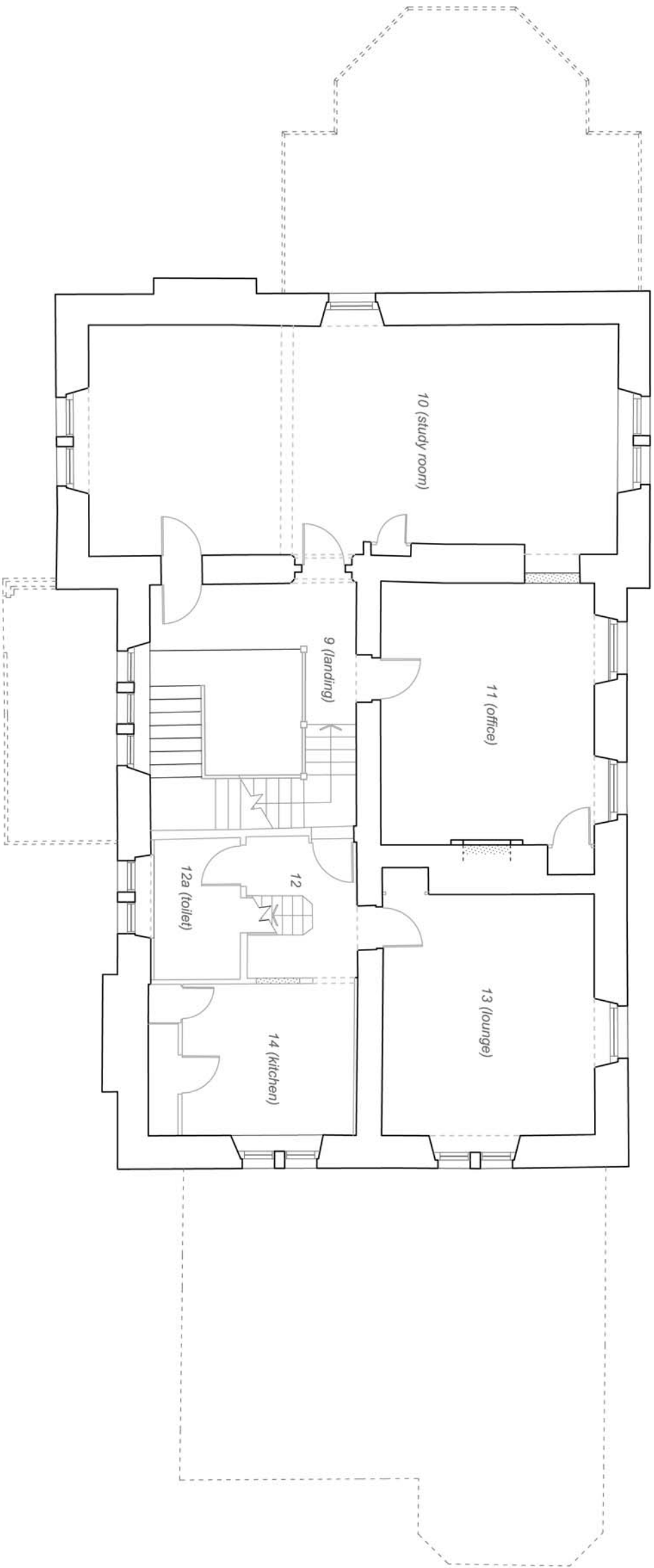


Key	
	principal material
	blocking/repair
	beam over
	conjectural line
	room numbers

0 2.5m  
Scale 1:100@A3

Figure 8: Ground floor plan of Gardynner House

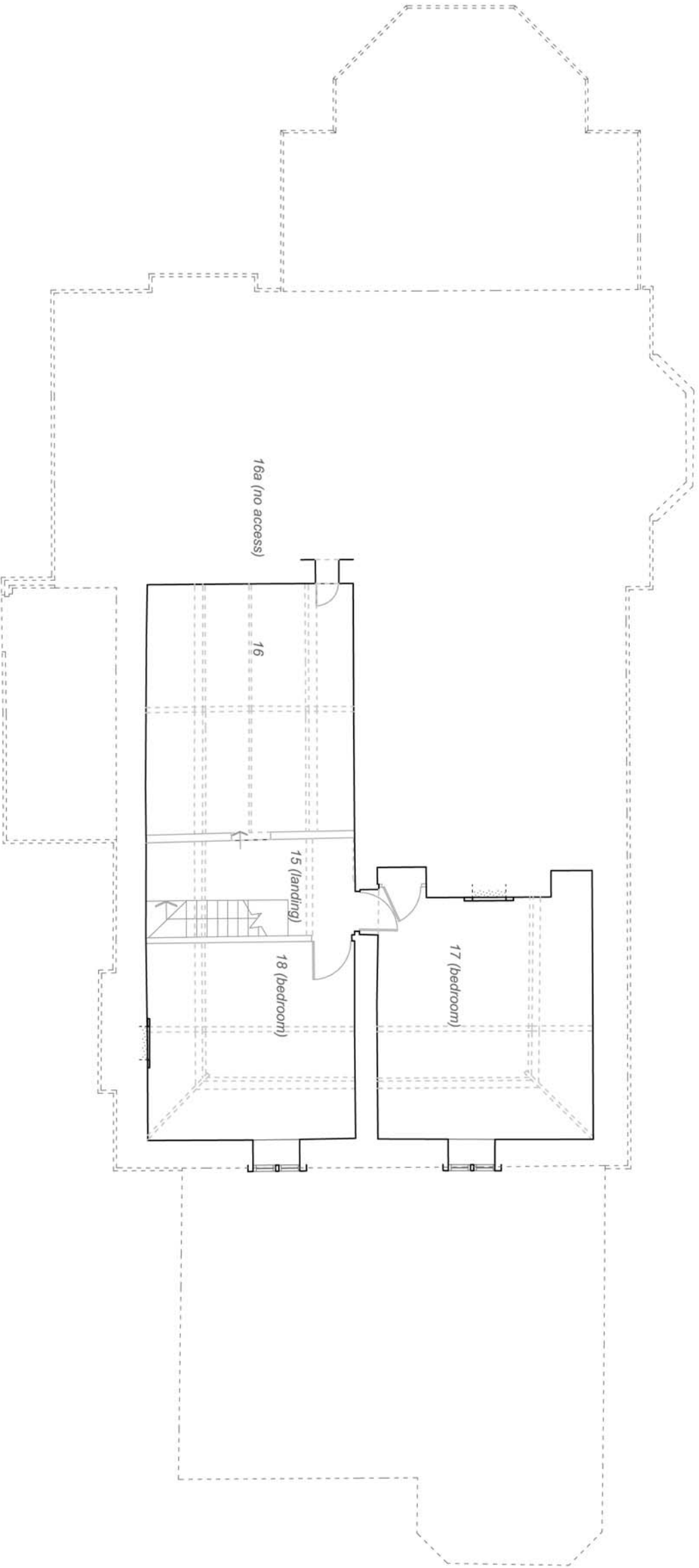




Key	
	principal material
	blocking/repair
	beam over
	conjectural line
	room numbers

0 2.5m  
Scale 1:100@A3

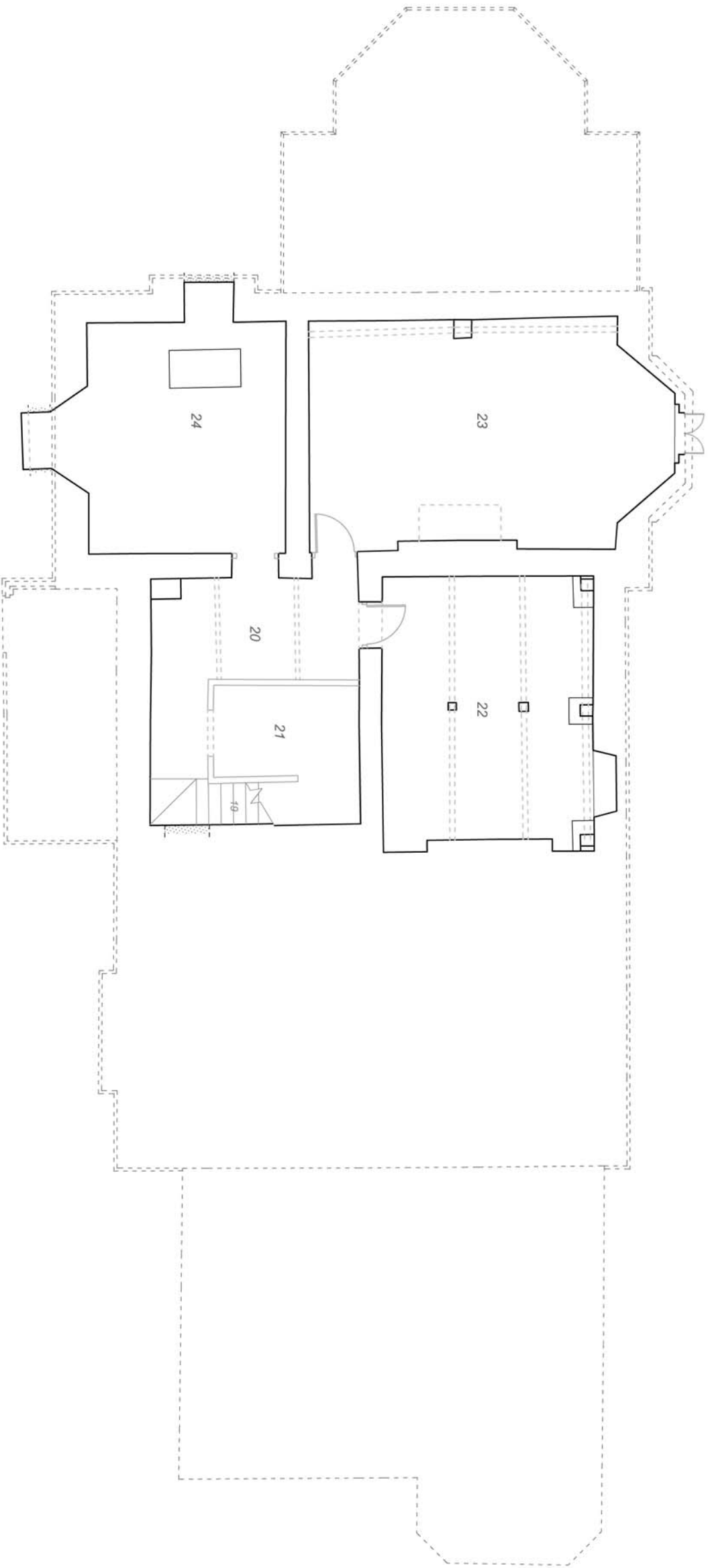
Figure 9: First floor plan of Gardner House



Key	
	principal material
	blocking/repair
	beam over
	conjectural line
	room numbers

0 2.5m  
Scale 1:100@A3

Figure 10: Second floor plan of Gardyner House



Key	
	principal material
	blocking/repair
	beam over
	conjectural line
	room numbers

0 2.5m  
Scale 1:100@A3

Figure 11: Basement plan of Gardyneer House

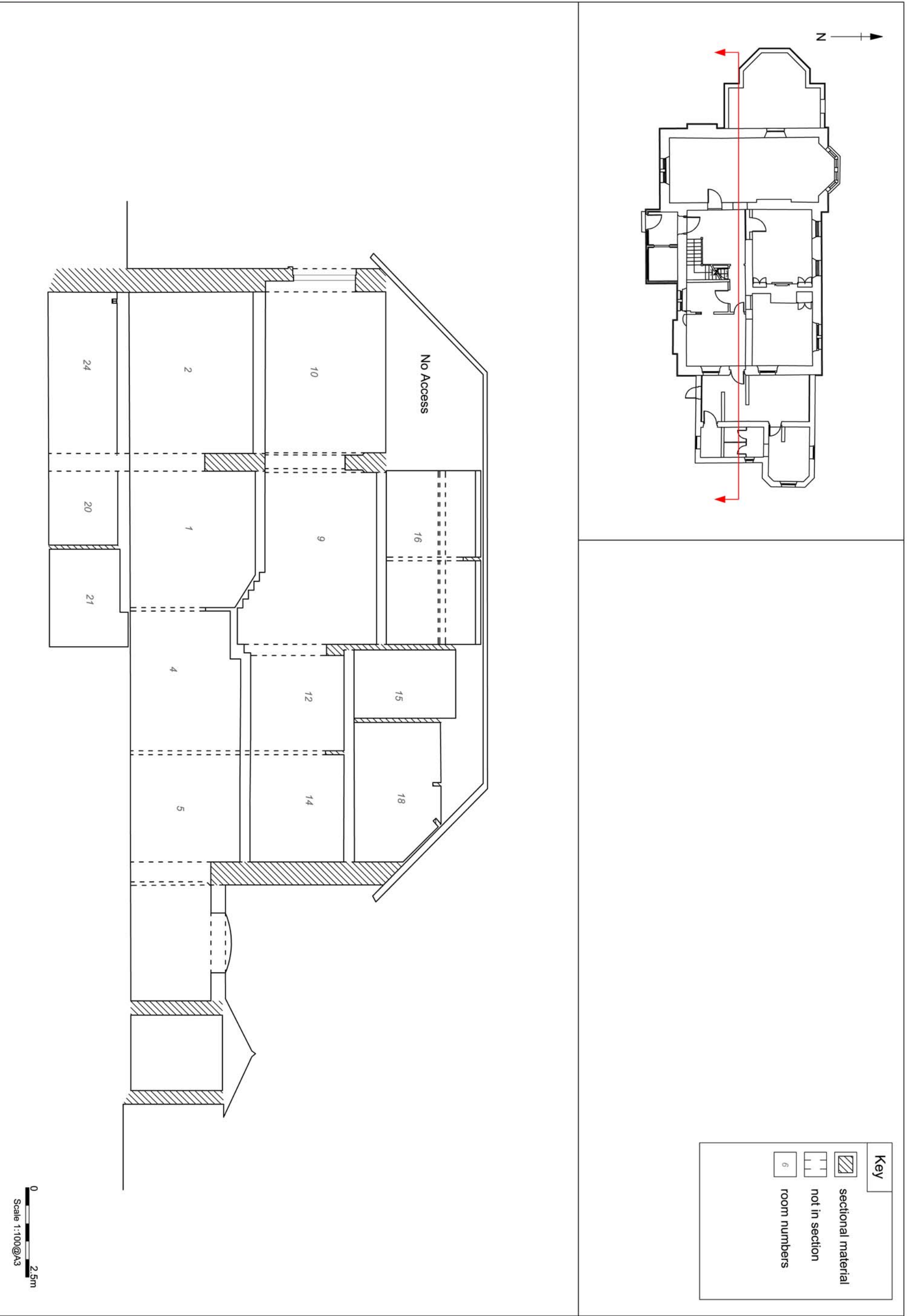
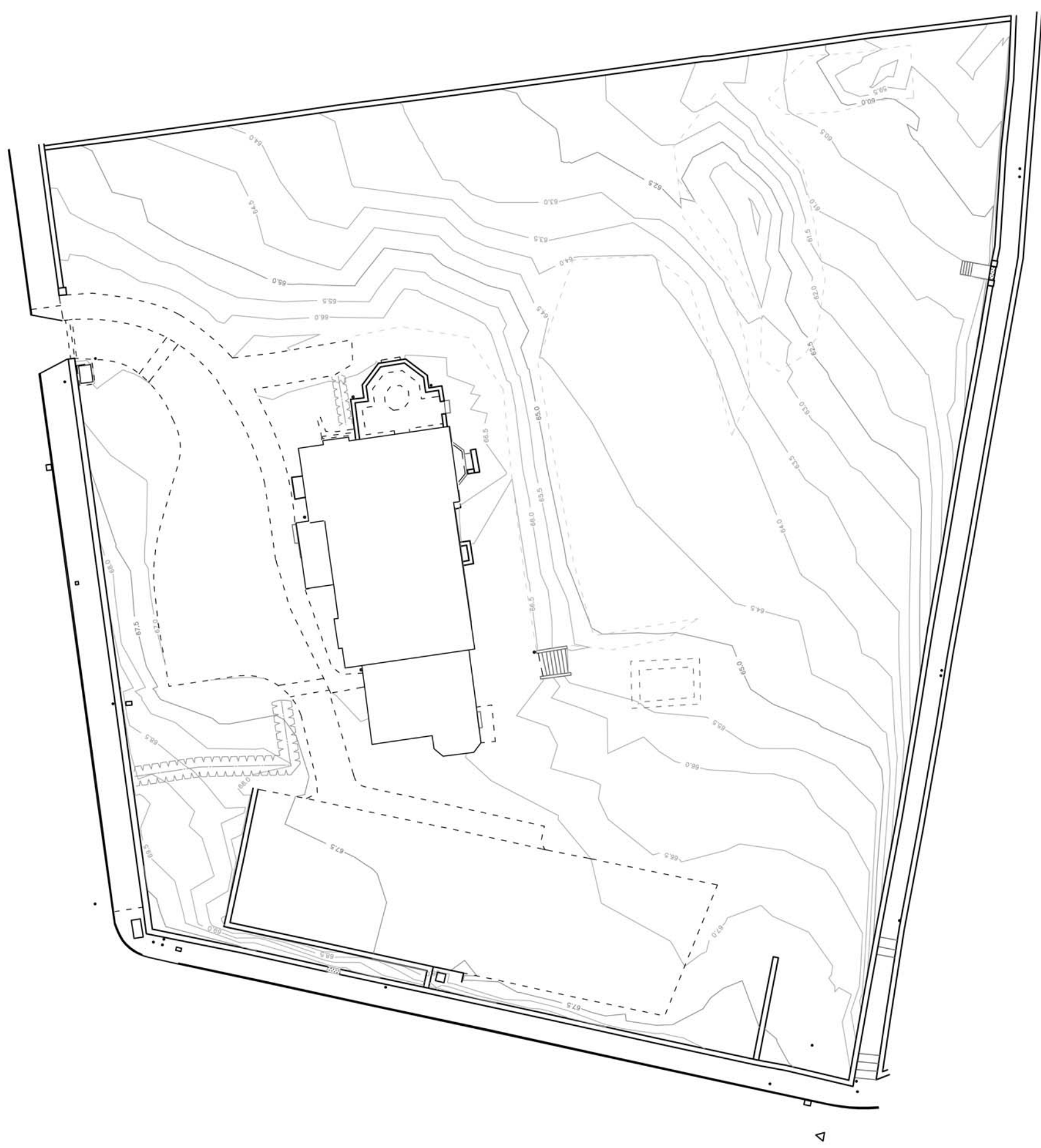


Figure 12: South-facing cross-section through Gardynner House



Key	
	sectional material
	not in section
	room numbers
	blocking/repair

0 10m  
Scale 1:350@A3

Figure13: Plan of the gardens of Gardynner House





Plate 1: The front (south) elevation of the building from the driveway.



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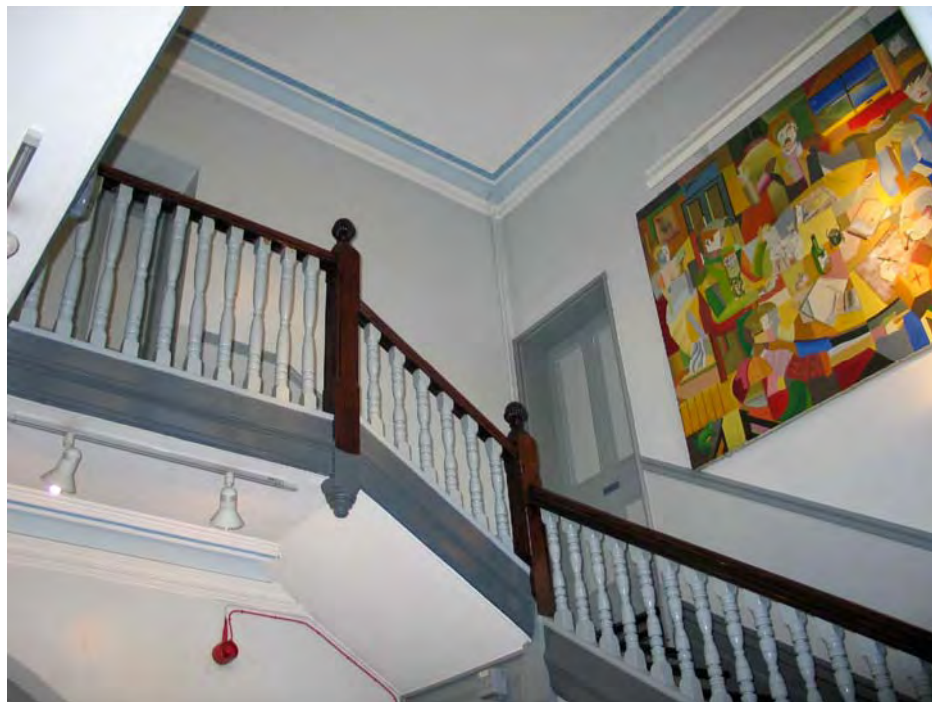


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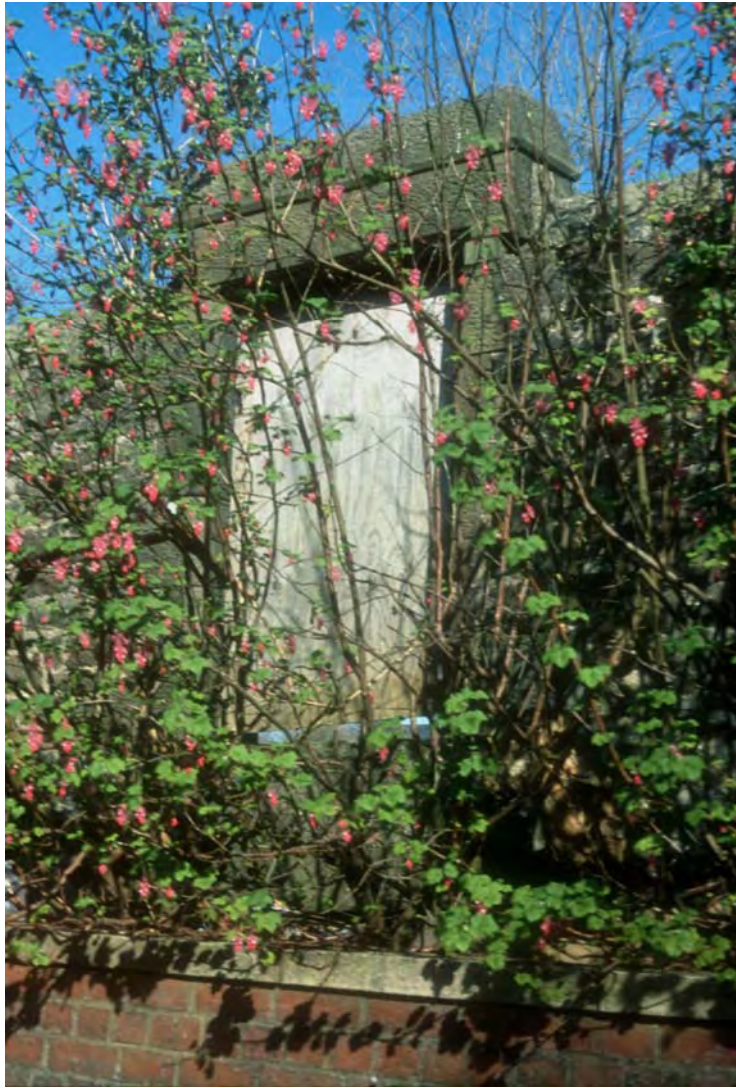


Plate 18: The boarded gateway in the east section of the garden wall.



Plate 19: Historic photograph of Gardyner House from the late nineteenth century.  
Note the conservatory to the right of the background.

## APPENDIX 1: PROJECT DESIGN

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# **GARDYNER HOUSE LANCASTER ROYAL GRAMMAR SCHOOL, LANCASTER**

## **Archaeological Building Investigation Project Design**

**Oxford Archaeology North**



March 2007

**Lancaster Royal Grammar  
School**

OA North tender No: 2978  
NGR: SD 348570 461583

## 1. INTRODUCTION

### 1.1 PROJECT BACKGROUND

1.1.1 Lancaster Royal Grammar School (hereafter the client) has requested that Oxford Archaeology North (OA North) submit proposals to undertake the building investigation of Gardynner House, Quernmore Road, Lancaster, prior to proposed refurbishment and development.

1.1.2 A planning application was submitted to Lancaster City Council for the refurbishment of the two-storey Victorian residence, which is set in landscaped grounds. The building is to be enlarged by the addition of new single, two-storey and three-storey extensions. The proposal will affect the character and appearance of the building and its immediate setting, and as a result the Lancaster City Council Conservation Officer has recommended a programme of archaeological building investigation.

### 1.2 OXFORD ARCHAEOLOGY NORTH

1.2.1 OA North has considerable experience of the interpretation and analysis of buildings of all periods, having undertaken a great number of small and large-scale projects during the past 24 years. Such projects have taken place within the planning process, to fulfil the requirements of clients and planning authorities, to very rigorous timetables. In recent years OA North also has extensive experience of archaeological work in Northern England.

1.2.2 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.

## 2 OBJECTIVES

2.1 The archaeological programme of work aims to provide an origin, development sequence, and discussion of the plan, form and function of Gardynner House and grounds.

2.2 To achieve the objectives outlined above the following listed specific aims are proposed:

2.3 **Building Investigation:** to provide a drawn and textual record of the building on site to English Heritage level III type standard.

2.4 **Report and Archive:** a written report will assess the significance of the data generated by this programme within a local context. It will present the results of the building investigation.



### 3. METHOD STATEMENT

#### 3.1 BUILDING INVESTIGATION

- 3.1.1 The focus of the assessment will be the proposed development area but mention will be made of the immediate surroundings to allow an historical background to the setting of the site to be established.
- 3.1.2 **Documentary and Cartographic Material:** this work will comprise a rapid desk-based assessment of the existing resource. It will include an appraisal of the data in the County Record Office (Preston) and the local reference libraries. It will also include consultation of sources held by the Lancaster Royal Grammar School.
- 3.1.3 **Historic Map Regression:** cartographic sources will be consulted in an attempt provide information on the origin and development of Gardynner House.
- 3.1.4 **Photographic Archive:** a photographic archive will be produced utilising a 35mm camera to produce colour slides and medium format black and white contact prints. A full photographic index will be produced and the position of photographs will be marked on the relevant floor plans. The archive will comprise the following:
- (i) The external appearance and setting of the building (to include the landscaped grounds);
  - (ii) The overall appearance of principal rooms and circulation areas;
  - (iii) Detail of ceilings where decorative plaster is present;
  - (iv) Any external or internal detail, structural or architectural, which is relevant to the design, development and use of the building, and which does not show adequately on general photographs;
  - (iv) Any internal detailed views of features of especial architectural interest, fixtures and fittings, or fabric detail relevant to phasing the buildings.
- 3.1.5 **Site Drawings:** the following architect's drawings (supplied by the client) will be annotated for the building:
- (i) Plan showing the relationship of the building to the immediate setting;
  - (ii) Plans of all floors (basement, ground, first and second) will be annotated to show form and location of any structural features of historic significance (1:100 scale);
  - (ii) One cross-section through the building where appropriate (1:50);
- 3.1.6 OA North does not undertake to correct survey inaccuracies in the client's drawings, which shall remain the responsibility of the client. However, if inaccuracies significantly impede the progress of the archaeological survey and must be rectified to allow the archaeological survey to proceed, a charge for this correction will be made (see *Section 9*).
- 3.1.7 The drawings will be used to illustrate the phasing and development of the building. Detail captured by the annotation will include such features as

window and door openings, decorative detail and architectural mouldings, and changes in building material. The final drawings will be presented through an industry standard CAD package.

3.1.8 **Interpretation and Analysis:** a visual inspection of the building will be undertaken utilising the OA North building investigation proforma sheets. A description of the building and grounds will be undertaken to English Heritage Level III standard, which will include a systematic account of the origin, development and use of the buildings as well as the evidence on which this account is based.

3.1.9 The written record will include:

- (i) An analysis of the plan, form, fabric, function, age and development sequence of the building;
- (ii) An account of the past and present use of the building;
- (iii) An account of the fixtures, fittings associated with the building, and their purpose;
- (iv) Identification of key architectural features (including fixtures and fittings) which should be preserved in-situ;
- (v) A discussion of the relative significance of rooms within the building;
- (vi) A description of the historic context of the building including its relationship with nearby buildings in architectural and functional terms and so forth.

## 3.2 **REPORTS /ARCHIVE**

3.2.1 **Report:** the content of the report will comprise the following:

- (i) a site location plan related to the national grid;
- (ii) a front cover to include the planning application number and the NGR;
- (iii) a concise, non-technical summary of the results;
- (iv) an explanation to any agreed variations to the brief, including any justification for any analyses not undertaken;
- (v) a description of the methodology employed, work undertaken and results obtained;
- (vi) copies of plans, photographs, and other illustrations as appropriate;
- (vii) a copy of this project design, and indications of any agreed departure from that design;
- (viii) the report will also include a complete bibliography of sources from which data has been derived;
- (ix) a photographic index;
- (x) list of archive contents.

- 3.2.2 The report will be in the same basic format as this project design; a copy of the report can be provided on CD, if required. Two copies of the report will be supplied to the client, one to the Conservation Officer and further digital copies to the SMR.
- 3.2.3 **Archive:** 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.
- 3.2.4 The deposition of a properly ordered and indexed project archive in an appropriate repository is considered an essential and integral element of all archaeological projects by the IFA in that organisation's code of conduct. OA North conforms to best practice in the preparation of project archives for long-term storage. This archive will be provided in the English Heritage Centre for Archaeology format and a synthesis will be submitted to the Lancashire SMR (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.
- 3.2.5 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.
- 3.2.6 **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.

#### **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 written risk assessment will be undertaken in advance of project commencement and copies will be made available on request to all interested parties.

#### **5 PROJECT MONITORING**

- 5.1 **Access:** liaison for basic site access will be undertaken through the client.
- 5.2 Whilst the work is undertaken for the client, the Conservation Officer or his representative will be kept fully informed of the work and its results and will be notified a week in advance of the commencement of the fieldwork. Any proposed changes to the project design will be agreed with the Conservation Officer in consultation with the client.

## 6 WORK TIMETABLE

- 6.1 **Desk-Based Assessment:** three days would be required to complete the documentary search.
- 6.2 **Building Investigation:** approximately five days in the field will be required to complete this element.
- 6.3 **Reports/Archive:** the report and archive will be produced within eight weeks of completion of the fieldwork. OA North can execute projects at very short notice once a formal written agreement has been received from the client.

## 7 STAFFING

- 7.1 The project will be under the direct management of **Alison Plummer BSc (Hons)** (OA North senior project manager) to whom all correspondence should be addressed.
- 7.2 Both elements of the fieldwork will be undertaken by a suitably qualified archaeologist experienced in the recording and analysis of historic buildings in the North West. Present timetabling constraints preclude who this will be.

## 8 INSURANCE

- 8.1 OA North has a professional indemnity cover to a value of £2,000,000; proof of which can be supplied as required.

## REFERENCES

- English Heritage, 1991 *Management of Archaeological Projects*, second edition, London
- English Heritage, 2006 *Understanding Historic Buildings: A guide to good recording practice*, London