

**PRESTON
TITHEBARN
REGENERATION,
PRESTON,
Lancashire**

**Archaeological desk-based
assessment**



Oxford Archaeology North

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**Ramboll Whitybird, on behalf
of the Preston Tithebarn
Partnership**

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SUMMARY

Preston Tithebarn Partnership propose to redevelop an area centred on Tithebarn Street, Preston, Lancashire (NGR centred SD 541294) for retail, residential and business use, including the proposed relocation of the bus station. Ramboll Whitbybird, on behalf of their client Preston Tithebarn Partnership, requested Oxford Archaeology North (OA North) undertake an archaeological desk-based assessment of the proposed development area for the purposes of an Environmental Impact Assessment to accompany the planning application.

The assessment determined the potential for effects by the proposed development on the archaeological remains as an environmental factor. It comprised a search of both published and unpublished records held by the Historic Environment Record (HER) in Preston, the Lancashire County Record Office in Preston, and the archives and library held at the Harris Library and at OA North. A walkover survey was carried out in order to relate the landscape and surroundings to the results of the desk-based assessment and assess whether there were any additional sites to those found during the research.

The earliest known archaeological site positioned within the application area is the projected line of the Roman road from Wigan to Lancaster (Site **22**). The line of the road is postulated to run along Manchester Road and under the present bus station (Site **73**). It is possible that there may be associated remains in the form of roadside development. The southern and south-western areas of the outlined application area lie within the eastern side of the known medieval core settlement of Preston, with surviving traces of burgage plot boundaries (Sites **23** and **24**). The Market Square conservation area exists to the west and is surrounded by civic buildings that are mainly Grade II (Sites **09, 12, 13, 50, 51, 53, 55, 56** and **70**), but also includes a Grade II* (Site **57**) and a Grade I building (Site **69**). In addition, there are numerous listed buildings known to exist across the site, three of which are proposed for demolition; 131a and 133 Church Street (Sites **07** and **08**), and 21-23 Lord Street (Site **11**), both Grade II listed.

With the onset of the industrial era and the growth of the textile industry, and a combination of the opening of the Lancaster Canal in 1797 and later the incoming railway in 1803, Preston grew rapidly during the nineteenth and early twentieth centuries. In turn, there was extensive development, seen within the application site boundary, on the eastern side in particular. Rows of terraced houses were built to accommodate the mill workers (Sites **36, 42, 43, 44, 45** and **47**). There are a number of mills, warehouses and foundries within the application boundary, (Sites **01, 04, 07, 11, 18, 21, 25, 30, 35, 41, 48, 71**), as well as buildings to accommodate the mill workers' educational and religious needs (Sites **14, 15, 16, 17, 20, 52** and **72**).

For each site likely to be impacted upon, a recommendation has been made in order to evaluate the archaeological resource. In addition to the site-specific recommendations, and in consultation with LCAS, a general overall evaluation strategy will be undertaken to assess the presence, extent and nature of the known and the unknown archaeological resource that could not be identified through desk-based research. This will be carried out simultaneously with the geotechnical site investigation works in early 2008, consisting of an archaeological excavation of the upper deposits of 2m x 2m geotechnical trial pits; the archaeological monitoring of geotechnical trial pits; excavation of evaluation trenches measuring up to 10m long and 2m wide. The results

of this investigation aim to provide the necessary information to propose a mitigation strategy for both the known and as yet unknown archaeological resource, either by preservation by record or preservation *in situ*. Where Statutory Designated sites (listed buildings) are adversely affected it is recommended that English Heritage be consulted (see Built Heritage study for further details).

Following the finalisation of the construction details, a more precise impact assessment may require a revision of the recommendations. For the short term, areas identified as having minimal intrusion or impact during construction of the proposed development should also be considered for exclusion, enabling any potentially preserved below ground remains to be left undisturbed and *in situ*, in accordance with PPG16. Generally, this would include, for example, the regrading of current car parks where intrusive works would be restricted to within the overburden/underlying hard core; certain types of foundation piling, where the impact on any potential remains would be minimal negating the need for more intrusive trenching; and relatively limited sized foundation trenches. Should any such works be located within archaeologically sensitive areas it may be prudent to carry out the groundworks under an archaeological a watching brief.

ACKNOWLEDGEMENTS

Oxford Archaeology North (OA North) would like to thank Dr Osric Tening Forton and George Kelly of Ramboll Whitbybird for commissioning the project. Thanks are also due to the staff of the Lancashire Historic Environment Record, Lancashire Record Office, and the Harris Library, all of which are located in Preston.

The desk-based assessment was undertaken by Jeremy Bradley and Emily Mercer with contributions from Alastair Vannan, and the drawings were produced by Anne Stewardson and Adam Parsons. The project was managed by Emily Mercer, who also edited the report.

1. INTRODUCTION

1.1 CIRCUMSTANCES OF PROJECT

- 1.1.1 Ramboll Whitbybird, acting on behalf of their client Preston Tithebarn Partnership, commissioned Oxford Archaeology North (OA North) to undertake an archaeological desk-based assessment of an area of land located in the city centre of Preston, Lancashire (NGR centred SD 541294). The site is proposed for redevelopment and is centred around Tithebarn Street (Fig 1). It is bound by the A59 to the north-west and the A6 to the north-east. The project is currently at the pre-planning stage and an environmental assessment of the site, as part of the EIA process, is being undertaken. The southern and south-western areas of the outlined application area lie within the eastern side of the known medieval settlement of Preston. The remainder of the site was developed from the early to late eighteenth century onwards, but has seen some extensive development in the twentieth century. There are numerous listed buildings known to exist across the site, and a conservation area exists to the west. Therefore, there is considerable potential for archaeological remains to exist.
- 1.1.2 The following report will aim to determine the potential for effects by the proposed development on the archaeological remains as an environmental factor. This takes the form of a desk-based assessment and walkover survey of the outlined application site and its immediate vicinity. The desk-based assessment comprised a search of both published and unpublished records held by the Historic Environment Record (HER) in Preston, the Lancashire County Record Office in Preston, and the archives and library held at the Harris Library and at OA North. The walkover survey was carried out in order to relate the landscape and surroundings to the results of the desk-based assessment and assess whether there were any additional sites to those found during the research.
- 1.1.3 This corresponds to the feedback received from and consultation with Lancashire County Archaeology Service (LCAS) and their suggested staged approach.
- 1.1.4 By drawing on existing information, the assessment will identify the resource in terms of the baseline conditions, and the resultant potential impacts by the development. In this way, the significance of the impact is assessed and relevant recommendations can be made for any mitigation measures required and any residual impact significance associated with the proposed development.
- 1.1.5 A primary objective is to use this information to inform the potential for further study in terms of site investigations that evaluate site specific sensitivity using also knowledge of the proposed works at each site. This will ensure that appropriate designs are used and site management undertaken to minimise impacts of the proposed development on potential archaeological assets. The programme of works will be confirmed and undertaken in consultation and agreement with the appropriate bodies.

2. METHODOLOGY

2.1 PROJECT DESIGN

2.1.1 A project design (*Appendix I*) was submitted by OA North at the request of the client. The project design was adhered to in full, and the work was consistent with the relevant standards and procedures of the Institute of Field Archaeologists, and generally accepted best practice.

2.2 LEGISLATIVE FRAMEWORK

2.2.1 Archaeological and cultural heritage sites, including historic buildings, possessing a statutory designation are protected under a legal framework, depending on their category. There are a number of statutory designations used for sites of architectural or historic significance in the UK, which are made depending upon the importance of the site in a local, regional, national or international context. These are detailed below for those relevant to sites in England;

- **World Heritage Sites:** these are international designations under the UNESCO Convention for the Protection of the World Cultural and Natural Heritage. A site will be nominated in a list submitted by each country, which is party to the Convention. Although there is no statutory designation in its own right for a World Heritage Site, it will be most likely a combination of those below with statutory protection. The body responsible for World Heritage Sites is the Department of National Heritage. There are no WHS in the study area.
- **Scheduled Monuments (SM):** the Secretary of State can schedule any building, structure or other work below or above ground which appears to be of national importance due to its historic, architectural, traditional, artistic or archaeological interest, under the Ancient Monuments and Archaeological Areas Act 1979. Any private sector development that may affect it requires consent from the Secretary of State, undertaken through the body responsible English Heritage (EH). The schedule differs from Listed Buildings but scheduled monuments are equivalent to Grade I and II* listed buildings. There are no SMs in the study area.
- **Areas of Archaeological Importance (AAIs):** the historic town centres of Canterbury, Chester, Exeter, Hereford and York are designated as Areas of Archaeological Importance under Part II of the Ancient Monuments and Archaeological Areas Act 1979. The responsible body is the Local Planning Authority. This does not apply to Preston.
- **Listed Buildings:** under section I of the Planning (Listed Buildings and Conservation Areas) Act 1990 the Secretary of State for National Heritage is required to compile lists of special architectural or historic interest on advice from EH. Listed Buildings are classified in Grades according to their importance and are afforded protection as a means of planning control. Therefore, such buildings cannot be demolished, altered or

extended in a way that would affect its architectural or historic character unless listed building consent has been obtained from the local planning authority. Similarly, unlisted buildings in conservation areas are also protected from demolition without consent. The local planning authority would consult EH prior to granting permission for listed building consent or conservation area consent. There are a number of listed buildings within the study area.

- ***Building Preservation Notices:*** should a non-listed building be in an area of special architectural or historic interest and in danger of demolition or alteration in a way, which would affect its character, the local planning authority can serve a Building Preservation Notice. This can be effective immediately and remain for 6 months with the effect being as if the building had been listed. This allows the Secretary of State the time required to list the building or post notification that it intends to do so. There are no notices known within the study area.
- ***Parks and Gardens of Special Historic Interest:*** EH compiles a non-statutory Register of Parks and Gardens of Special Historic Interest to highlight the existence of such areas to highway and planning authorities, and developers in order that they can be considered for safeguarding during the planning for developments. The grading system used for listed buildings applies to parks and gardens. There are no known register entries within the study area.
- ***Historic Battlefield sites:*** EH published a non-statutory Register of Historic Battlefields in 1995, in which there are 43 listed. The sites are not graded, as with parks and gardens, but only those sites that are both important and sufficiently documented to be located on the ground are recorded. In a similar way to the parks and gardens register, the Register of Historic Battlefields is a planning document to highlight sites during the planning process. Although Preston was involved in conflict during the Civil War and Jacobite Rebellion, this does not apply to the study area. Although Preston was involved in conflict during the Civil War and Jacobite Rebellion, this does not apply to the study area.
- ***Conservation Areas:*** the local planning authority may designate a section of land or buildings with special architectural or historic interest as a conservation area. This is designed to enhance or preserve the character or appearance under section 72 (I) of the Planning (Listed Buildings and Conservation Areas) Act 1990. Although a local designation, a conservation area may be of national importance and significant developments may be referred to EH. The Market Square conservation area exists on the western side of the study area.

2.3 PLANNING POLICY CONTEXT

- 2.3.1 In order to be able to consider the archaeological potential of the site and the resultant restrictions or requirements for the proposed development, it is necessary to understand the relevant policies, both at a national and local level. For archaeologically and historically significant sites, planning policy at a national level is provided by Planning Policy Guidance Notes (PPGs), the

principal national policy guidance being PPG 15: Planning and the Historic Environment, and PPG16: Planning and Archaeology. The local planning policy is provided by the development plan, in this case, the Regional Spatial Strategy, the Lancashire Structure Plan and the Preston Local Plan.

- 2.3.2 **National Planning Policy:** PPG15 was formally issued in September 1994. It contains guidance on the identification and protection of historic buildings, conservation areas and other elements of the historic environment. Its overall aim is to balance the need for development with the protection of the historic environment. Accordingly, new development should be considered in relation to its impact upon any features of historic importance. Developers are encouraged to consult with the local planning authority and other statutory bodies at any early stage for development proposals that may affect historic sites, particularly those affecting Statutory Designated sites (conservation areas and Listed Buildings). PPG15 includes a range of considerations which should be taken into account when a proposed development has the potential to affect, or even demolish in this instance, a Listed Building.
- 2.3.3 PPG16 was published in November 1990 and seeks to preserve and protect archaeological artefacts and important archaeological sites, and secure their long term management. It sees archaeological remains as a “finite and non-renewable resource...vulnerable to damage or destruction”, and it advises that there should be presumption in favour of preservation *in situ*. Where this is not possible the ‘second best option’ is excavation to preserve by record the surviving archaeological remains. It sets out advice on the appropriate management of archaeological matters in the planning process. In considering the impact of a development proposal in relation to archaeological matters, regard should be had to any scheduled sites of national or regional importance, along with any other unscheduled archaeological remains of local importance.
- 2.3.4 **Joint Lancashire Structure Plan (2006):** Policy 21: Lancashire’s Natural and Man-made Heritage of the Structure Plan sets out a hierarchy of designations of international, national, regional, county and local importance. The strongest level of protection will be afforded to heritage resources of international and national importance. Sites, areas and features of heritage importance will be conserved, and where appropriate, enhanced by taking account of:
- Their rarity, vulnerability, antiquity or complexity;
 - Their contribution to the county network of sites and features, to the character of their location and setting, and to national and county biodiversity;
 - Positive opportunities afforded by development for the conservation, management or enhancement of heritage resources.
- 2.3.5 **Preston Local Plan:** Policy C1: Development and Conservation Areas - states that special attention must be paid to the impact of development proposals on the character and appearance of conservation areas and their settings, in this case the Market Square (Fig 2).
- 2.3.6 Policy C2: Demolition of Listed Buildings - sees Listed Buildings and buildings that contribute to the special character of conservation areas as irreplaceable. Only in exceptional circumstances can their demolition be

considered. This policy views a general presumption in view of their preservation unless, in this instance, redevelopment will provide substantial benefit for the community that would decisively outweigh the loss from demolition.

- 2.3.7 Policy C4: Setting of Listed Buildings – requires that development proposals will not adversely affect the setting or views of a listed building.
- 2.3.8 Policy C9: Archaeological Features – states that when development proposals affect a known or possible archaeological site of lesser importance they will be considered on their own merits and in relation to the nature, extent and significance of any archaeological remains present and the degree to which the development proposal is likely to affect them.
- 2.3.9 Policy SS8: Princes Building - states that three listed buildings remain and must be accommodated into any new development.
- 2.3.10 Policy SS14: Shepherd Street - concerns the backland plots to the rear of retail units and services fronting Church Street, which is now given over to car parking. The site is in need of regeneration that is unlikely to occur with piecemeal development of the plots. Therefore, comprehensive development will be encouraged.
- 2.3.11 Policy SS15: Manchester Road/Grimshaw Street - the site contains the former Dryden works that has been divided into smaller units. Comprehensive development is encouraged with good transport links, but it must not detrimentally affect those living on Grimshaw Street
- 2.3.12 Policy SS16: Church Street/Pole Street - it states that the presently derelict site detracts from the attractiveness of Church Street. Its location would mean appropriate development could contribute to the health of the city centre. However, any development must accommodate 53 Pole Street, which is a Grade II listed building.

2.4 DESK-BASED ASSESSMENT

- 2.4.1 The environmental assessment for archaeology requires consideration of baseline environmental conditions and elements of the proposed development that could potentially result in environmental impacts. This has been accomplished through a desk-based assessment and a walkover survey. The proposed development site was considered as the main study area. The statutory constraints within the area immediately surrounding the site were considered in terms of possible effects on them, which may result in changes to the baseline conditions. In addition, the immediate area of the boundary of the proposed development was considered for the purposes of the historical and archaeological context. The results are used to inform a strategy to assess the nature, extent, and survival of any significant remains that may be present that are under threat from the proposed development.
- 2.4.2 The principal sources of information consulted were historical and modern maps of the application site and its immediate vicinity, together with published and unpublished secondary sources. All sites or areas of archaeological or historical significance within the study area have been numbered and included

in the Gazetteer of Sites (*Section 4*, below). Accordingly, the location of these sites has been plotted onto Figure 2.

- 2.4.3 **Lancashire Historic Environment Record (HER):** the Lancashire County Historic Environment Record (HER) held in Preston was consulted to establish the sites of archaeological or historical interest already known within the study area. The HER is a database of all archaeological sites in each county, and is maintained by Lancashire County Council. For each entry, a short note was obtained, which was added to the gazetteer (*Section 4*, below) and marked on Figure 2.
- 2.4.4 **Lancashire County Record Office, Preston (CRO):** Lancashire County Record Office in Preston was visited to examine published and manuscript maps relating to the study area. Secondary published sources were also consulted.
- 2.4.5 **Harris Library (HL):** the Local Studies library in the Harris Library Museum was consulted to examine secondary published sources and maps relating to the application site.
- 2.4.6 **Oxford Archaeology North:** OA North has an extensive archive of secondary sources, as well as numerous unpublished client reports on work carried out both as OA North and in its former guise of Lancaster University Archaeological Unit (LUAU). These were consulted where necessary.

2.5 WALKOVER SURVEY

- 2.5.1 The proposed development area was inspected during a walkover survey to assess the information pertaining to the baseline conditions. Additional information on the sites of significance collated during the desk-based assessment and an understanding of the potential environmental effects has been added to the site gazetteer.

2.6 ASSESSMENT METHODOLOGY

- 2.6.1 The results of the assessment have identified the significance or potential of the environmental factors for archaeology. In order to adequately assess the potential impact and resulting residual impacts of the development, a comparative approach to other environmental factors has been employed. These have been adapted from those set out in *Guidance on the Methodology for Multi-Modal Studies*, DETR (2001) as they prove to be most effective, and increasingly more widely accepted, although they were compiled for transport developments.
- 2.6.2 The method of assessment is limited to:
- assessing in detail any impact and the significance of the effects arising from the proposals;
 - reviewing the evidence for past impacts that may have affected an archaeological or historical site;

- outlining suitable mitigation measures to avoid, reduce or remedy adverse impacts, including operational impacts.

2.6.3 Such impacts on the identified archaeological or historical sites may be:

- positive or negative
- short, medium or long term
- direct or indirect
- reversible or irreversible

2.6.4 Key impacts have been identified as those that would potentially lead to a change to the archaeological or historical site significantly outside the existing range of environmental baseline conditions. Each potential impact has been determined as the predicted deviation from the baseline conditions during the both the construction and operational phases of the development, in accordance with current knowledge of the site and development.

2.6.5 The impact is assessed in terms of the sensitivity or importance of the site to the magnitude of change or scale of impact during the development. Table 1 shows the sensitivity of the site scaled in accordance with its relative importance using the following terms for the archaeological or historical issues. However, the magnitude (scale) of an impact is often difficult to define, but will be termed as substantial, moderate, slight and negligible as shown in Table 2. The methodologies employed for determining the importance of sites and the scale of impact can be summarised as follows:-

Importance	Examples of receptor
International and National	World Heritage Site, Sites of International importance Scheduled Monuments (SMs), Grade I, II* and II Listed Buildings, Sites of National importance
Regional/County	Conservation Areas, Registered Parks and Gardens (Statutory Designated Sites), Sites of Regional/County importance Historic Environment Record
Local/Borough	Sites with a local or borough interest Sites with a borough value or interest for education or cultural appreciation Sites that are so badly damaged that too little remains to justify inclusion into a higher grade
Low local	Sites with a local or parish interest Sites with a low local value or interest for education or cultural appreciation Sites that are so badly damaged that too little remains to justify inclusion into a higher grade

Importance	Examples of receptor
Negligible	Sites or features with no significant value or interest. Sites which are so badly damaged that too little remains to justify inclusion into a higher grade.

Table 1: Criteria used to determine Importance of Receptors or Sites of Archaeological or Historical Significance

Scale of Impact	Description
Substantial	Significant change in environmental factors; Complete destruction of the site or feature. Change to the site or feature resulting in a fundamental change in ability to understand and appreciate the resource and its cultural heritage value/historical context and setting, or causing statutory objectives to be exceeded
Moderate	Significant change in environmental factors; Change to the site or feature resulting in an appreciable change in ability to understand and appreciate the resource and its cultural heritage value/historical context and setting
Slight	Change to the site or feature resulting in a small change in our ability to understand and appreciate the resource and its cultural heritage value/historical setting
Negligible	Negligible change or no material change to the site or feature. No real change in our ability to understand and appreciate the resource and its cultural heritage value/historical context and setting

Table 2: Criteria used to determine Scale of Impact

2.6.6 Therefore, the interaction of the scale of impact (Table 2) and the importance of the receptor (Table 1) produce the impact significance (Table 3). This is calculated by using the matrix table as shown below.

Resource Value (Importance)	Scale of Impact Upon Receptor			
	Substantial	Moderate	Slight	Negligible
International	Major	Major	Major	Minor
National	Major	Major	Intermediate	Minor
Regional/County	Major	Major/	Intermediate/	Minor/Neutral

Resource Value (Importance)	Scale of Impact Upon Receptor			
	Substantial	Moderate	Slight	Negligible
		Intermediate	Minor	
Local/Borough	Intermediate	Intermediate	Minor	Minor/Neutral
Local (low)	Intermediate-Minor	Minor	Minor	Neutral
Negligible	Neutral	Neutral	Neutral	Neutral

Table 3: Impact Significance Matrix

2.6.7 The effects are categorised according to the established seven-point scale and terminology of Major, Intermediate and Minor Beneficial and Adverse and Neutral effects set out below (Table 4).

Nature of Impact
Major beneficial (positive) effect
Intermediate beneficial (positive) effect
Minor beneficial (positive) effect
Neutral effect
Minor adverse (negative) effect
Intermediate adverse (negative) effect
Major adverse (negative) effect

Table 4: Impact Significance Category

2.6.8 The impact significance category for each identified site or feature will also be qualified, and recommended mitigation measures will be provided to impacts that are of moderate significance or above. Any measures to reduce any impact will be promoted in the report. It is also normal practice to state that impacts above moderate significance are regarded as significant impacts. It is very important that the residual impact assessment takes into consideration the ability of the mitigation to reduce the impact, its likely success and the developer's commitment to this.

2.6.9 It is considered important to attribute a level of confidence by which the predicted impact has been assessed. For the purpose of this assessment, the criteria for these definitions are set out in the table below.

Confidence Level	Description
High	The predicted impact is either certain, i.e. a direct impact, or believed to be very likely to occur, based on reliable information or previous experience.
Low	The predicted impact and its levels are best estimates, generally derived from the experience of the assessor. More information may be needed to improve the level of confidence.

Table 5: Impact Prediction Confidence

2.7 ARCHIVE

- 2.7.1 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 the County Record Office, Preston on completion of the project.

3. BASELINE POSITION

3.1 SITE LOCATION

3.1.1 The outlined application site is located on the east side of the city of Preston, Lancashire (NGR centred SD 541294). The site is bound by the Ringway (A59) to the north-east and north-west, Pole Street to the east and partially by Church Street to the south, although the proposed development area also projects south of Church Street, in an area bound by Manchester Road to the east, and St John's Place bound it to the west. The very southern edge is bound by Oak Street. Along the west side of the site is the nineteenth century civic quarter of Preston, comprising the Preston City Council Offices and Town Hall, the Harris Museum and Library, and the Miller Arcade.

3.2 SITE GEOLOGY

3.2.1 Preston lies within the Lancashire and Amounderness Plain countryside character area (Countryside Commission 1998 86) on the north side of the River Ribble. The historic core of Preston was laid out along a low rise above the river. The underlying solid geology of the area consists of Permian and Triassic New Red Sandstones, including Bunter and Keuper sandstones (IGS 1979).

3.2.2 The town lies on an undulating plateau of glacial drift, mostly heavy clay, with an overlay of sand, which in some places is approximately 9m thick. The clay was suitable for brick-making, the sand was good for drainage and numerous brooks crossing the city were useful sources of water for the early steam-powered cotton mills (Lancashire County Council 2006, 9).

3.3 HISTORICAL AND ARCHAEOLOGICAL BACKGROUND

3.3.1 ***Prehistoric Period:*** from 6000 BC Mesolithic hunter-gatherer activity in the North West region is increasingly evidenced from the pollen and artefact record. Direct evidence from Preston includes a mattock, fashioned from red deer antler, found on the bank of the Ribble and dated to *c* 5400 BC (Hunt 2003, 15). Finds of Mesolithic and Neolithic date from Walton-le-Dale are suggestive of the importance of the River Ribble, to the south of the proposed development area, as a communication route during the prehistoric period (Lancashire County Council 2006, 17). Further evidence from the nineteenth century Preston Dock also shows extensive prehistoric activity in the locale of the River Ribble, with recent radiocarbon dates ranging between *c* 3820 BC to AD 890. The finds were made over 6m below the modern ground surface and include a Neolithic greenstone axe and Bronze Age spearhead, together with finds of human skulls, and the bones of deer, cattle, horse, and sheep. Two log-boats were also recovered from the vicinity (Fishwick 1900, 3ff; Hunt 2003, 16-7). In addition, there is also the suggestion that a site to the south of the study area, close to the river, might represent a promontory fort, although this has not been proved by excavation (Lancashire County Council 2006, 17).

There have been no confirmed sites of prehistoric activity in the vicinity of the present development site.

- 3.3.2 **Roman Period:** the evidence for contemporary occupation in Preston itself is relatively sparse, restricted to finds of coins and the projected courses of Roman Roads (Lancashire County Council 2006, 17), although throughout the wider region, at such sites as Ribchester and Kirkham, there is considerable Roman activity. Forts were built at both sites in the first century AD, probably as part of the military conquest of the North West (Buxton and Howard-Davis 2000; Howard Davis and Buxton 2000).
- 3.3.3 The main road-based route that ran from east to west in this part of Lancashire was located on the northern side of the River Ribble, running eastwards from Kirkham towards Ribchester, before continuing to York (Philpott 2006, 60, 87; Margary 1957, road 703, 106–7), and lies around 2km from the proposed development area. Recent excavations along the line of the road have demonstrated variable preservation. An evaluation in 1995, 3km to the north-east of the current site, revealed a well-preserved cambered cobbled and gravelled road surface almost 9m in width (LUAU 1995). Conversely, in 2002, excavations off Longridge Road, several kilometres to the east of the proposed development site, demonstrated no survival of the road, which had probably been destroyed by railway and road development (OA North 2002).
- 3.3.4 The line of the Wigan to Lancaster Roman road (Site 22, *Section 4*; Margary 1957, road 70d, 108) is less certain. The straight course of the present A6, through Fulwood, probably partially preserves that of the Roman road, but this is unconfirmed by modern excavation. A mid eighteenth century report records the finding of the road during the development of Lower Bank Road ‘about halfway between Withy Trees [public house] and Fulwood Barracks’ (Knight 1986; Iles 2006). It is also suggested that this road crosses the River Ribble to the north of Walton-le-Dale, close to the position of the current A6 (Philpott 2006, 60) and, therefore, may have run through the proposed development area in order to connect the Fulwood A6 section with the Walton-le-Dale stretch.
- 3.3.5 Direct evidence of Roman occupation from Preston is limited. It includes part of a *mortarium* vessel found in a pit on New Hall Lane (Hunt 2003, 16) and coin finds, such as those recently discovered at the Ladywell Shrine, Fernyhalgh Lane (Fishwick 1900, 7-8; Hunt 2003, 18; OA North 2004). However, to the south of the proposed development area a site at Walton-le-Dale was a focus of settlement and industry during the Romano-British period and may have functioned as a part of a network of supply bases, being well situated to exploit the navigable River Ribble and the overland road network (Philpott 2006, 70 and 75). The excellent communication network, consisting of the two roads (eastwards to Ribchester and the Wigan-Lancaster road) and the River Ribble, surrounds the proposed development area, with the strong possibility that the Wigan-Lancaster road passes through the proposed development site.
- 3.3.6 **Early Medieval Period:** the post-Roman period is not well-evidenced in Lancashire. The etymology of waterways in the region, including the Savick

Brook and River Ribble, and of nearby towns, such as Penwortham (Lancashire County Council 2006, 18), suggest an initial occupation by indigenous British populations. Subsequent Anglo-Saxon cultural influence in the early medieval period (sixth to ninth centuries), if not actual population displacement, is suggested by place-names, including Preston, ‘the town of the priest’ and Fishwick, ‘fish market’ (Hunt 2003, 31).

- 3.3.7 In AD 670, grants of ‘the lands by the Ribble’ were made to Wilfrid’s Abbey at Ripon, which may have included the Preston region, by this time part of the Anglo-Saxon Kingdom of Northumbria (Fishwick 1900, 8; Farrer and Brownbill 1912, 72; Hunt 2003, 31). The River Ribble, so documentary sources suggest, is thought to have formed an important communication route inland for the tenth century Scandinavian communities in Dublin and York (Lancashire County Council 2006, 17). The discovery of the Cuerdale hoard near Walton-le-Dale, to the south, lends support to this theory, and represents the largest Scandinavian hoard found in north-west Europe (Newman 1996, 103). The find consisted of over 7250 coins, although 75% of the 40kg hoard comprised hacksilver, and dated to AD 905 (*ibid*; Newman 2006, 111). The location of this hoard, close to the River Ribble, and the presence of a high number of coins minted at York, might suggest that the river formed part of an east/west communication route at this time. It has been suggested that the hoard may have represented monies being gathered to fund a reinvasion of Ireland following the expulsion of the Norsemen in AD 902 (Newman 2006, 112). The origins of the finds comprising the hoard demonstrate extensive trading links within Scandinavian England and also across the contemporaneously known world (Lancashire County Council 2006, 17).
- 3.3.8 The regional significance of Preston by the time of the Norman Conquest is attested by its position as the head of the Amounderness Hundred (Farrer and Brownbill 1912, 99ff). The Hundred (the territorial delimitation that preceded the borough) is first recorded in King Aethelstan’s gift of land to St Peter’s Church in York, dated *c* 930 (Fishwick 1900, 10). At the time of the 1086 Domesday survey the Hundred was registered as part of Yorkshire, a legacy of its Northumbrian heritage, being held prior to the conquest by the ill-fated Earl Tosti. William the Conqueror bestowed the territory upon Roger de Poitou. Preston’s part in the resistance against Norman rule and its subsequent suppression may be suggested by the Domesday record of few inhabitants and wasted towns (*op cit*, 11).
- 3.3.9 **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). The first reference to the church was in 1094, at which time it was dedicated to St Wilfred; the name ‘St John’ may only have become associated with the church in the late sixteenth century following the reformation, although there are suggestions that the current name may date to as early as the thirteenth century (*ibid*). 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*). This is particularly pertinent as parts of the land

to the north and south of Shepherd Street fall within the application site boundary. Indeed, the land to the north of the road 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.

- 3.3.10 Preston was granted Royal Borough status in a charter of the early twelfth century, issued by Roger de Poitou (Knight 1986), and was a free borough that was governed by an elected body drawn from the Burgesses, rather than falling under manorial control (Lancashire County Council 2006, 19). 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 (Site 54) (*ibid*). Part of this area is incorporated within the southern area of the application site boundary and some of the former burgage plots along the northern side of Fishergate and Church Street are likely to have been within this area, such as those at Sites 23 and 24. The eastern town barr or gate (Site 40) may also stood within the application area and survived until the seventeenth century (*ibid*). Following Roger de Poitou's part in the rebellion against Henry I, the borough, part of the Honour of Lancaster, was forfeited to the Crown. The Honour remained under royal control until its alienation during the fifteenth century Wars of the Roses.
- 3.3.11 It is suggested 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, part of which falls within the application site boundary, 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 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). Documentary evidence shows that in the thirteenth and fourteenth centuries the town hosted numerous traders and craftsmen, such as chaloners, millers, saddlers, spicers, wrights, tailors, smiths, and tavern-keepers (*op cit*, 19). The wealthy status of the borough was also supported by the import and export of goods that was enabled by the growth of the port on the River Ribble, which appears to have been a recognised asset in the fourteenth century (*ibid*).
- 3.3.12 In the early fourteenth century, the town was subject to sporadic Scottish raids and was razed in 1322. Preston later fell to the ravages of the bubonic plague, with outbreaks recorded in the town and its environs in 1349-50, 1361 and 1369 (Hunt 2003, 31-2). 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.
- 3.3.13 **Post-medieval Period:** in the seventeenth and eighteenth centuries Preston emerged as a prosperous legal and administrative centre, attracting the residences of local aristocracy and professionals (Morgan 1990, 27). But it was also a focus for conflict; during the English Civil War, battles were fought

in and around the town. During the First Civil War, Preston was taken by the Parliamentarians in February 1643, to be recaptured by the Cavaliers in June (Hunt 2003, 35-6). Following the first engagement, the Parliamentary forces subsequently strengthened the defences of Preston, which had comprised brick wall fortifications, although no evidence of these walls has been found (Lancashire County Council 2006, 22). A second confrontation took place during the Second Civil War, when the Battle of Preston was fought on 17th August 1648. A Royalist force, commanded by the Marquis of Langdale, was stationed on Ribbleton Moor, in the vicinity of the later Fulwood Barracks, to protect the east flank of a larger army of Scots raised by the Duke of Hamilton. At the time of the battle Hamilton's force, marching south to meet the King, was dispersed across a wide swathe of Lancashire. Cromwell's Parliamentary forces approached from Wetherby and attacked the Scots at the vulnerable crossing point on the River Ribble. Fighting was widespread across the region, and the Cavaliers were driven back through Preston. In the night and day manoeuvres that followed, in almost continuous rain, the Royalist cause was destroyed and dispersed across the Midlands: Hamilton and Langdale were both captured and eventually beheaded (Hardwick 1882). A hoard of sixteenth and seventeenth century silver coins found on Fulwood Moor in 1812 may be considered a reflection of the economic and political insecurity felt in the region in the period (Taylor 1966, 47-8).

- 3.3.14 Another conflict was fought around the Preston environs 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 (Hunt 2003, 36-7).
- 3.3.15 Although the town did not expand far beyond the medieval boundaries in the seventeenth and eighteenth centuries, development within the town altered its medieval character (Lancashire County Council 2006, 22). The burgage plots were subdivided and poorer dwellings were often situated behind the facade that fronted Fishergate and Church Street (*ibid*). This development would have been restricted to the Fishergate, Church Street, and Friargate area of the town, some of which lies within the southern and south-eastern part of the application site boundary. The limited expansion beyond the medieval town footprint comprised ribbon-development at the eastern end of Church Street, on Tithebarn Street and Lord Street (*ibid*), the latter two areas falling within the application site boundary. The development of Preston during the seventeenth century included the construction of well-built and fashionable brick and stone houses to cater for middle class and wealthy occupants, such as the earl of Derby who owned Patten House (Site 46) from 1688 (*ibid*). Despite the status of the town as a provincial capital and the installation of civic amenities, such as a public water supply and oil-fuelled street lighting, the town suffered from problems of waste disposal (*ibid*). This problem was presumably both compounded and alleviated by the presence of privately-owned roaming pigs that scavenged the middens in the streets (*ibid*).
- 3.3.16 The Industrial Revolution brought dramatic change to Preston. The town had become a principal corn-milling centre by the late eighteenth century (*ibid*) but

by 1857 was a centre for cotton production, with 75 textile mills having been constructed in the vicinity, including the Lord Street cotton mill in 1841 (Site **04**) and the warehouse at 23 Lord Street (Site **11**). Many burgesses were also involved with other aspects of the textile industry, beyond the cotton industry, through their interests in wool, flax, and linen, and the trade in Irish linen had been a factor in the local economy since at least 1543 (*ibid*). Cloth merchants began to build weaving cottages in the late eighteenth century, including houses with cellar loomshops in Mount Pleasant and higher quality accommodation, featuring separate loomshops, was built by the Horrockses at New Hall Lane (*ibid*). Weavers houses were also built within the application site boundary and are represented by Sites **42** and **45**. Powered mills were first built in Preston from 1777 (*ibid*) although, as they 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. 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).

- 3.3.17 The late eighteenth century saw further developments in the textile industry with the mode of power generation at, for example, the Moor Lane mill built by William Collinson graduating from wind power, to horse power and finally steam (*op cit*, 24). As well as the availability of machinery, the adoption of steam power in Preston in the late eighteenth century was also enabled by the supply of coal from Wigan, which became available with the opening of the Douglas Navigation (*op cit*, 29). The first power looms were 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*). In addition to cotton mills, flax mills were also present in Preston, although by 1856 only two flax mills remained and one worsted manufacturer (*ibid*). John Horrocks was one of the most successful mill owners in Preston, with the company owning ten mills by 1862, having become the largest textile manufacturer in the town (*ibid*). The company was known as Horrockses, Miller and Company from 1815 (*ibid*).
- 3.3.18 The production of engines and machinery for use in the textile mills stimulated the growth of the engineering industry in Preston (*op cit*, 32). By the 1830s foundries had been established in the town and by 1855 there were 15 iron and brass founders, including the Derby Street (Site **21**) and Union (Site **40**) foundries, 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*).
- 3.3.19 To meet the new demand for labour instigated by this growth in industry in the nineteenth century, the population of Preston expanded from 10,000 in 1800, 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. 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 in 1838 (Hunt 1992, 184). In the Preston region, gatherings were frequently centred on the Moor, with demands for increased wages and improved working conditions. The military and police were frequently employed to disperse such uprisings, which occasionally turned violent and forced the closure of mills (*ibid*). In 1842 twelve Chartist protestors were shot in Preston by the military that invoked the Riot Act (*ibid*). The following year work was begun on the construction of Fulwood Barracks on the Moor: its siting is unlikely to have been coincidental. The barracks housed a regiment of infantry, two troops of cavalry and forty-six artillerymen (approximately 1200 men in total) (Douet 1998).

- 3.3.20 The nineteenth century saw the construction of the Covered Market (Site **05**) within the north-western part of the site application boundary. Hotels and public houses were also built during this period as Preston expanded, including Sites **06, 8, 13, 38, and 39**, as well as a numerous shops, such as Sites **32, 33, 34, and 37**.

3.4 MAP REGRESSION ANALYSIS

- 3.4.1 ***Kuerdan 1684*** (Fig 3): Dr Richard Kuerdan's plan of the historic core of Preston was the earliest available map of the area. It is significant, not only because of its early date, but because it almost certainly records what was essentially the medieval layout of the town. It is clear from the plan that Preston's origins lie in and around the proposed application site, as opposed to its current position much more to the west of the application site.
- 3.4.2 In the late seventeenth century the town and, for that matter the majority of the application site, comprised Church Street, Friargate, Back Lane, the Market Place, St John's Street/Tithebarn Street and Lord Street. The presence of a Back Lane (later known as Market Street) might indicate that this was the earlier medieval core of the industrial settlement of Preston. Linear plots are recorded emanating from many of the streets and the buildings fronting the streets. This is a recognisable pattern of medieval development of towns with burgage plots following ribbonside development along the main streets. Although it is somewhat schematic in appearance, the plan shows the relative shape of the buildings, the extent of developed area and the compiler's objective of recording the names of the burgage plot holders. It is, therefore, important evidence documenting the medieval and immediate post-medieval core of the town, and alerts to those areas with a high potential for medieval and post-medieval below ground remains.
- 3.4.3 ***Lieutenant General Carpenter and Major General Wills' plan of 1715*** (LRO DDPR 141/1) (Fig 4): this map exists in three versions besides the original; with a 1738 copy and reproduction in 1902 (LCC 2006, 13). It portrays the battle that took place around Preston during the first Jacobite Rebellion of

1715, making the town centre a battle site. The plan depicts the town, understandably, not dissimilar to that shown on Kuerdan's plan (1684; Fig 3). However, some detail is inevitably added, such as the rural nature of the surroundings, but some has also been omitted when contrasted with Kuerdan. For instance, Back Lane is not shown, but various alleyways or winds are shown branching off Church Street between the Market Place and Tithebarn Street. Buildings are not shown in any great detail, with the exception of those houses that were burnt during the disputes.

- 3.4.4 Fields are also depicted in some detail, showing them as either under cultivation or pasture, again it is arguable how accurate a portrayal this is. The rear of many of the buildings, particularly on High Street and on the south side of Church Street (east) are shown with small hedged formal gardens. Another feature noted on this map is the position of the cross (Site 02) east of the Market Place. The map confirms that by the early part of the eighteenth century development was still focussed around the south and south-west of the application area.
- 3.4.5 ***George Lang's map of 1774*** (Fig 5): Lang's map was mostly concerned with the tenancy and ownership of the surrounding fields, and is therefore very schematic in appearance. However, it does show the extent of urban development by this date, which is seen to be creeping eastwards along Church Street and advancing northwards along Tithebarn Street. However, there are still significant portions of the application area which are open fields; to the east of Tithebarn Street and north of Lord Street there is a large open area shown dotted with trees, called Gally's Garden. Although at a much smaller scale than Lang's map, Yate's map of 1786 tends to confirm the extent of development within Preston twelve years later.
- 3.4.6 ***William Shakeshaft's map of 1808*** (Fig 6): although open areas still dominate much of the application area, a number of significant changes are discernible. Development can be seen to have ensued at a pace within the southern spur of the application area. Other areas of development can be discerned within the Shambles and around the south-eastern end of Back Lane. The opening of the canal in 1797 and later the railway in 1803 was also opening up the potential for Preston, bringing more wealth to the town (LCC 2006, 56). This potential was being realised with new streets being laid out in what was formerly Gally's Gardens, whilst at the same time showing them partly overlain by the older gardens. These are likely to be plots that were in the process of being divided up for developers to construct terraced housing, with the advent of the mills in the town, as is often seen with maps of this period. Other new streets included High Street and two new blocks of streets east of Tithebarn Street (Everton Street and Spring Garden Street).
- 3.4.7 Nevertheless, gardens were still a feature with concentrations below Friargate (out of the application area) and within the block bounded by the Shambles, Lord Street, Church Street and St John's Street. A new area of small garden plots, Everton Gardens and Spring Gardens, were planted to the east of Tithebarn Street. A major feature of the north-west of the study area was the creation of a park.

- 3.4.8 Apart from the ubiquitous gardens, other features are few. The cross (Site **02**) is shown as, as are the fish stones (Site **50**) and a Methodist Chapel in the north-west of the study area. The Methodist Chapel on Back Lane was built in 1787, not long after they were established in Preston (LCC 2006, 34). Two windmills can be seen to the east and west of the study area.
- 3.4.9 **Wales and Co's map of 1824** (Fig 7): this map clearly shows the present study area as defined by High Street and Park road (the present day Ring Way) and Church Street to the south. High Street is depicted as having housing on both sides, but still bounding a large open area, still to be completely developed. Further development can be seen around Nile Street, which branches north of Church Street, presumably the name denotes Nelson's Egyptian maritime victory of 1798, although the Great Nelson Street extending southwards from the application area on Wales and Co (1824) is no longer extant. Another new street, Pole Street, connecting Church Street with Park Road, has additional streets emanating eastwards. This shows signs of proposed development for what was to become terraced mill housing, probably associated with the Horrockses Miller and Company cotton mill now established to the south-east of the application area. The Horrockses were one of the major cotton mill owners and employers in the vicinity of Preston and would have had a major influence on the area in terms of its development. Thus by the 1820s it can be seen that most new development was in previously open areas, with only a small amount of apparent re-development within the historic core.
- 3.4.10 **Myres, JJ, Map of the Town of Preston, 1836**: this was the first detailed map of Preston and was as detailed as the Ordnance Survey first edition of 1849, over a decade later. The major and important difference from the Wales and Co's map of 1824 was the portrayal of individual properties. In the southern area, Greaves Street can be seen to have bisected the block between Shepherd Street and Blelock Street, with additional housing infilling those areas. To the north of Church Street, the area east of Tithebarn Street, as far as Park Road, had been quite rapidly developed since 1824 and would appear to be mostly terraced mill housing.
- 3.4.11 Overall, however, relatively little else appears to have changed. The interior of the block formed by the Shambles and St John's Street had been encroached upon. The north side of Lord Street also saw similar infilling, and Lancaster Road had partially been constructed. The buildings fronting the east side of Wood Street (leading north off Lord Street) had been cleared and Ormskirk Road had been built to join Dover Street to the east.
- 3.4.12 **Ordnance Survey map First Edition, 6":1 mile, 1849** (Fig 8): the general character of the urban encroachment within the application area can be seen from this detailed map, surveyed in 1844-7. In fact, the urban sprawl consisting of terraced houses, mills, warehouses, foundries, timber yards and other industries, is extensive to the north, south, east and west of the application area. The development to the north of High Street and to the south of Church Street, particularly to the south-east of the application area, is noticeable. Most notable within the application area was the development to the east of North Road, over Everton Gardens and Spring Gardens (Sites **43** and **44**).

- 3.4.13 Nevertheless, fossilised medieval urban features are still evident in the property boundaries. Properties extending northwards (Site **24**) and southwards (Site **23**) from the buildings fronting Church Street still define the medieval burgage plots and are characterised by piecemeal development. The eastern portion of the application area, particularly around the Shambles, also retains a building pattern based on the medieval burgage plots. Similarly, to the west of the application area, along what was known as Back Lane, the buildings running between Orchard Street and Friargate and within the application area around Lord Street and Earl Street are characteristic of burgage plot infills. This would probably indicate that much of the medieval and post-medieval core was largely intact. This contrasts with the development pattern to the east of St John's Street, which is much more regular, with rows of terraced houses. Within the central area some redevelopment has taken place, particularly on the corner of Tithebarn Street and Lord Street, where an industrial element can be seen, including Lord Street Cotton Mill (Site **04**), and the Union Brass and Iron Foundry (Site **41**).
- 3.4.14 *Ordnance Survey map First Edition, 1:2500, 25":1 mile* (Fig 9): the most significant re-development to have taken place in and around the application area was in the vicinity of the market place (Site **50**). A north/south aligned road, Lancaster Road South, has been improved in places and constructed in others. It connects Church Street to the northern part of the town, apparently for the purposes of the tram route. The Shambles has also been cleared and to the north has been replaced by The Harris Museum (Site **69**), with new buildings discernible on the east side of Lancaster Road running from Church Street. To the north of the Harris Museum, some of the buildings have been cleared to leave an open space, whilst the buildings fronting Lord Street have been left intact. The open space north of Earl Street last seen on the 1849 Ordnance Survey map has been appropriated for use as the Covered Market (Site **05**). This suggests that the open area had previously been in use as a market. A new Fish Market (Site **12**) has been created, replacing the fish stones. This would have necessitated the clearance of older buildings. To the north, where previously the Methodist chapel (Site **15**) had stood alone, new streets had been constructed, Liverpool Street and Tenterfield Street. The buildings here comprise more piecemeal development, rather than the rows of terraced housing associated with the first half of the nineteenth century.
- 3.4.15 Clearance of older buildings on the west side of Tithebarn Street above Crooked Lane saw erection of a theatre (Site **19**), as well as clearance on the eastside of Bishopgate. No further extensive development appears to have occurred on the east side of the application area.
- 3.4.16 *Ordnance Survey map 1912, 25":1 mile* (Fig 10): by the early years of the twentieth century the area west of Lancaster Road, between Liverpool Street and Church Street was established as the Civic Quarter of the town. This included, not only the markets, police station, courts and post office, but also the Town Hall, the Harris Museum and the fashionable and ornate Miller Arcade. Between Lancaster Road and Tithebarn Street, new buildings can be discerned on the Church Street Frontage and to the south of Lord Street on Lancaster Road, suggesting that Lancaster Road was being modernised. The

Empire Theatre can be seen toward the southern end of Tithebarn Street, while a skating rink was located at the north end.

- 3.4.17 Some continuity can be discerned; Lord Street Mill still existed as did the saw mill off Old Vicarage and the Pole Street Mill. Phoenix Iron works is indicated on both sides of Derby Street, including on the site of the earlier Derby Street Foundry. Otherwise very little has changed.
- 3.4.18 **Ordnance Survey map 1931, 25":1 mile:** to the west of Lancaster Road very little change was noted. An irregular block of buildings described as Starch House was cleared to produce Starch House Square. Opposite this was the Majestic Hall, replacing some of the buildings on Tenterfield Street. A reminder of the Great War was the Cenotaph (Site 39) outside the Post Office, replacing an earlier memorial to the Boer War. An area on the west side of Tithebarn Street, below Lord Street had also been opened out. To the east, an area partially outside the study area, formerly a brewery may have been cleared too. The Phoenix Iron Works still present, while the Pole Street Mill had become a Rubber Works. Further down the road on Derby Street a Tobacco factory was marked.
- 3.4.19 Changing fashions in entertainment were also noticeable. Opposite the Empire Theatre on Tithebarn Street was a picture house, whilst the skating rink had also become a cinema.
- 3.4.20 **Ordnance Survey map 1938, 25":1 mile** (Fig 11): the area to the south of Church Street had remained almost static in terms of development for nearly a century. However, it was subject to some redevelopment with the erection of another picture theatre, known as the Ritz (Site 49). A further civic dimension to the town centre was noted with the addition of Municipal Buildings between the Court House and Police Station. Other elements of the government, above that of the municipality, can be seen north of Percy Street, with the addition of the Inland Revenue Offices and Employment Exchange. Changing modes of public transport are evident with the appearance of a bus station on the west side of Tithebarn Street, towards its junction with Church Street. Otherwise the inter-war years saw little in the way of major redevelopment.
- 3.4.21 **Ordnance Survey map 1955, 1:10,000:** the lack of a large scale map available for the immediate post-war years precludes a detailed analysis of the study area. However, this edition does convey the impression that there little in the way of major change within the application site boundary.
- 3.4.22 **Aerial Photograph c1960 (<http://mario.gov.uk>):** despite the lack of large scale map coverage available (that is greater than 1:10,000 scale) for Preston in the 1950s and 1960s, aerial photographs are able to provide some evidence. Within the southern spur of the application site, the historic street frontage along Church Street and Manchester Road, which had remained intact since the early nineteenth century or earlier, was by this time beginning to be demolished piecemeal. A gap can be seen extending along the line of one of the burgage plots almost opposite Church Row. While the buildings fronting the west side of Manchester Road have been cleared. The same can be said for

the block of buildings bound by Blelock Street, Shepherd Street and Greaves Street.

- 3.4.23 A large amount of housing had also been cleared to the rear (east) of Tithebarn Street and as far as the Phoenix Iron Works, the buildings of which were still standing in this period. This included all the housing in the triangle shaped plot of land where Tithebarn Street and North Road met. Other clearance can be seen on both side of Nile Street. Little change can be discerned within the western part of the application site and within the area dominated by Preston's Civic Quarter, with the exception of a gap between Liverpool Street and Tenterfields Street, where the Methodist Church had stood.
- 3.4.24 **Proposed development plan 2007** (Fig 2): the modern day map of Preston shows, for the southern portion of the study area, that although the buildings on the historic street frontage still exist, those that were constructed within the old burgage plots to the rear have now been largely cleared. Those between Shepherd and Blelock Street have been partially cleared, with those buildings to the east of Greaves Street being wholly modern. The cartographic evidence for this part of Preston would indicate that development had been fairly static for 150 years and, therefore, the archaeological potential would be quite high. Unfortunately, the same cartographic evidence would suggest there was not much development before the beginning of the nineteenth century.
- 3.4.25 The biggest change, by far, has taken place to the north of Church Street. The construction of the Ring Way, which effectively forms the northern boundary to the study area and now cuts this part of the city centre off from further north, along with other post-war developments, has dramatically altered the landscape of the city centre. Within the core of the city centre redevelopment was carried out to the north of the Covered Market (Site 05), which removed the remainder of Liverpool Street and Tenterfield Street. Redevelopment also took place south of Ormskirk Road as far as Crooked Lane and demolition of buildings took place down to Lord Street, leaving an open grassed recreation area.
- 3.4.26 To the east of Tithebarn Street, the area as far as Park Road was redeveloped, notably resulting in the bus station (Site 73), leaving only isolated nineteenth century elements around Church Row, Hammonds Row and Pole Street. Potentially, this area could reveal traces of the nineteenth century housing around Spring Gardens from as early as at least 1808 (Fig 6), while there may be traces of the isolated larger eighteenth century houses noted on the eighteenth century maps (Figs 4 and 5). However, given the scale of the development in these areas, which consists of not only the bus station but various office blocks, survival may at best be truncated or completely obliterated. By far the most obvious area of potential would be the grassed area to the north of Lord Street, which from cartographic evidence showed no sign of development more recent than the mid nineteenth century.

3.5 WALKOVER SURVEY

- 3.5.1 A rapid walkover survey was carried out to assess the gazetteer sites identified during the research in terms of survival and condition, together with an understanding of the impact of the proposed development. A photographic record was maintained of buildings or areas of archaeological and historical interest. The walkover survey produced some additional 19 gazetteer sites, due to their historical or archaeological potential. For ease of description, the survey has been divided into three areas (Areas A, B, C; Fig 1) starting with the area south of Church Street (Area A), followed by the area east (Area B) and west (Area C) of Tithebarn Street. These have been subdivided where appropriate.
- 3.5.2 *South of Church Street:* Area A1 is bound by Manchester Road to the east, Church Street to the north, Rose Street and St John's Place to the west and Blelock street to the south. There is a smaller area further south, Area A2, positioned in the corner of Manchester Road and Oak Street. Area A comprises light industrial usage and retail outlets. Both of these areas were occupied by houses by the earlier part of the nineteenth century (Sites **45** and **47**), which survived until at least the mid twentieth century (Ordnance Survey 1848 and 1938). Where these houses no longer exist, since their demolition, there has been limited development. This might imply that there is potential for the survival of below ground remains relating to the mill houses, which may have had cellars, particularly in the case of Site **47** in Area A2, currently an open area (Ordnance Survey 1849). The two blocks of houses that once existed to the south of Shepherd Street and either side of Greaves Street (A1, Site **45**) both now have recent buildings on the, but there are still some open areas present.
- 3.5.3 The present buildings on the Church Street frontage, along the northern edge of A1, appear to be a mixture of nineteenth century facades with possibly earlier elements intermixed, although many of the shop frontages are modern (Plate 4). Amongst these are two listed buildings; the Old Dog Inn (Site **08**; LB no 941-1/12/78; Plate 1) and an early nineteenth century warehouse (Site **07**; LB no 941-1/12/77; Plate 2). The Old Dog Inn is still currently in use as a public house. However, the warehouse is currently unused and it appears to be relatively neglected to the rear (Plate 3). Access could not be gained to the interior to gauge its condition. These two buildings along with Sites **27**, **28** (Plate 9) and **29** fronting Church Street, provide some indication of the historical character of the nineteenth century street frontage (Plate 4).
- 3.5.4 To the rear of the Church Street frontage are two further nineteenth century warehouses; one of which (Site **48**; Plate 7) is known through cartographic evidence to date to the early nineteenth century (Shakeshaft 1808), and one has a date stone of 1868 (Site **25**, Plate 6), although is thought to be older. Site **25** is currently unoccupied but appears to be in a good state of preservation, although the interior could not be inspected. Site **48** is currently in use as a nightclub. The presence of Site **26** to the rear of Site **29** was observed as possibly of eighteenth century origin and, although much of the area behind the Church Street frontage is now occupied by car parks (Plate 5), this area was once divided into burgage plots (Site **23**) with Shepherd Street itself

marking the southern boundary of the medieval borough. In fact the burgage plots (Site **23**) have dictated the boundaries of the Church Street properties in A1. All this evidence suggests that the buildings may incorporate much older elements or that there are potentially buried remains dating to the medieval period to the rear of the plots. However, this must be tempered with the fairly later date at which the rear of these plots also saw various developments.

- 3.5.5 **East of Tithebarn Street (Area B):** the area to the east of Tithebarn Street, Area B, is bound by the Ring Way to the north and east, Church Street to the south and a stepped irregular profile to the east along Tithebarn Street and Church Row. It has been subdivided into Areas B1 comprising the bus station (Site **73**), B2 that to the south of Lords Walk and north of Church Street, and B3 to the east alongside the Ring Way.
- 3.5.6 The area is presently dominated by modern development, including the bus station (Site **73**; Plate 10) on the east side of Tithebarn Street (B1), which has large areas of hard standing or car parking. These more modern developments replaced the orderly rows of terraced houses in the late twentieth century, including Spring Gardens, North Road and Everton Gardens (Sites **43** and **44**). These terraces were seen through the map regression to have originated in the first decade of the nineteenth century and were among the earliest workers' houses in the area. Furthermore, those on the west side of Spring Gardens were thought to be cellared loomshops (Morgan 1990, 64), as were those on Alfred Street and Buck's Court (Site **43**; *ibid*). There is a possibility that below the hard standings and car parks there may be potential for surviving archaeological remains, including the cellars of the loomshops. In addition, depending on the depth of the archaeological remains and the depth of intrusion from nineteenth and twentieth century developments, remains associated with the Roman road (Site **22**), such as roadside development, may lie beneath the bus station (Site **73**).
- 3.5.7 Further cellared dwellings identified as loomshops are known to have existed in the area immediately east of Church Row, Area B2, around Nile Street (Site **42**), dating to the 1820s or slightly earlier (Morgan 1990, 64). This area is now a car park or waste ground, which suggests that there has been little disturbance since the demolition of the terraced houses offering the potential for the survival of below ground remains.
- 3.5.8 Two extant examples of nineteenth century housing do survive on the corner of Derby Street (Site **36**), but these appear, from cartographic evidence, to be later nineteenth century in date and not contemporary with the loomshops (Plate 11). The archaeological potential that exists in this area is associated with the remains of Patten House (Site **46**), the Preston residence of the Earls of Derby. However, it could not be ascertained from the walkover whether the construction of the remaining houses and the modern structures that occupy the eastern extent of this part of Area B2 would have severely impacted or disturbed any potential below ground remains.
- 3.5.9 The majority of Area B3, to the north of Carlisle Street, is currently occupied by the Holiday Inn (Plate 12), offices and car parking. This replaced the northern extent of Pole Street, lined on its western side with nineteenth century

terraced housing and on its eastern side and to the north of Carlisle Street was a school built in the second half of the nineteenth century (Site **20**). It would appear from cartographic analysis that the site of the school has not been developed and currently lies beneath a car park suggesting the potential for the survival of below ground remains. It is unlikely that any below ground remains exist within the remainder of B3 where the foundations required for the high rise buildings are likely to have extended to some depth, although there is a possibility that remains of the Derby Street foundry may have escaped this fate.

- 3.5.10 **West of Tithebarn Street (Area C):** Area C is bound on the eastern side by Tithebarn Street, with Lancaster Road running along and through its western side, with the Ring Way to the north and Church Street to the south. The area has been subdivided into C1 and C2, with C1 containing some of the buildings within the conservation area, whilst much of the western edge of C2 runs alongside the conservation area (Figs 2 and 3).
- 3.5.11 The two blocks of properties fronting Church Street from numbers 11 to 31, are immediately outwith the application site area (Sites **24** and **59-60**). However, their boundaries fossilise those of the medieval burgage plots, which lie within the application boundary behind numbers 27-31 Church Street (Site **24**). Some of the eighteenth and nineteenth century street frontages still exist (Plates 13 and 14), although there is a mixture of modern buildings and older examples, some of which may have origins pre-dating the eighteenth century (Sites **30-35**).
- 3.5.12 The historic buildings fronting the south end of Lancaster Road in C2 are all listed Grade II (Sites **59**, **67** and **68**; Plate 15), and appear to be contained within a relict burgage plot. Further burgage plots, aligned east/west were situated to the north of Ward's End, presently occupied by the Guild Hall. This area is within the core of the medieval settlement and medieval and later features could potentially exist in this area.
- 3.5.13 To the north of Lord Street, in C2, in a plot bounded by Crooked Lane there are again historic buildings fronting Lancaster Road (Sites **06** and **10**), including the Golden Cross public house (Plates 16 and 17). These lie within the application boundary but are not proposed for redevelopment. To the rear of these properties (east) is an open area, with a Grade II listed warehouse (Site **11**; LB no 941-1/10/194) and the Tithebarn public house (Site **38**) on the south-east corner (Plate 18). These are outlined for demolition and potentially date to the late eighteenth or early nineteenth century. Formerly situated within the interior of this plot during the mid nineteenth century was an iron foundry (Site **41**) and Lord Street Mill (Site **04**). There appears to have been little development here since the demolition of these buildings, with humps and bumps visible on the ground (Plate 19). In addition, early maps show that the north side of Lord Street was being developed in the late seventeenth century (Kuerden 1684). Therefore, it is possible not only for industrial remains to be found within the plot but remains dating from at least the seventeenth century.

- 3.5.14 Between Crooked Lane and Old Vicarage the plot is occupied by modern retail units, with the exception of the north (Site **17**) and south (Site **37**) end of the plot fronting Lancaster Road. At the south end of the plot are two mid nineteenth century shops (Site **37**), one with possibly a late nineteenth century façade (Plate 20). Here development was sparse up until the middle of the nineteenth century, although it did include a saw mill (Site **17**).
- 3.5.15 The northern extent of the area between Lancaster Road and Tithebarn Street is currently occupied by modern buildings with some car parking. Development in this area was sparse even by the end of the nineteenth century, although it did include the site of the Old Vicarage and the eponymous Tithebarn (Site **03**), and a Sunday School (Site **17**) was located on the Old Vicarage street frontage. Thus there are potential archaeological sites in this area, but it was not feasible from the walkover survey to ascertain the level of possible survival of any archaeological remains.
- 3.5.16 The final part of the application area, C1, includes the covered market (Site **05**; Plate 21), with an area to the north intended for redevelopment. This was largely undeveloped open land in the first half of the nineteenth century, with a chapel (Site **15**) erected by 1836 (Myres 1836). Housing along former Liverpool and Tenterfield Streets was a later nineteenth century addition, with a school (Site **14**) located on Tenterfield Street post-1849 (Ordnance Survey 1849). The name 'Tenterfield' may be indicative of the area having been used for the drying of milled cloth on frameworks known as a tenter. The archaeological potential for this area is probably little more than of local interest.
- 3.5.17 To the south of C1 and alongside the edge of C2 are numerous listed buildings of Grade II (Sites **09**, **12**, **51**, **55** and **56**), Grade II* (Site **57**), and even a Grade I building (Site **69**; Plate 22). These lie within the conservation area but outwith the application site boundary but their proximity ensures that their visual setting at the very least must be taken into account. The majority of these sites focus on the medieval market place (Site **50**), and therefore, away from the proposed development. The rear of the structures, in addition, should not be much affected by the main development, with many of the surrounding structures remaining on Lancaster Road and within Area C1.

4. GAZETTEER OF SITES

Site number	01
Site Name	St Johns Street (Lord Street) Horsemill
NGR	354090 429510
Designation	None
HER Number	1419
Site Types	Horse engine house
Period	Post-medieval/seventeenth century
Description	A horsemill is seen on the in an area between the middle of St Johns Street (now Lord Street) and a square (Molyneaux Square, in Lancaster Road, immediately south of where the thoroughfare is crossed by Lord Street). The area has since been built on with mainly cellared shops and offices and no trace of the horse mill is likely to remain.
Sources	Kuerden 1684
Assessment	The site lies within the application boundary. However, it is unlikely that any surviving below ground remains survive.

Site number	02
Site Name	Molyneaux Square Cross
NGR	354070 429500
Designation	None
HER Number	1420
Site Type	Cross
Period	Eighteenth century
Description	A cross is marked on Halsberg's map of Preston, which is dated after 1715 (Taylor 1906). It is sited in a small court on Mew Street, near Molyneaux Street, reached by Gin Bow Entry from the Market Place, which is about 100m to the south west. The square and streets had altered by 1849 (Ordnance Survey 1849), and the cross was no longer marked but replaced by a well and pump in Molyneaux Square. The square has, since then, been absorbed into Lancaster Road and no traces of the cross remain.
Sources	Taylor 1906, 237-8; Ordnance Survey 1849 first edition, 6":1 mile
Assessment	The site lies within the application boundary. However, the cross has since been removed and will not be affected by the development.

Site number	03
Site Name	Vicarage and Tithebarn
NGR	354080 429640
Designation	None
HER Number	1455
Site Type	Tithebarn
Period	Post-medieval/seventeenth century
Description	Dr Kuerden wrote about 1681 to 1687 'Proceeding North to Salter Lane, was esteemed to be Vicars or Vicarage Street or Alley (St Johns Street and Tithebarn Street) by reason that at the end thereof the ancient vicarage stood before dilapidation and the Tithebarn was adjacent' (Hewitson 1883, 37-38). By 1849 this area had been built over with terraced mill houses (Ordnance Survey 1849).
Sources	Hewitson 1883; Ordnance Survey 1849 first edition, 6":1 mile
Assessment	The site lies within the application boundary. However, the buildings have long since been demolished, and it is unlikely that any below ground remains will survive.

Site number	04
Site Name	Lord Street Mill
NGR	354128 429545
Designation	None
HER Number	10410
Site Type	Cotton mill
Period	Nineteenth century
Description	Lord Street Mill was built in 1841 and formerly owned by T Grundy and Company. It was a very small mill, equating to only 13 acres. It consisted of one five-storey block, eight bays long and four bays wide, with cast iron columns and cast iron roof truss supporting wooden floors. The facade was more elaborate than the period now (Scott 1952). By the 1960s the mill was no longer extant (mario.gov.uk).
Sources	Aerial Photograph c1960 (http://mario.gov.uk); Scott 1952
Assessment	The site lies within the application boundary. However, the buildings have been demolished, but any surviving below ground remains will be directly impacted.

Site number	05
Site Name	The Covered Market, Market Street
NGR	353960 429580
Designations	Listed Grade II
LB No.	941-1/9/203
HER Number	12851
Site Type	Market hall
Period	Nineteenth century
Description	The covered market was built in 1870-75, and designed by Garlick, Park & Sykes. It is a Grade II listed building. It was first constructed by Joseph Clayton of Preston, then by P.D.Bennett & Co of West Bromwich, and finally by Willam Allsup. It consists of cast iron columns, wrought iron girders and principals with tension bars, and a hipped slate roof with red ridge tiles. It is of a rectangular plan on east/west axis. It is a tall open-sided structure, following a downward slope from east to west, and has 13x3 bays. The columns have square pedestals with dog-toothed panels, three are marked "J.CLAYTON PRESTON" and 31 with "W.ALLSUP". The column shafts are superimposed, clustered shafts with foliated caps, and large openwork brackets carrying trellis girders with applied ornamentation; these are attached at right angles to the girders with prominent curved open-work brackets to oversailing eaves. The roof comprises close-set principals with wrought-iron tension bars. It collapsed while under construction in August 1870, and the completion was delayed by disputes between designer and contractors, and by appeal to Sir William Fairbairn. This site forms a group with the Fish Market (12) and Amounderness House (56)
Sources	DCMS List of Buildings of Special Architectural or Historic Interest. www.imagesofengland.org.uk
Assessment	The site lies within the application boundary and will be directly affected in terms of proposed refurbishment and redevelopment.

Site number	06
Site Name	Golden Cross Hotel, 60 Lancaster Road
NGR	354070 429555
Designation	Listed Building II
LB No.	941-1/10/173
HER Number	13961
Site Type	Public house
Period	Nineteenth century
Description	The site is a Grade II listed public house dating to c1860 but it has since been altered. It is in the classical style and consists of brown brick, part stuccoed, with sandstone dressings and slate roof. It has a double-depth plan with a rear wing. It is symmetrical, three-storeys high with cellars and an attic, and three bays;

pilasters and banded rustication at ground floor (which also has a cornice), rusticated quoins to the upper floors, frieze with triglyphs and guttae, prominent cornice with mutules, blocking course.

The ground floor has a central doorway, narrow vertical-rectangular windows next to this and wider windows beyond these. The windows have paneled aprons and are all framed by broad pilasters terminating in large foliated consoles, which carry a cornice. The first floor has two-light casement windows, those in the outer bays with pedimented architraves and that in the centre with a simple moulded surround and straight cornice; the second floor has sashed windows without glazing bars, all with shouldered surrounds but those in the outer bays with small decorated crests, and a plain band above with raised lettering GOLDEN CROSS HOTEL. It has gable chimneys. The left return wall has two doorways with raised plain surrounds and small cornices (the further one blocked), two sashes between these with arched glazing and stained glass spandrels, two 12-pane sashes on each floor above (that on the left at first floor with altered glazing in the lower leaf), and two narrow four-pane sashes at attic level. The short wing continuing to rear has altered windows and mono-pitch roof.

The rear has sashed windows with 12 and four panes at ground floor, 12 and 12 at the first floor, four and four at the second floor. The interior is altered at ground floor, but otherwise it was not inspected. The building is the north end of a block otherwise comprised of Nos 50 to 58, having strong group value with the Town Hall (51) and Amounderness House (56) opposite, and has visual similarity to Nos 12 to 24 to the south (66 and 67).

Sources DCMS List of Buildings of Special Architectural or Historic Interest.
www.imagesofengland.org.uk

Assessment The site lies within the application boundary and although will not be affected by the proposed development, its setting may be affected.

Site number 07
Site Name 131a Church Street
NGR 354272 429414
Designation Listed Building II
LB No. 941-1/12/77.
HER Number 17180
Site Type Warehouse
Period Nineteenth century
Description The site was originally a warehouse, but is now shop and dates probably to the early nineteenth century. It is constructed of brick in Flemish bond with sandstone dressings (the front is painted white), and a roof probably of slate. It is rectangular in plan and at right angles to the street. It has a basement and four storeys; the gabled three-window symmetrical facade has a central loading slot with three stages above the ground floor, with fixed windows to the first two stages and a loading door at the top stage with a small hoist above. There is a doorway at ground level with glazed double doors. The ground floor has nineteenth century 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 four-pane windows on each floor, raised sills and wedge lintels (but all blocked internally)

Sources DCMS. List of Buildings of Special Architectural or Historic Interest.
www.imagesofengland.org.uk

Assessment The site lies within the application boundary and is outlined for demolition.

Site number 08
Site Name The Old Dog Inn, 133 Church Street
NGR 354260 429400
Designation Listed Building II
LB No. 941-1/12/78

HER Number	17181
Site Type	Public house
Period	Nineteenth century
Description	The site is a public house, probably dating to the early nineteenth century, but was altered in 1898. It is constructed of brick, with the front faced with rusticated ashlar at ground floor and stucco above, and all painted, with a slate roof. It has a double-depth plan, with through wagon entry at the left end. It has three storeys (probably over cellars), and four bays. The ground floor is rustic and the upper floors (except the first bay) as a symmetrical three-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 third bay under an elaborate segmental-pedimented canopy, the pediment containing monogrammed lettering "18 MB & Co Ltd 98" (probably Massey Burnley brewery), two 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 impost (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 third bay coupled and with a frieze over the first floor lettered "THE OLD DOG INN", and those at first floor of the flanking bays with cornices. The rear is scored render, with narrow sashed windows with raised sills and wedge lintels, sashed stair-window with margin panes.
Sources	DCMS. List of Buildings of Special Architectural or Historic Interest. www.imagesofengland.org.uk
Assessment	The site lies within the application boundary and is outlined for demolition. Listed building consent will be required.

Site number	09
Site Name	K6 Telephone Kiosks, outside Head Post Office
NGR	353963 429487
Designation	Listed Building II
LB No.	941-1/11/202
HER Number	17261
Site Type	Telephone box
Period	Early twentieth century
Description	Eight telephone kiosks stand in pairs with a ninth detached at the north end, near the south end of the post office. They are of Type K6 designed by Sir Giles Gilbert Scott but made by various contractors. They are cast iron painted red with square kiosks, margin panes to windows and doors, and domed roofs with unperforated crowns to the top panels.
Sources	DCMS. List of Buildings of Special Architectural or Historic Interest.
Assessment	The site lies adjacent to the application boundary and although will not be directly affected by the proposed development, its setting may be affected

Site number	10
Site Name	Princes Buildings, 50-58 Lancaster Road
NGR	354075 429531
Designation	Listed Building II
LB No.	941-1/10/172
HER Number	17265
Site Type	Shop
Period	Nineteenth century
Description	The site consists of a terrace of five shops with dwellings above (Nos 50 and 52 now in one, and No 56 subdivided to make two shops). The buildings date to c1860, and have been altered. It is constructed of brown brick in stretcher bond, mostly stuccoed, with sandstone dressings and a slate roof. It is shallow double-depth in plan with back extensions, and is built in the classical style. It has three storeys with cellars and attics; 1+3+1+3+3 bays (in a composition which implies

an originally symmetrical design centred on No 56 but not fully executed), with giant pilastrading to the upper floors of the three-bay units, a deep frieze and prominent dentilled cornice with blocking course which break back slightly over the one-bay unit. At ground floor Nos 50 to 56 have double-fronted shops with recessed doorways flanked by plate-glass windows, with shafts that have stiff-leaf caps, and large segmental overlights (those at Nos 50 to 54 now covered externally by modern fascia boarding; and the shop front of No. 58 remodelled). At first and second floor level the six bays of Nos 50 and 52 and the three bays of No 56, break forwards slightly and are stuccoed, with giant pilasters, interrupted string courses, and four-pane sashed windows (these features carried round the right-hand return of No 50). Nos 54 and 58, each of one wide bay, have tripartite sashed windows on both floors, those at first floor with pedimented tetrastyle architraves which have large foliated consoles, and those above with shouldered stucco surrounds. Nos 50 and 58 have small gabled dormers, and nos 52 to 56 have low flat-roofed 12-light dormers; all have large multiple-flue chimney stacks with moulded stone cornices. The right-hand return wall of No 50 has five bays, with the upper floors matching the front, and it has in the centre of the ground floor a doorway with banded surround, a paneled door with small dentilled upstand on the lintel, and square overlight with diagonal glazing bars. To the right of this is a cornice with consoles beneath the pilasters of the upper floors (suggesting that front formerly had a similar feature). To the rear are two-storey extensions, mostly of shallow lean-to form, with apparently unaltered windows of mostly twelve-pane sashes with crown glass panes.

It forms a group with No 60, Golden Cross Hotel (6) attached at north end, and has a strong group value with the Town Hall (51) and Amounderness House (56) opposite, and visual similarity to Nos.12 to 24 to the south (66 and 67).

**Sources
Assessment**

DCMS. List of Buildings of Special Architectural or Historic Interest

The site lies within the application boundary but it will not be directly impacted by the proposed development.

Site number	11
Site Name	21 and 23 Lord Street
NGR	SD 54144 29535
Designation	Listed Building II
LB No.	941-1/10/194
HER Number	17268
Site Type	Warehouse
Period	Nineteenth century
Description	The site was a warehouse (or pair of warehouses), but is now furniture showroom. It dates to the early nineteenth century but has been altered. It is brown brick, with the facade in Flemish bond and the sides and rear in 4+1 English garden wall bond, with sandstone dressings and a slate roof. It has a slightly angled rectangular plan at right angles to street, axially partitioned. It is five storeys over a basement, with six bays. The gabled facade is canted back slightly each side of the midline, with a very high plinth (interrupted by twentieth century alterations). The angled two-bay centre has a round-headed blind arch to full height, with a small keystone and imposts, and two windows to each of the four upper stages; the flanking bays have loading slots with long-and-short stone quoins, the three stages surviving above the two lower floors (which are broken by very large twentieth century openings) with massive timber lintels; that at the top of the right-hand slot with a blocked crane opening above it and that to the left rebuilt and raised. The lintel has been replaced with steel, and a steel crane beam protruding through the door beneath; this and the stage below it have board doors, but the other stages on each side are now glazed, or glazed and boarded. The windows in the centre bays and on the three upper stages of the outer bays are all almost square, with raised sills and wedge lintels, and altered glazing. The gable has flat stone coping with remains of an apex finial, and broad flat kneelers. Remains of a front wall of a former nineteenth century building is attached to the left corner. The left side wall has a gable mark of a former and earlier three-storey

	<p>building (including vertical joint at junction of rear wall). The windows are like those at the front: three at ground floor, all blocked, five at the first and second floors (recently re-opened), six at the third floor (five boarded and one blocked), seven at fourth floor (all now boarded). The right-hand side wall has some similar windows, and an extruded chimney near to the front. The rear has similar square windows on all floors, some of which are blocked.</p> <p>The mill was probably built for putting-out handloom manufacturers. No.23 was occupied in 1825 by Thomas German & Co., cotton spinners and manufacturers.</p> <p>DCMS. List of Buildings of Special Architectural or Historic Interest.</p> <p>The site lies within the application boundary and is proposed for demolition. Listed building consent will be required.</p>
Sources	
Assessment	

Site number	12
Site Name	The Fish Market, Market Street
NGR	353970 429530
Designations	Listed Building II
LB No.	941-1/9/204
HER Number	17287
Site Type	Market hall
Period	Early twentieth century
Description	The site is a covered open-air market building dating to the early twentieth century. Previously, the fish market had been an open square (Ordnance Survey 1893) It is constructed of cast-iron and steel, with a slate roof with glazed panels. It is square in plan under a three-span hipped roof ridged on a north/south axis. It is open sided, essentially a floating canopy, carried on four columns at each end and one in the centre of each side. The columns are square with paneled sides decorated with attached anthemions and rosettes, and heavily foliated caps, carrying very deep trellis girders with ornamental bosses, and long slender arch-braces to very deep oversailing eaves. There are long glazed panels on three slopes of roof, with wrought-iron cresting to all ridges. It forms a group with the Covered Market (05).
Sources	DCMS List of Buildings of Special Architectural or Historic Interest. Ordnance Survey 1893, first edition 25":1 mile
Assessment	The site lies within the application boundary but will not be directly impacted by the proposed development.

Site number	13
Site Name	Inn, adjacent to 23 Market Street, Preston
NGR	353925 429545
Designation	None
HER Number	19929
Site Type	Inn
Period	Nineteenth century
Description	The building is first shown on the Ordnance Survey map of 1893 but was demolished in the mid to late twentieth century (Ordnance Survey 1938).
Sources	Ordnance Survey, 1893, first edition 25":1 mile, Ordnance Survey, 1938, fourth edition 25":1 mile
Assessment	The site lies within the application boundary but will not be directly impacted by the proposed development.

Site number	14
Site Name	School off Tenterfields Street
NGR	353965 429632
Designation	None
HER Number	19935
Site Type	School
Period	Nineteenth century

Description	The building is first shown on the Ordnance Survey map of 1893 but was demolished prior to the building of the multi-storey car park in the late twentieth century.
Sources	Ordnance Survey, 1893, first edition 25":1 mile
Assessment	The site lies within the application boundary. However, the building has been demolished to make way for the covered market and multi-storey car park. Therefore, it is unlikely that there are any surviving below ground remains.

Site number	15
Site Name	Chapel off Tenterfield Street
NGR	353970 429619
Designation	None
HER Number	19936
Site Type	Chapel
Period	Nineteenth century
Description	A Wesleyan Methodist Association Chapel is shown on the Ordnance Survey map of 1849 but was demolished prior to the building of the multi-storey car park in the late twentieth century.
Sources	Ordnance Survey, 1849, first edition 6":1 mile
Assessment	The site lies within the application boundary. However, the building has been demolished to make way for the covered market and multi-storey car park. Therefore, it is unlikely that there are any surviving below ground remains.

Site number	16
Site Name	Chapel, 96 Lancaster Road, Preston
NGR	354052 429648
Designation	None
HER Number	19937
Site Type	Chapel
Period	Nineteenth century
Description	The building is first shown on the Ordnance Survey map of 1893 but was demolished and replaced by Duchy House in the late twentieth century.
Sources	Ordnance Survey, 1893, first edition 25":1 mile
Assessment	The site lies within the application boundary. However, the building has been demolished, and it is unlikely that there are any surviving below ground remains.

Site number	17
Site Name	Sunday School, Old Vicarage
NGR	354076 429653
Designation	None
HER Number	19938
Site Type	Sunday school
Period	Nineteenth century
Description	The building is first shown on the Ordnance Survey map of 1893 but was demolished and replaced by Duchy House in the late twentieth century.
Sources	Ordnance Survey, 1893, first edition 25":1 mile
Assessment	The site lies within the application boundary. However, the building has been demolished, and it is unlikely that there are any surviving below ground remains.

Site number	18
Site Name	Saw Mill
NGR	354093 429629
Designation	None
HER Number	19939
Site Type	Saw mill
Period	Nineteenth century

Description	The mill is first shown on the Ordnance Survey map of 1893 but is no longer extant.
Sources	Ordnance Survey, 1893, first edition 25":1 mile
Assessment	The site lies within the application boundary. However, the building has been demolished, and it is unlikely that there are any surviving below ground remains.

Site number	19
Site Name	Theatre on 55-61 Tithebarn Street
NGR	354137 429595
Designation	None
HER Number	19940
Site Type	Theatre
Period	Nineteenth century
Description	The theatre is first shown on the Ordnance Survey map of 1893 but is no longer extant.
Sources	Ordnance Survey 1893, first edition 25":1 mile
Assessment	The site lies within the application boundary. However, the building has been demolished, and it is unlikely that there are any surviving below ground remains.

Site number	20
Site Name	School off Carlisle Street, near Ring Way
NGR	354352 429699
Designation	None
HER Number	19974
Site Type	School
Period	Nineteenth century
Description	The school is first shown on the Ordnance Survey map of 1849 as St Paul's National School. It was demolished in the late twentieth century.
Sources	Ordnance Survey 1849, first edition, 6":1 mile
Assessment	The site lies within the application boundary. The buildings have been demolished, but the site is currently a car park and does not appear to have been redeveloped. Therefore, any surviving below ground remains may be directly impacted.

Site number	21
Site Name	Derby Street Foundry
NGR	354280 429684
Designation	None
HER Number	26651
Site Type	Foundry
Period	Nineteenth century
Description	An iron and brass foundry is shown on OS first edition map of 1849. It later becomes known as the Phoenix Iron and Brass Foundry (Ordnance Survey 1912). The site is no longer extant.
Sources	Ordnance Survey, 1849, first edition 6":1 mile; Ordnance Survey, 1912, first edition 25":1 mile
Assessment	The site lies within the application boundary. However, the buildings were demolished prior to the construction of the present bus station (Site 73).

Site number	22
Site Name	Roman Road, 70c Wigan to Preston.
NGR	Centroid 35543 41961 (MBR: 3740m by 23796m) SD51NE Line
Designation	None
HER Number	26143
Site Type	Roman road
Period	Roman

Description	The possible line of the Roman road from Wigan to Preston, and eventually Lancaster has been extrapolated and there are no visible remains. Excavations were carried out by the Chorley and District Archaeological Society in 1955 and 1985 at Coppull Moor Lane, when the remains of a road were uncovered, but no dating evidence was found. The probable line of the Roman road running from Walton-le-Dale (Margary's 70c) is believed to follow the line of Manchester Road, although its route through the town has not been firmly established. The crossing of the Ribble must have occurred between the modern Walton Bridge and the Darwin-Ribble confluence. From there it is supposed to have led north-west, possibly taking the present line of Manchester Road to its junction with Church Street, where it diverts a little more to the north heading to a junction with the east/west road, in the area of modern Garstang Road/Lytham Road junction. The course of the east/west road is more firmly established, and Watling Street Road and Lytham Road are thought to be close to the Roman alignment.
Sources	Gifford 2007, 4; Margary, 1957, 100-101
Assessment	The site lies within the application boundary and any surviving below ground remains will be affected.

Site number	23
Site Name	131-138 Church Street
NGR	354288 429378
Designation	None
HER Number	-
Site Type	Burgage plots/buildings
Period	Seventeenth century
Description	A group of ten burgage plots are located on the south side of Church Street, immediately east of St John's Church (52). These can be traced to the earliest available map obtained for the site (Kuerden 1684). The buildings on the street frontage may contain elements dating back to the eighteenth century, while the structures extending southwards along the plots are likely to be early to mid nineteenth century in date. The group contains Sites 07, 08, 25-28 and 48 .
Sources	Kuerden 1684 Ordnance Survey, 1849, first edition, 6":1 mile
Assessment	The site lies within the application boundary. The buildings are outlined for demolition, and any surviving below ground remains within the plots will be directly affected.

Site number	24
Site Name	27-31 Church Street
NGR	354228 429427
Designation	None
HER Number	-
Site Type	Burgage plots/buildings
Period	Seventeenth century
Description	Group of eight buildings preserving the lines of burgage plots on the north side of Church Street, opposite Site 23 . The buildings on the street frontage may contain elements dating back to the late seventeenth century (Kuerdan 1684) and show some fossilisation in form from the earlier nineteenth century. The site contains 30, 31, 32, 33, 34 and 35 .
Sources	Kuerdan 1684 Ordnance Survey, 1849, first edition, 6":1 mile
Assessment	The majority of the site lies outwith but adjacent to the application site boundary and should not be affected by the proposed development. However, the rear of the plots lies within the proposed development boundary and any below ground remains will be directly impacted on.

Site number	25
Site Name	60 St John's Row
NGR	354237 429373
Designation	None
HER Number	-
Site Type	Warehouse
Period	Nineteenth century
Description	Three-storey, two bay, brick-built warehouse with stone lintels and loading doors centrally placed in middle of south bay and on end of north bay was observed during the walkover survey. A date stone of 1868 was noted but this may record a refurbishment/new owner for instance as it may possibly be earlier (Ordnance Survey 1849).
Sources	Walkover survey; Ordnance Survey, 1849, first edition, 6":1 mile
Assessment	The site lies within the application boundary and is proposed for refurbishment.

Site number	26
Site Name	Building to rear of 138 Church Street
NGR	354228 429382
Designation	None
HER Number	-
Site Type	Building
Period	Post-medieval
Description	A two-storey building was observed during the walkover survey to the rear of 138 Church Street. The front was heavily altered but the low pitched distinctive roof is suggestive of an earlier origin. A building can be traced on this site since the late seventeenth century at least (Kuerden 1684). It has a group value with 23 , 27 , 28 and 29 .
Sources	Walkover survey; Kuerden 1684
Assessment	The site lies within the application boundary and is proposed for demolition.

Site number	27
Site Name	131 Church Street
NGR	354285 429405
Designation	None
HER Number	-
Site Type	Building
Period	Post-medieval
Description	A three-storey brick-built house with plan frontage and stone lintels was observed during the walkover survey. The ground floor has a modern shop frontage but it has much earlier origins, being traced back to at least 1849 in its current plan (Ordnance Survey 1849). It has a group value with 23 , 26 , 28 and 29 .
Sources	Walkover survey; Ordnance Survey, 1849, first edition, 6":1 mile
Assessment	The site lies within the application boundary and is proposed for demolition.

Site number	28
Site Name	135a Church Street
NGR	354446 429392
Designation	None
HER Number	-
Site Type	Building
Period	Post-medieval
Description	An ornate four-storey building with moulded pilasters and lintels was observed during the walkover survey. The ground floor has a modern shop frontage but it has much earlier origins, being traced back to at least 1849 in its current plan (Ordnance Survey 1849). It has a group value with 23 , 26 , 27 and 29 .
Sources	Walkover survey; Ordnance Survey, 1849, first edition, 6":1 mile
Assessment	The site lies within the application boundary and is proposed for demolition.

Site number	29
Site Name	136-138 Church Street
NGR	354230 429387
Designation	None
HER Number	-
Site Type	Building
Period	Post-medieval
Description	Plain three-storey houses, built in brick were noted during the walkover survey, but are likely to have much earlier origins, being traced back to at least 1849 in its current plan (Ordnance Survey 1849).
Sources	Walkover survey; Ordnance Survey, 1849, first edition, 6":1 mile
Assessment	The site lies within the application boundary and is proposed for demolition.

Site number	30
Site Name	Rear of 27 Church Street
NGR	354226 429442
Designation	None
HER Number	-
Site Type	Warehouse
Period	Nineteenth century
Description	A building on the east side of Guild Row and to rear of 27 Church Street was noted during the walkover survey. Modern mapping show it as one building, therefore it is possible that No 27 has more recent facade. The site has a group value with 23, 31, 32, 33, 34 and 35 .
Sources	Walkover survey
Assessment	The site lies within the application boundary and is proposed for demolition.

Site number	31
Site Name	Ringway Taxi Office
NGR	354226 429435
Designation	None
HER Number	-
Site Type	Building
Period	Post-medieval
Description	A two-storey, brick building on east side of Guild Row was noted during the walkover survey. It is currently a taxi office but can be traced back to at least the mid nineteenth century in its current plan (Ordnance Survey 1849). The site has a group value with 23, 30, 32, 33, 34 and 35 .
Sources	Walkover survey; Ordnance Survey, 1849, first edition, 6":1 mile
Assessment	The site lies outwith the application boundary and will not be affected.

Site number	32
Site Name	27, 27a and 27b Church Street
NGR	354232 429428
Designation	None
HER Number	-
Site Type	Shops
Period	Post-medieval
Description	Three-storey brick buildings with sandstone quoins was observed during the walkover survey. The buildings exhibit possibly two episodes where the facades have been replaced and/or altered. The buildings can be traced back to at least the mid nineteenth century in their current plan (Ordnance Survey 1849). The site has a group value with 23, 30, 31, 33, 34 and 35 .
Sources	Walkover survey; Ordnance Survey, 1849, first edition, 6":1 mile
Assessment	The site lies adjacent to the application boundary and will not be impacted directly by the proposed development.

Site number	33
Site Name	29 and 29a Church Street
NGR	354250 429434
Designation	None
HER Number	-
Site Type	Shops
Period	Post-medieval
Description	Three-storey brick buildings with modern shop frontages on the ground floor were noted. The buildings have more recent facades and therefore may suggest that the core of the building is older. Indeed, the buildings can be traced back to at least the mid nineteenth century in their current plan (Ordnance Survey 1849). The site has a group value with 23, 30, 31, 32, 34 and 35 .
Sources	Walkover survey; Ordnance Survey, 1849, first edition, 6":1 mile
Assessment	The site lies adjacent to the application boundary and will not be impacted directly by the proposed development.

Site number	34
Site Name	30-31 Church Street
NGR	354253 429440
Designation	None
HER Number	-
Site Type	Shops
Period	Post-medieval
Description	Three-storey brick buildings with modern shop frontages on the ground floor were noted as being similar to Site 33 without the obvious facade. The buildings can be traced back to at least the mid nineteenth century in their current plan (Ordnance Survey 1849). The site has a group value with 23, 30, 31, 32, 33 and 35 .
Sources	Walkover survey; Ordnance Survey, 1849, first edition, 6":1 mile
Assessment	The site lies adjacent to the application boundary and will not be impacted directly by the proposed development.

Site number	35
Site Name	Warehouse, Church Row
NGR	354238 429468
Designation	None
HER Number	-
Site Type	Warehouse
Period	Eighteenth/nineteenth century
Description	A long, narrow brick-built warehouse, which shows much evidence of alteration, was observed during the walkover survey. It appears to be the same building as shown on the Myres map of 1836. The site has a group value with 23, 30, 31, 32, 33 and 34 .
Sources	Walkover survey; Myres 1836
Assessment	The site lies within the application boundary and is proposed for demolition.

Site number	36
Site Name	14-16 Derby Street
NGR	354337 429540
Designation	None
HER Number	-
Site Type	Houses
Period	Nineteenth century
Description	Two-storey brick houses that first appear on the 1849 Ordnance Survey map were seen during the walkover survey. These are remnants of a former terrace and are a small number remaining of the terraced houses built <i>en masse</i> across most of the application site for the mill workers after 1824 (Wales and Co. 1824) but before the first edition Ordnance Survey map of 1849.

Sources	Walkover survey; Wales and Co 1824; Ordnance Survey, 1849, first edition, 6":1 mile
Assessment	The site lies within the application boundary and is proposed for demolition.

Site number	37
Site Name	62 and 64 Lancaster Road
NGR	354068 429570
Designation	None
HER Number	-
Site Type	Shops
Period	Nineteenth century
Description	Two, two-storey buildings on the corner of Lancaster Road and Crooked Lane were noted during the walkover survey and are may possibly date to before the middle of the nineteenth century. Number 64 has a later facade.
Sources	Walkover survey; Ordnance Survey, 1849, first edition, 6":1 mile
Assessment	The site lies within the application boundary and is proposed for demolition.

Site number	38
Site Name	The Tithebarn Public House, 27 Lord Street
NGR	354454 429540
Designation	None
HER Number	-
Site Type	Public house
Period	Nineteenth century
Description	A three-storey public house on the corner of Tithebarn Street and Lord Street was noted during the walkover survey. Cartographic evidence would indicate that the building dates from the earlier nineteenth century (Ordnance Survey 1849).
Sources	Walkover survey; Ordnance Survey, 1849, first edition, 6":1 mile
Assessment	The site lies within the application boundary and is proposed for demolition.

Site number	39
Site Name	War Memorial, Market Place
NGR	353980 429490
Designations	Listed Grade II
LB No.	941-1/11/201
HER Number	17238
Site Type	Memorial
Period	Twentieth century
Description	The War memorial cenotaph, dated to 1926, by Sir Giles Gilbert Scott, is constructed of Portland stone, with some bronze furnishing. Set in a wide raised paved garden with bowed ends and steps to the front and rear, on a stepped cruciform plinth with a flagmast at each end, and with a lettered plinth. It is a tall slightly-tapered obelisk (70 feet high) with an Ionic aedicule to the front, containing a draped female figure with bowed head holding 2 wreaths aloft. The inscription on the plinth reads: "BE EVER MINDFUL OF THE MEN OF PRESTON / WHO FELL IN THE GREAT WARS / 1914-1918 1939-1945 / THIS LAND INVIOLATE YOUR MONUMENT". The names of very large numbers of fallen are listed on large wall plaques to the staircases of the Harris Museum and Art Gallery (69)). It was unveiled by Lord Jellicoe in June 1926 and replaced the Boer War memorial, which was removed to Avenham Park.
Sources	LCC 2006 40, www.imagesofengland.org.uk
Assessment	The site lies outside of the application site boundary and should not be affected by the proposed development.

Site number	40
Site Name	Church Street Barr
NGR	354307 429442
Designation	None
HER Number	-
Site Type	Town gate
Period	Medieval/post-medieval
Description	The eastern and western extent of the town was marked by barrs, or gates, which survived into the seventeenth century. The east barr was located on Church Street next to its junction with Water Street, now Manchester Road.
Sources	LCC 2006, 19
Assessment	The site lies within the application boundary. However, there are no remains of the site.

Site number	41
Site Name	Union Foundry
NGR	354118 429548
Designation	None
HER Number	-
Site Type	Foundry
Period	Nineteenth century
Description	Iron and brass foundry marked on first edition Ordnance Survey map (1849). The foundry was located immediately to the north of Lord Street Mill (04).
Sources	Ordnance Survey, 1849, first edition, 6":1 mile
Assessment	The site lies within the application boundary but has since been demolished. Little development has taken place since on the site and any below ground remains will be directly impacted by the proposed development.

Site number	42
Site Name	Nile Street Handloom Weavers Houses
NGR	354278 429485
Designation	None
HER Number	-
Site Type	Houses
Period	Nineteenth century
Description	Handloom weavers houses have been identified (Morgan 1990) amongst the many terraced houses built in the early to mid nineteenth century (1849). The cottages normally possessed long rows of windows fitted to the front and rear of their upper storeys to admit the maximum amount of light possible for handloom weaving. Such weaving was especially important in the early development of major towns in Lancashire and Yorkshire, including Preston (Morgan 1990, 9)
Sources	Morgan 1990; Ordnance Survey 1849, first edition, 6":1 mile
Assessment	The site lies within the application boundary but were demolished to make way for the bus station (Site 73). Any below ground remains will be impacted.

Site number	43
Site Name	Spring Gardens, North Road and Rope Walk
NGR	354210 429614
Designation	None
HER Number	-
Site Type	Terrace
Period	Nineteenth century
Description	Early nineteenth century terrace development on the west side of Spring Gardens identified as cellared loom shops (Morgan 1990)
Sources	Morgan 1990, 64; Wales and Co 182; Myres 1836
Assessment	The site lies within the application boundary but were demolished to make way for the bus station (Site 73). Any below ground remains will be impacted.

Site number	44
Site Name	Alfred Street and Buck's Court
NGR	354212 429731
Designation	None
HER Number	-
Site Type	Cellared loom shop dwellings
Period	Nineteenth century
Description	Terraced and court yard dwellings dating to before Myre's map (1836) were known to have been used by handloom weavers.
Sources	Morgan 1990, 64; Myres 1836
Assessment	The site lies within the application boundary but were demolished to make way for the bus station (Site 73). Any below ground remains will be impacted.

Site number	45
Site Name	Houses, Greaves Street
NGR	354347 429342
Designation	None
HER Number	-
Site Type	Houses
Period	Nineteenth century
Description	Two groups of courtyard development existed to the east and west of Greaves Street, bounded by Blelock Street and Shepherd Street to the south and north respectively. Both blocks were in existence by c 1824. These houses were likely to have been cellared.
Sources	Wales and Co 1824
Assessment	The site lies within the application boundary and will be directly impacted by the proposed development.

Site number	46
Site Name	Patten House, Church Street
NGR	354367 429509
Designation	None
HER Number	-
Site Type	House
Period	Seventeenth century/post-medieval
Description	A large house in fashionable architectural style was depicted on S and N Buck's 1728, <i>South prospect of Preston</i> and in 1736 until its demolition in 1835. It was the residence of the Earls of Derby. It is known to have stood opposite Grimahaw Street, some 30 yards north of Church Street, probably on the east side of present day Derby Street, to which it gave its name (Lancashire County Council 2006, 22). It is likely to have had extensive (formal) gardens and associated outbuildings, covering a relatively large area.
Sources	LCC 2006
Assessment	The site of the house lies outwith the application boundary and has long since been demolished, although its associated buildings and land are likely to fall within the boundary. Any below ground remains may be affected.

Site number	47
Site Name	Houses, Manchester Road
NGR	354414 429307
Designation	None
HER Number	-
Site Type	Houses
Period	Nineteenth century
Description	A short terrace of six or seven houses were identified from the first edition Ordnance Survey map but can also be traced to at least c 1824.
Sources	Wales and Co 1824; Ordnance Survey 1849, first edition, 6":1 mile

Assessment The site lies within the application boundary. The houses were extant until the late twentieth century. Since, there has been little development and any surviving below ground remains will be affected.

Site number 48
Site Name The Warehouse, St John's Place
NGR 354254 429349
Designation None
HER Number -
Site Type Warehouse/nightclub
Period Nineteenth century
Description A warehouse was identified during the walkover survey, dating to at least the early nineteenth century (Shakeshaft 1808). It is now in use as a nightclub.
Sources Walkover survey; Shakeshaft 1808
Assessment The site lies within the application boundary and is proposed for refurbishment.

Site number 49
Site Name The Ritz Cinema
NGR 354197 429411
Designation None
HER Number -
Site Type Cinema
Period Twentieth century
Description The Ritz was opened in 1937 in art deco-style and had seating for 1650 and a 40 foot screen. It was sold to Star in 1968, who made some improvements, but the cinema was by this date too large for the town. Subsequently, it was closed and converted into a bingo hall. The screen end was demolished in 2004, with the rear wall following the curve of the balcony (www.cinematreasures.org).
Sources Walkover survey; Ordnance Survey 1938 25":1 mile; www.cinematreasures.org
Assessment The site lies outwith the application boundary and will not be affected by the proposed development

Site number 50
Site Name Market Place and Fishstones, Cheapside
NGR 354006 429415
Designation None
HER Number 19928
Site Type Market
Period Medieval
Description In 1217 Preston was granted the right to hold a market on Wednesdays, although it is almost certain that a regular market would have been held before this. The granting of the charter would have allowed the burgesses to regulate the market and charge tolls. Fish stones were erected in the Market Place in 1605, but were removed in 1853.
Sources Kuerden 1684; LCC 2006
Assessment The site lies adjacent to the application boundary and will not be affected by the proposed development.

Site number 51
Site Name Town Hall, Lancaster Road
NGR 354040 429510
Designations Listed Grade II
LB No. 941-1/10/177
HER Number 17267
Site Type Town Hall
Period Twentieth century

Description	The Town Hall was built in 1933-34, by Sir Arnold Thornely. It comprises a sandstone ashlar building in a restrained neo-classical style. The roof is concealed but is probably slate. It has a long irregular plan on rectangular site between Lancaster Road to the east and Birley Street to the west (with an inner courtyard and light-wells), with identical facades to both streets. There are four storeys over the basement, with three:five:three windows. The ground floor is plinth and rusticated with a band over, and central doorway with pedimented architrave enriched with acroteria. The five-bay centre rises above the ends and has a pierced parapet over the ground floor, low-relief statues between the top-floor windows, a frieze ornamented with swags and urns, and a cornice and parapet with acroteria; the three-bay outer portions break forwards slightly up to third-floor level, and have banded obelisk fillets in the angles, with urn finials. The windows have small-paned metal cross-window glazing. The Town Hall is the centre of a group with the Sessions House (Site 57) adjoining to south and Amounderness House to north (Site 56); and Princes Buildings opposite.
Sources	LCC 2006 40, www.imagesofengland.co.uk
Assessment	The site lies adjacent to the application site boundary on both its east and west sides, and although will not be directly impacted upon by the proposed development its visual setting may be impacted, and noise and vibration effects must also be considered.

Site number	52
Site Name	Church of St John the Divine, Church Street
NGR	354200 429350
Designation	Listed Grade II*
LB No.	941-1/12/81
HER Number	1445
Site Type	Parish Church
Period	Nineteenth century
Description	St John's Church is positioned on the site of Preston's former medieval parish church and churchyard. The church was rebuilt in 1853-55 and has since seen some alteration. The churchyard is small and lies at the heart of the original medieval settlement of Preston. It is in the decorated style, with reticulated tracery in two-centred arched windows which have hoodmoulds with figured stops, and numerous crocketed pinnacles. The tall three-stage tower has a moulded plinth and string course, set-back buttresses, a small two-light west window, a cusped lancet to the second stage and large diamond clock-faces on the north and south sides. It also contains a belfry stage with two windows in each side, all with stone louvres and crocketed gablets, a cornice with prominent gargoyles, and a parapet with corner pinnacles linked by short flying buttresses to smaller pinnacles clasping the tall octagonal spire. On the north side of the tower is an elaborate two-storey gabled porch. The nave has five bays plus a half-bay at the east end, and buttresses finished as pinnacles on the parapet. A pair of two-light clerestory windows exists in each full bay and one in the half-bay; the aisles have buttresses finished as gablets, and large three-light windows with tracery in alternating patterns, and the western bay of the south aisle has a cusped doorway. The three-bay chancel has diagonal buttresses at the east end finished with pinnacles, a large five-light east window, a three-light window on the north side, and a parapet with zig-zag open-work; attached in parallel on the north side of the chancel, a tall two-bay organ house which has three-light windows in the north side, a large four-light east window, a similar parapet and corner pinnacles, and a steeply-pitched roof. The three-bay south chapel, coupled with the south side of the chancel, has buttresses, a four-light east window, and three-light windows in the south side mostly obscured by the parallel vestry. It should be considered as a group with Site 58.
Sources	LCC 2006, 39, www.imagesofengland.co.uk
Assessment	The site lies adjacent to the application site boundary and although will not be directly impacted by the proposed development, as a listed building, its visual setting may be impacted, and noise and vibration effects must also be considered.

In the Church surroundings, associated with the site, there is a possibility of below-ground remains existing for the former church and human remains from earlier burials outwith the present churchyard. The site was also an early settlement focus, to which there may be associated remains.

Site number	53
Site Name	Miller Arcade, 1-24 Church Street
NGR	354073 429372
Designation	Listed Grade II
LB No.	941-1/12/84
HER Number	17184
Site Type	Shopping arcade
Period	Nineteenth century
Description	The site is a purpose built shopping arcade with offices over. A datestone of 1899 is located over south entry but it has since been altered and restored. In plan form it is a large rectangular block on an island site, containing cruciform arcades. The building is mainly red brick with elaborate buff terracotta dressings, composition tile roofs with glazed vaulting to the arcades. It is of an eclectic style with some Moorish elements. It consists of three storeys over cellars, plus attic storey to the south front and turrets over the north and south entries; with cornices to the ground and second floors, and brick parapets. The ground floor is a continuous arcade of alternately wide and narrow openings with rounded corners, broken in the centre of each side by two-storey shouldered entries which have convex corners, those to the north and south breaking forwards slightly and rising to turrets, and with deeply recessed doorways which have windows over, and those to east and west wider and with a massive moulded corbel to a second-floor oriel. The south front has canted two-storey oriels with elaborate moulded terracotta dressings and panels, and arcades of round-headed windows to the attic; the other facades have coupled windows with similarly decorated two-storey surrounds, and the north portion of the east side has an enriched doorway under a lintel with raised lettering "TURKISH BATHS"; and the rounded corners have curved two-light windows, with corbelled balconies to the first floor. In the interior, the arcades have mostly original shop-fronts with slender turned shafts and overlights with coloured glass; elaborately decorated windows to the upper floors, including groups of three and four oval oculi over the entries, with canopies over. It should be seen as a group with Site 55.
Sources	LCC 2006 41
Assessment	The site lies on the application boundary and, as a listed building, its visual setting may be impacted, and noise and vibration effects must also be considered.

Site number	54
Site Name	Pre Borough Settlement
NGR	354327 429348
Designations	None
HER Number	-
Site Type	Settlement
Period	Medieval
Description	The borough was probably created in the first half of the twelfth century, and certainly before the first surviving charter of 1179, which refers to existing burgesses. The borough was established along both sides of Church Street and Fishergate, and would have incorporated the original area of settlement around the church. Shepherd Street was thought to define the southern boundary of the borough.
Sources	LCC 2006 19 Farrer and Brownbill 1912, 92
Assessment	Part of the site lies within the application boundary and will be affected by the proposed development.

Site number	55
Site Name	Two sets of railings, bollards and lamps, Miller Arcade, Church Street
NGR	354078 429346
Designation	Listed Grade II
HER Number	13863
Site Type	Street furniture
Period	Nineteenth century
Description	The site consists of two sets of railings, and two lamp standards and bollards formerly mounted on an island in the centre of the street (next to the public conveniences). They have been removed and re-mounted in a different order, closer to Miller Arcade. They are of late nineteenth century date and are cast-iron with some wrought-iron. The two rectangular enclosures, consist of bar railings, turned standards, dog-bars, curly spear-heads, with semicircular overthrows over the end entries, decorated with elaborate scrolled wrought-iron cresting; between them (but formerly at the outer ends) are two tall cast-iron lamp-standards with composite caps. The two bollards are located nearby.
Sources	www.imagesofengland.org.uk
Assessment	The site lies outwith the application site boundary and should not be affected.

Site number	56
Site Name	Amounderness House, Lancaster Road
NGR	35404 42955
Designations	Listed Grade II
LB No.	941-1/10/174
HER Number	17266
Site Type	Courtrooms
Period	Nineteenth-twentieth century
Description	Amounderness House was formerly a police station and magistrates' court, but is now used as courtrooms. It was built in 1857 in the classical style, and enlarged in 1901. It consists of a sandstone ashlar building (red brick at rear), with slate roofs. It is U-shaped in plan, formed by the original block with a rear wing to Earl Street on the north side, and addition on south side also with a rear wing. It has two storeys (probably over cellars), plus a three-stage tower to the addition. The original range is a symmetrical five-window composition, with a plinth, channelled rusticated ground floor, rusticated quoins to first floor, and a frieze inscribed "ERECTED BY THE CORPORATION A.D.1857 LAWRENCE SPENCER ESQUIRE MAYOR". The centre has a round-headed doorway with an architrave of coupled engaged Tuscan columns and prominent cornice. Above this is a window with pairs of panelled pilasters and consoles supporting a pediment with lamb and flag, and a round-headed upstand in the parapet with a shield. All the windows are sashed without glazing bars, those at the first floor are paired under cornices on consoles. The two-window right-hand return is in matching style. The wing continued to the rear is of heavily rusticated rock-faced masonry, with five windows, mostly round-headed and those at ground floor barred, but the end bay has a square-headed doorway and window above both with cornices. Beyond this is a lower two-storey five-window cell-block with small semicircular windows at ground floor and round-headed windows above, all with grills. The 1901 addition fronting Lancaster Road is in a similar style, but longer, with articulated three:two:one:two windows, and the square tower rises one stage higher, with a prominent cornice and balustraded parapet, and openings at ground and first floors framed by coupled blocked columns. The Amounderness House should be seen in a group with Sites 51 and 56 .
Sources	LCC 2006 40, www.imagesofengland.org.uk
Assessment	The site lies adjacent to the application site boundary on its north, east and west sides, and although will not be directly impacted upon by the proposed development its visual setting may be impacted, and noise and vibration effects must also be considered.

Site number	57
Site Name	Sessions House, Lancaster Road
NGR	35404 42948
Designations	Listed Grade II*
LB No.	941-1/10/176
HER Number	17193
Site Type	Courtrooms
Period	Nineteenth-twentieth century
Description	The court house was built between 1900-3, by Henry Littler. Large rectangular block on site bounded by Harris Street to the south and Lancaster Road and Birley Street to east and west respectively. The building is of sandstone ashlar in Edwardian Baroque style. It is three high storeys over a basement, and symmetrical on all 3 sides. The principal facade is on Harris Street, with the centre and end bays breaking forwards, with a plinth. The ground floor is treated as a rustic, with coupled giant Ionic columns to the centre and the outer bays, a moulded frieze, modillioned cornice, pediments to the outer bays and an open-segmental pediment to the centre. A balustraded parapet exists as high as the pediments, and a tower over the centre. The centre has a porch with blocked columns, a round-headed concave doorway with convex balcony over; above this is a round-headed window with elaborate figures on the pediment, then an oculus framed by swags; an embellished shield in the pediment; and a tall Baroque tower of four diminishing and successively set back stages (the 3 upper stages with free-standing Ionic columns and much enrichment). The rustic ground floor has wide semi-circular headed tripartite sashes, with blocked surrounds and voussoirs; the first floor and second floors have twenty-four- and twelve-pane sashes respectively, all with moulded architraves and those at the first floor with cornices. The outer bays have convex balconies to tall round-headed windows with enriched open pediments, and segmental-headed windows above. It has a hipped roof with enriched chimney stacks. The east and west facades have centre recesses above the rustic, with four Ionic semi-columns and windows like those at the front, and outer bays with pedimented architraves to the windows; the east side has two round-headed doorways in the rustic, and the west side has a segmental-headed archway to the left. The interior is richly decorated and includes two principal courtrooms with pilastered paneling, a paneled library with swags etc., paneled former dining room with fine architraves to doors, and magistrates' cloakroom furnished in Purbeck marble. The Sessions House should be seen in a group with Sites 51 and 56 .
Sources	LCC 2006 40, www.imagesofengland.org.uk
Assessment	The site lies adjacent to the application site boundary on its east side, and although will not be directly impacted upon by the proposed development its visual setting may be impacted, and noise and vibration effects must also be considered.

Site number	58
Site Name	Gates and Gate Piers to churchyard of Church of St John the Divine, Church Street
NGR	354171 429364
Designation	Listed Grade II
LB No.	941-1/12/82
HER Number	13839
Site Type	Gates and gate piers
Period	Nineteenth century
Description	The gatepiers and gates to the churchyard are opposite the east end of the Church of St John and date to c 1855. They are made of sandstone ashlar and cast-iron in the Gothic style. The piers are octagonal and approximately 0.5m wide and approximately 4m high. Each has a plain base, a tall shaft in one piece with trefoil-headed panels in all sides, a cornice over this, a collar with quatrefoil panels, and a prominent moulded cornice and embattled cap. The gates are positioned up three steps and have vertical bars forming two tiers of arcading,

	with bands of quatrefoils between them and near the foot, and trefoil cresting. It should be considered in a group with Site 52.
Sources	www.imagesofengland.org.uk
Assessment	The site lies adjacent to the application site boundary and although will not be directly impacted by the proposed development, its visual setting may be impacted, and noise and vibration effects must also be considered.

Site number	59
Site Name	2 and 4 Lancaster Road/11 Church Street
NGR	354130 429370
Designation	Listed Grade II
LB No.	941-1/12/69
HER Number	17175
Site Type	Shops
Period	Nineteenth century
Description	The site consists of shops with dwellings over built <i>c</i> 1850-60, but since altered. The buildings consist of red brick in Flemish bond, with sandstone dressings the (roof is concealed but is probably slate). It has a rectangular plan on a corner site with Church Street. They are four storeys to the same height with a symmetrical three-window facade to Church Street, with moulded cornice and a parapet carried round. The ground floor is occupied by a twentieth century shop frontage (carried round), with deep fascia carrying simple railings, and scrolled wrought-iron cresting to the corner, a deep band over this; tall 15-pane sashed windows at the first floor, and shorter sashes at second floor with glazing bars only in the upper leaves. The left return to Lancaster Road has two similar windows on each floor, also with flat-arched heads. Forms group with Red Lion and Ellesmere Chambers (Site 60). Forms group with Site 60, 62 and 63.
Sources	www.imagesofengland.org.uk
Assessment	The site lies adjacent to the application site boundary and although will not be directly impacted by the proposed development, its visual setting may be impacted, and noise and vibration effects must also be considered.

Site number	60
Site Name	Red Lion Hotel and Ellesmere Chambers, 13 Church Street
NGR	354139 429378
Designation	Listed Grade II
LB No.	941-1/12/70
HER Number	17176
Site Type	Public house
Period	Nineteenth century
Description	The site consists of a hotel and offices built <i>c</i> 1809, and remodelled in the later nineteenth century. It is red brick in Flemish bond (now painted white), with sandstone dressings (now painted red) and a slate roof. The double-depth front block incorporates a carriage entry to the left, with a long rear wing. It has three storeys and three bays, the centre breaking forwards slightly; with a first-floor sill-band carried across, and an interrupted second-floor sill-band. There is a plain frieze and moulded cornice with parapet including shallow triangular upstand over the centre. The ground floor has three Ionic pilasters framing the centre and right-hand bays, a pilastered central doorway with panelled door, plain fanlight, and broken pediment above, and similar pediments over a wide rectangular carriage entry to the left and a similar opening to the right with large double doors (to Ellesmere Chambers); above the ground floor the centre has three tiers of raised panels (vertical, horizontal, and vertical with corniced architrave), the lowest with a red lion rampant on a moulded stage. The outer bays have windows with plain reveals, that are mostly sashed without glazing bars (and the left at the first floor has been altered as a top-hung casement). In the nineteenth century, it was a meeting place of Liberal parties, especially at election times, confronting the Tory Bull Hotel opposite. Forms group with Site 59, 62 and 63.

Sources www.imagesofengland.org.uk
Assessment The site should not be affected by the proposed development.

Site number 61
Site Name Trustees Savings Bank, 14-15 Church Street
NGR 354150 429400
Designation Listed Grade II
LB No. 941-1/12/71
HER Number 17177
Site Type Bank
Period Twentieth century
Description A date stone of 1905 is mounted on a plinth for Preston Savings Bank. The building is sandstone ashlar in Baroque style on a plinth of polished pink granite (the roof is probably slate), a long rectangular block with the front range parallel to the street. It is symmetrical with two storeys and 1:4:1 bays. The ground floor is treated as rustic and the first floor as piano nobile, with moulded plinth, modillioned cornice and balustraded parapet. The four-bay centre has channelled rusticated piers and large cross-windows at the ground floor, blocked pairs of Ionic columns at the first floor and large round-headed two-light casement windows with glazing bars, fanlights with radiating glazing bars, keyed architraves, and small balustraded segmental balconies. The central pier of the ground floor has marks of former attached lettering "PRESTON SAVINGS BANK", and a foundation stone in the plinth with an inscription recording that it was laid by W.P.Park, Chairman of the Trustees, in October 1905. The end bays break forwards slightly and have channelled rustication to both floors; each has a round-headed doorway at ground floor with rusticated voussoirs and carved keystone, and a doorcase composed of granite blocked Tuscan columns with sandstone entablature and open-segmental pediment, and decorated wrought-iron gates and fanlights (the latter mostly concealed by modern signs). At the first floor is a 12-pane sashed window with triple-keystone, pedimented architrave and small balustraded balcony, and at parapet level a segmental pediment containing a cartouche with swags.

Sources www.imagesofengland.org.uk
Assessment The site lies adjacent to the application boundary but should not be affected by the proposed development.

Site number 62
Site Name Central Conservative Club, 140-140a Church Street
NGR 354160 429350
Designation Listed Grade II
LB No. 941-1/12/79
HER Number 17182
Site Type Public house
Period Nineteenth century
Description The Club was formerly listed as the Bull and Royal Hotel but it is now the Conservative Working Men's Club. It dates to 1892-3 but has since been altered. It is Jacobean in style, and red brick with terracotta and sandstone dressings, and a slate roof. It is rectangular in plan (embraced by Bull and Royal Hotel to right). It has a three storey facade of two bays plus a corner oriel to the left, with a plinth, first-floor balcony and two-storey octagonal corner oriel, moulded cornice, balustraded parapet with gable over the centre. The doorway to the right has pedimented architrave, and the bases of the jambs bear inscriptions recording that the foundation stone (left) was laid by Edmund Birley Esq., JP, on December 17th 1892, and that the club was opened by the Marquis of Salisbury KG on October 17th 1893. It has three altered windows to the left; a stone balcony on stone brackets, with delicately scrolled wrought-iron railings; mullion-and-transom windows on the upper floors (six-lights at the first floor, four-lights at the second floor), and tall narrow transomed windows in the oriel (all these windows have

sandstone surrounds); terracotta panels over the windows, those at the first floor are decorated with swags, shields, etc., and those over second floor include panels lettered "P.C.W.M.C." and "1893". There is a stepped and pilastered gablet with oculus and kneelers. The left gable wall is rendered.

Preston Conservative Working Men's Club originated with organisations promoted among Protestant working men following the second Parliamentary Reform Act in 1867, to advance the political interests of the local landlord and property developer Sir W.E.M.Tomlinson MP, in opposition to the middle class Conservative leaders who founded Guildhall Street Conservative Club. Forms a group with Sites **59**, **60**, **63**.

Sources

www.imagesofengland.org.uk

Assessment

The site lies opposite to the application site but should not be affected by the proposed development.

Site number

63

Site Name

Bull and Royal Hotel, 140-140a Church Street

NGR

354146 429345

Designation

Listed Grade II*

LB No.

941-1/12/85

HER Number

17185

Site Type

Public house

Period

Eighteenth century

Description

The Bull and Royal Hotel was formerly known as The White Bull, Church Street, and it includes Nos.141 and 142 Church Street. It was originally an inn and hotel with an attached assembly room, but it is now shops, hostel, and billiard club. It was built in the mid eighteenth century, and has been enlarged and remodelled at various times; the assembly room is of 1773 date, by John Hird for the Earl of Derby. It is painted stucco and brick with sandstone dressings and a slate roof. It has a deep irregular plan comprising a double-depth front range in two portions with a carriage entry at the junction, and a long rear wing flanking the former yard (now filled by twentieth century additions), and the assembly room attached at right-angles to south-west corner of this. It has four storeys, 4+4 windows, with a rusticated ground floor (except Nos 141 and 142 to right), and modillioned eaves. The carriage entry has an elliptical archway with imposts and rusticated voussiors; Numbers 141 and 142 (shops) share a mid nineteenth century shop opening which has coupled pilasters terminating in moulded consoles, a frieze of triglyphs and metopes, and an ornamental wrought-iron balcony. Otherwise, the ground floor has four sashes without glazing bars, the first floor has similar windows, the second floor has 12-pane sashes and the third floor has square six-pane sashes. There are ridge and gable chimney stacks. The Assembly Room, (known as the Derby Room), has a Venetian window at the first floor of the south wall. The front range of item forms a group with No.143 (Site **64**) attached at the right-hand end. Forms a group with Sites **59**, **60**, **62**.

Sources

www.imagesofengland.org.uk

Assessment

The site lies opposite to the application site but should not be affected by the proposed development.

Site number

64

Site Name

143 Church Street

NGR

354127 429335

Designation

Listed Grade II

LB No.

941-1/12/80

HER Number

17183

Site Type

Shop

Period

Nineteenth century

Description

The site was a shop and dwelling, but now consists of a shop and offices. It probably dates to the early nineteenth century but has since been altered. It is red brick, now all rendered, with sandstone dressings and a slate roof. It has a double-

depth plan incorporating a tunnel entry to Bolton's Court. There are four storeys and three windows, with a former frieze and cornice to the ground floor that has been altered and concealed. Above is a plain frieze and moulded gutter cornice. The ground floor has a rectangular entry to the left and modern shops to the right; the first and second floors have tall sashed windows without glazing bars, with raised sills and wedge lintels. The third floor has square six-pane sashes with raised sills. A tall gable chimney exists to the right. The rear is altered with a modern rear wing now existing that has no special interest. The Tory weekly newspaper "The Preston Pilot" was printed and published here by Lawrence Clarke, bookseller and printer, from 1825. It forms a group with the Bull and Royal Hotel (Site 63), to which it is attached.

Sources

www.imagesofengland.org.uk

Assessment

The site lies opposite to the application site but should not be affected by the proposed development.

Site number

65

Site Name

29, 30 and 31 Church Street

NGR

354253 429434

Designation

Listed Grade II

LB No.

941-1/12/72

HER Number

17178

Site Type

Shops

Period

Eighteenth-twentieth century

Description

The site was originally two town houses, but it is now three shops with workrooms over. It is probably mid eighteenth century, but it was much altered in nineteenth and twentieth centuries. They are constructed of brick, with 30 and 31 having scored stucco above the ground floor, sandstone dressings, and a slate roof. They are double-depth in plan with long back extensions and three storeys. Number 29 was rebuilt probably in the early twentieth century, with a shop-front at ground level and sashed windows above. Numbers 30 and 31 have shop-fronts at ground level, sashed windows at the first floor without glazing bars but with exposed boxes, and fixed windows at the second floor. The chimneys are at the gable-ends in front of the roof ridge. The right-hand return wall (to Church Row) is in English garden wall bond, and has a blocked doorway with wooden doorcase including fluted pilasters and dentilled cornice. A very large modern advertisement board exists at first floor level, and various nineteenth century sashed windows (including small square six-pane sash to attic), and a two-window back extension continue to the rear with a doorway and similar windows.

Sources

www.imagesofengland.org.uk

Assessment

The site lies opposite to the application site but should not be affected by the proposed development.

Site number

66

Site Name

The Bear's Paw Public House, 42 Church Street

NGR

354328 429467

Designation

Listed Grade II

LB No.

941-1/12/73

HER Number

17179

Site Type

Public house

Period

Eighteenth century

Description

The site is probably early eighteenth century, which has been remodelled in the early nineteenth century with alterations since. It is brick in Flemish bond, painted white, with sandstone dressings painted black, and a slate roof. It is double-depth and double-fronted in plan with back extensions, and has two low storeys with four windows. The ground floor has a central elliptical-headed doorway with doorcase of two engaged columns that have capitals with swags, square abaci, entablatures with ovals and flowers, fluted frieze, and cavetto moulded head. There is an altered window to left, an enlarged window to the right, and a round-

	headed doorway at each end (that to the left is blocked). The windows have raised sills and wedge lintels; the first at ground floor and the third and fourth at first floor are sashed, the others are altered.
Sources	www.imagesofengland.org.uk
Assessment	The west side of the site lies alongside the application site and may be affected by the proposed development, in terms of visual setting and noise and vibration issues.

Site number	67
Site Name	Nos 10-22 Lancaster Road
NGR	354112 429409
Designation	Listed Grade II
LB No.	941-1/12/168, 169 and 170
HER Number	17191, 13953, 13952
Site Type	Shops and public house
Period	Eighteenth century
Description	Nos 10, 12 and 14 (941-1/12/168), and nos 16-18 (941-1/12/169) are shops with offices dating to <i>c</i> 1854. Nos 20-22 (941-1/12/170) were also shops dating probably to a similar time. They have a painted ashlar facade in the classical style, with a brick carcass, and a slate roof. They are rectangular plan and nos 20-22 incorporates a carriage entry at the left end. Three storeys and attic, with modillioned cornice to ground floor, giant Composite pilastrade to upper floors, moulded frieze, and emphatic modillioned cornice. The ground floor to 10-14 has square piers with elaborate coupled consoles to the cornice above, coupled doorways to the left under a keyed segmental arch, a single doorway to the right with a set-in moulded architrave under a lintel with anthemion crest, and an inserted doorway in the centre flanked by altered windows. The upper floors have diminishing sashed windows without glazing bars, and those at the first floor have moulded architraves, are all recessed and clasped between small square fillets treated as pilasters with acanthus caps. There is also an attic skylight in roof. The ground floor to 16-18 has two altered shop fronts with elaborate coupled consoles rising from the fascia to the cornice. The upper floors have a string-course to each bay, windows with altered glazing at the first floor and four-pane sashes above. They have corniced side-chimneys and skylights. These were once a post office, between 1854-70. The ground floor to 20-22 has twentieth century shop frontages. The upper floors have windows with moulded architraves; that in the centre at the first floor has a pediment on consoles (but altered glazing), and that to the left a four-pane sash with a plain cornice (that to the right now altered); those at the second floor have shouldered architraves, the centre and left with four-pane sashes but the other altered. Two glazed dormer windows exist in the roof and there are corniced chimneys. These shops form part of a group including no 24, The Stanley Arms, (Site 68) to the left.
Sources	www.imagesofengland.org.uk
Assessment	The frontages of these buildings lie alongside the application site boundary and may be affected by the proposed development, in terms of visual setting and noise and vibration issues.

Site number	68
Site Name	The Stanley Arms Hotel, 24 Lancaster Road
NGR	354106 429433
Designation	Listed Grade II
LB No.	941-1/12/171
HER Number	17192
Site Type	Public house
Period	Nineteenth century

Description	The site is probably late 1850s, although it has been altered. It has a painted stucco facade of classical style, with a brick carcass, and a slate roof. It is square in plan and has three storeys over a cellar with a pedimented three-bay symmetrical façade. The ground floor is rusticated under a prominent cornice, with two pairs of giant Tuscan pilasters (framing the outer windows) that has a short string-course in each pair. There is a band with raised lettering "STANLEY ARMS HOTEL", triglyph frieze and a pediment with guttae and moulded surround. The ground floor has a doorway with paneled surround rising to two pairs of consoles to the cornice, and square tripartite windows which have sashed centre lights; the central window at first floor level has a pediment on consoles, that above has a shouldered architrave, and all the windows are sashed without glazing bars (except that in the centre at the first floor which has altered glazing). It forms part of group with Nos 20 and 22 to the right, and Nos 16 and 18, and Nos 10-14 further to the right (Site 67).
Sources	www.imagesofengland.org.uk
Assessment	The west and north sides of the site lie alongside the application site boundary and may be affected by the proposed development, in terms of visual setting and noise and vibration issues.

Site number	69
Site Name	Harris Public Library and Museum and Art Gallery, Market Place
NGR	354050 429420
Designations	Listed Grade I
LB No.	941-1/12/198
HER Number	2876
Site Type	Library, museum and gallery
Period	Nineteenth century
Description	Harris Public Library, Museum and Art Gallery was built in 1882-93, by James Hibbert of Preston, with sculptures by E. Roscoe Mullins. It has since been altered internally but only slightly. It is constructed of sandstone ashlar (the roof is concealed by parapet). It is of a large rectangular plan including a podium to the front, in monumental Greek Revival style. There are three storeys over a basement, with the ground floor treated as a plinth and the upper floors as giant Orders.
Sources	LCC 2006 40, www.imagesofengland.org.uk
Assessment	The site lies adjacent to the application site boundary on its east side, and although will not be directly impacted upon by the proposed development its visual setting may be impacted, and noise and vibration effects must also be considered.

Site number	70
Site Name	Head Post Office, Market Place
NGR	353980 429490
Designations	Listed Grade II
LB No.	941-1/11/200
HER Number	17238
Site Type	Post office
Period	Twentieth century
Description	Post Office and attached railings are dated to 1901-03, but have been altered. It is of sandstone ashlar with slate roofs in a large rectangular plan of a mixed Renaissance and Jacobean style. There are three storeys with a basement and attic, 1:5:1 windows. It is symmetrical with the outer bays breaking forwards slightly and finished with tall shaped gables; with impost band and cornice to the ground floor, string course over the first floor, and a dentilled cornice and blind-arcaded parapet. The ground floor has a central doorway protected by a porch with banded pilasters and segmental pediment with carvings, and a large round-headed windows with keyed moulded heads; the first floor has five cross-windows in the centre with plastered and pedimented architraves, and mullion-and-transom six-

light windows at the ends, with raised pilastered architraves (linked with those of similar windows above) and the friezes with panels lettered "ER"; the second floor has similar transomed windows throughout. The shaped gables are elaborately ornamented with Diocletion windows, and the steeply-pitched roof has five dormers with semicircular pediments. The gable walls are in a similar style, and the long nine-window ranges continuing beyond have round-headed windows at ground floor level and transomed six-light windows above. The east side is regular but the west side is more elaborately articulated and with an open-segmental pediment over the centre, with a shield of arms, and a basement protected by attached wrought-iron railings. The rear is covered by the attached former Fish Market (12).

Sources LCC 2006 40, www.imagesofengland.org.uk
Assessment The site lies adjacent to the application site boundary on its north, east and west sides, and although will not be directly impacted upon by the proposed development its visual setting may be impacted, and noise and vibration effects must also be considered.

Site number 71
Site Name 53 Pole Street
NGR 353980 429490
Designations Listed Grade II
LB No. 941-1/12/221
HER Number 17238
Site Type Warehouse and workshop
Period Nineteenth century
Description The site was a small warehouse, or workshop and warehouse, and is now a furniture workshop dating to the early nineteenth century (Ordnance Survey 1849). It is constructed of red brick in English garden wall bond (5+1). The front is painted, with sandstone dressings and a slate roof. It is of a narrow rectangular plan on a corner site, at right-angles to the street. It has four storeys, a narrow gabled three-opening facade with central doorway and loading doors on all floors above, all with rectangular lintels, and all flanked by small rectangular windows with raised sills and wedge lintels (all glazing altered). There is a small chimney at the left corner of the gable, with the roof sloping down towards the rear on the right-hand side, and extruded chimney to this side. The left return wall has a blocked doorway towards the rear, three low windows at ground floor level and two rectangular windows at the first floor, all these windows have wooden lintels, and one square window on each upper floor to the left. It is thought that it may have originally been a joiner's workshop (the only likely entry in Baines Directory 1825). It is of unusual survival of humble industrial building close to the town centre as it is little altered.

Sources Ordnance Survey 1849, first edition, 6":1 mile; LCC 2006, 40; www.imagesofengland.org.uk
Assessment The site lies outside of the application site boundary and should not be affected by the proposed development.

Site number 72
Site Name Carey Baptist Church, Pole Street
NGR 354353 429592
Designations Listed Grade II
LB No. 941-1/11/222
HER Number 17274
Site Type Church
Period Nineteenth century
Description Carey Baptist Chapel was for the Methodists of the Countess of Huntingdon's Connexion, but is now a Baptist church. It was built in 1826 as St Mark's Chapel (Ordnance Survey 1849). It is brick with a scored stucco façade and slate roof. It is rectangular plan with a short lean-to extension at the west end with its gable to

the road. There are two storeys, a symmetrical three-window facade, with corner pilasters, impost band to the ground floor, sill-band to the first floor, and a gable treated as a pediment. The ground floor has three doorways, the centre segmental headed with panelled double-doors under a two-light fanlight, the outer round-headed with panelled doors under fanlights with radiating glazing bars, and all with moulded surrounds to the heads including keystones; the first floor has round-headed windows, all with coloured margin panes and moulded surrounds to the heads with imposts and keystones. The pediment has a central tablet lettered "CAREY BAPTIST" flanked by circular vents. The side walls have tall segmental-headed windows with coloured margin panes (formerly four in each side but the fourth on the south side is now covered by a twentieth century addition).

Sources

www.imagesofengland.org.uk

Assessment

The site lies outside of the application site boundary and should not be affected by the proposed development.

Site number

73

Site Name

Preston Bus Station

NGR

354199 429642

Designation

None

HER Number

-

Site Type

Bus station

Period

Twentieth century

Description

The bus station (Plate 7) was built in 1968 and 1969, and designed by Keith Ingram and Charles Wilson of Building Design Partnership (BDP) with EH Stazicker, the borough engineer and surveyor. It is reinforced pre-cast concrete and has a capacity for 80 double-decker buses. It is believed to be the second largest bus station in Europe. It has a tall ground floor with mezzanine, and above incorporates a multi-story car park of five floors with space for 1100 cars. The side facades are clad in white tiles, have glazed ground floors with dramatic curved, concrete fronts to upper car park floors; the building's engineers, Ove Arup and Partners, designed the distinctive curve of the car park balconies after acceptable finishes to a vertical wall proved too expensive, contributing to the organic, sculptural nature of the building (www.wikipedia.org). Below is a glazed curtain wall in narrow vertical panels; and metal and wood barriers between platforms (<http://groups.msn.com/TheSavePrestonBusStationCampaign/heritagenote1.msnw>; www.riskybuildings.org.uk)

Sources

Walkover survey; www.riskybuildings.org.uk; www.wikipedia.org; <http://groups.msn.com/TheSavePrestonBusStationCampaign/heritagenote1.msn>

Assessment

The site lies outside of the proposed development boundary and will not be affected.

5. SIGNIFICANCE OF THE RESULTS

5.1 INTRODUCTION

5.1.1 In total, 73 sites were identified within the study area during the desk-based assessment. Some 45 of these sites were existing HER sites. The walkover survey revealed a further 20 sites (Sites **23-38, 48, 49, 54** and **73**), eight sites were noted during the map regression (Sites **40-47**) and one from other documentary sources (Site **54**). Thirty of the sites had statutory designations, all of them being listed buildings; Sites **05-12, 39, 51, 53, 55, 56, 58-62, 64-68, 70-72** are Grade II; Sites **52, 57** and **63** are Grade II* and Site **69** is Grade I. Table 6 below shows the number of sites representing each period. The sites are represented by period in Table 6, below, some of which may appear in more than one category.

Period	No of sites	Sites
Prehistoric	0	
Roman	1	Roman Road (22)
Medieval	4	Burgage Plot (23, 24), Town gate (40), Patten House (46), Market Place (50), Church (52), Settlement (54)
Post-medieval	5	St John's Street Mill (01), Tithebarn (03), Burgage Plot (23, 24), Buildings (26, 27, 28, 29, 31, 32, 33, 34), Patten House (46)
Eighteenth century	7	Mollyneaux Square Cross (02), Burgage Plot (23, 24), Buildings (65), Warehouse (35, 48), Patten House (46), Public House/Hotel (63, 65, 66, 67)
Nineteenth century	53	Mill (04, 18), Foundries (21, 41), Warehouses (07, 11, 25, 30, 35, 48, 71), Market (05), Public House/Inn (06, 08, 13, 38, 60, 62, 68), Schools (14, 17, 20), Chapels (15, 16), Church (72), Houses (27, 29, 36, 42, 43, 44, 45, 47), Shops/commercial (10, 28, 29, 31, 32, 33, 34, 37, 53, 59, 64, 65), Street furniture (55, 58), Theatre (19), Civic buildings (56, 57, 69)
Twentieth century	7	Telephone boxes (09), Market (12), War memorial (39), Cinema (49), Town Hall (51), Bank (61), Post Office (70), Bus station (73)

Table 6: Number of sites by period

5.2 IMPORTANCE AND SENSITIVITY OF AFFECTED CULTURAL HERITAGE REMAINS

5.2.1 Using the criteria in Table 1, each of the sites identified in the gazetteer have been assessed for their importance in terms of their cultural heritage value. Sites **05-12, 39, 51-53, 55, 56, 58-72** are of *national importance* due to their listed status. Sites **01-04, 13-24, 40, 46, 50, 54** and **57** are rated as being of *regional importance* in accordance with their recording on the HER, although Sites **23, 24, 40** and **46** are not recorded on the HER but are considered to be of *regional importance* in line with consultation with LCAS. Sites **25-38** and **41-45** and **47-49** are likely to be considered of *local importance*. Should it transpire that little or no below-ground remains exist of Sites **13-18, 19-21** and **40-47** these may be downgraded to being of *low importance* or even *negligible importance*.

Site name	Site Number	Importance
St Johns Street (Lord Street) Horsemill	01	Regional
Molyneux Square Cross	02	Regional
Vicarage and Tithebarn	03	Regional
Lord Street Mill	04	Regional
The Covered Market	05	National
Golden Cross Hotel	06	National
131a Church Street	07	National
The Old Dog Inn	08	National
K6 Telephone Kiosks	09	National
Princes Buildings	10	National
21 and 23 Lord Street	11	National
The Fish Market	12	National
Inn adjacent to 23 Market St	13	Regional
Tenterfield St School	14	Regional
Tenterfield St Chapel	15	Regional
Chapel, 96 Lancaster Rd	16	Regional
Old Vicarage	17	Regional
Old Vicarage Saw Mill	18	Regional

Tithebarn St Theatre	19	Regional
Carlisle St School	20	Regional
Derby Street Foundry	21	Regional
Wigan to Preston Roman Road	22	Regional
131-138 Church St (burgage plots)	23	Regional
27-31 Church St (burgage plots)	24	Regional
60 St John's Row	25	Local
Building to rear of 138 Church St	26	Local
131 Church St	27	Local
135a Church St	28	Local
136-138 Church St	29	Local
Rear of 27 Church St	30	Local
Ringway Taxi Office	31	Local
27, 27a and 27b Church St	32	Local
29 and 29a Church St	33	Local
30-31 Church St	34	Local
Warehouse, Church Row	35	Local
14-16 Derby St	36	Local
62 and 64 Lancaster Rd	37	Local
Tithebarn Public House	38	Local
War Memorial	39	National
Church Street Barr	40	Regional
Union Foundry	41	Local
Nile St handloom weavers houses	42	Local
Spring Gardens, North Road and Rope Walk	43	Local
Alfred Street and Buck's Court	44	Local
Houses, Greaves Street	45	Local
Patten House	46	Regional
Houses, Manchester Road	47	Local

Warehouse, St John's Place	48	Local
Ritz Cinema	49	Local
Market Place	50	Regional
Town Hall	51	National
Church of St John	52	National
Miller Arcade	53	National
Pre Borough Settlement	54	Regional
Street Furniture, Miller Arcade	55	National
Amounderness House	56	National
Sessions House	57	Regional
Gate piers, St John's Church	58	National
2 and 4 Lancaster Rd	59	National
Red Lion Hotel	60	National
Bank, 14-15 Church Street	61	National
Central Conservative Club	62	National
Bull and Royal Hotel	63	National
143 Church Street	64	National
29, 30 and 31 Church Street	65	National
The Bear's Paw	66	National
Nos 10-22 Lancaster Rd	67	National
The Stanley Arms	68	National
Harris Library, Museum and Art Gallery	69	National
Head Post Office	70	National
53 Pole St	71	National
Carey Baptist Church	72	National
Preston Bus Station	73	Regional (?National)

Table 7: Assessment of the importance of each site identified in the gazetteer

6. ASSESSMENT OF IMPACT

6.1 POTENTIAL EFFECTS AND SCALE OF IMPACTS (IN THE ABSENCE OF MITIGATION)

- 6.1.1 The following effects are discussed in terms of their impact on known features or sites of archaeological or historic value, in accordance with their importance (*Section 5.2*, above).
- 6.1.2 ***Disturbance of Below Ground and Standing Remains:*** the development includes the area to the south of Church Street, bound by Manchester Road, St John's Place and Oak Street at the furthest southern extent, which will see the demolition of most of the standing buildings, apart from Sites **25** and **48**, for the purpose of a new bus station. The buildings outlined for demolition include two Grade II listed buildings (Sites **07** and **08**). Immediately to the north of Church Street, behind numbers 27-31, and extending up Church Row to Lord's Walk, a variety store is proposed with basement service access. This will also necessitate a realignment of Church Row to the east. To the east of this will be a car park, bounded by Lord's Walk to the north and Hammond's Row to the south. This will extend to Pole Street in the east, and will require the demolition of Site **36**. It is also intended that there will be a basement level, thus intruding onto any surviving below ground remains.
- 6.1.3 The present bus and coach station (Site **73**) will be demolished to make way for numerous ground floor retail units, with residential and other facilities above, and a department store. This will also take in the present open area to the north of Lord Street and the area bound by Lancaster Road to the west and north of Crooked Lane up to the northern application boundary. It is possible that there are remains associated with the projected line of the Roman road (Site **22**) and eighteenth/nineteenth century activity in this area (e.g. Sites **43** and **44**).
- 6.1.4 The covered market (Site **05**) is proposed for refurbishment, with the multi-storey car park to the north being replaced by retail units.
- 6.1.5 The exact ground work details are not known as yet, in terms of the depths and form of intrusion. With the likely presence of below ground building remains and the demolition of standing structures, the impact of the construction in the absence of mitigation is considered to have a *substantial negative* effect.
- 6.1.6 During operation of the proposed development, apart from required maintenance, there should be no overall concern for impact on below ground remains or standing structures, and this long-term effect is considered to be *negligible*.
- 6.1.7 ***Statutory Constraints:*** there is a conservation area on the west side of the application area (Fig 2), focusing on the market place and the surrounding civic buildings, such as the Town Hall (Site **51**) and the Harris Library and Museum (Site **69**). However, whilst a *slight negative* impact may result in

terms of noise, vibration and visual effects during the construction phase, this impact should reduce to *negligible* during operation and may even eventually lead to *slight positive* once any landscaping, for instance, has matured.

- 6.1.8 As expected, there are numerous listed buildings within the conservation area from Grade II to Grade I, together with other listed sites on the periphery (Sites **06**, **10**, **52** and **58**) that should be considered for any visual setting issues and any noise and vibration effects. However, there are also a small number of Grade II listed buildings within the application site, some of which are proposed for demolition (Sites **07**, **08** and **11**). In the absence of mitigation, the impact of the construction is considered to have a *substantial negative* effect on these buildings. During operation, with the sites of concerned having been removed, there will be a *negligible* effect on the remaining sites.

6.2 IMPACT SIGNIFICANCE (IN THE ABSENCE OF MITIGATION)

- 6.2.1 Following on from the above considerations, the significance of effects has been determined based on the knowledge of the proposed development and the present condition of the archaeological and historically significant sites. If proposed activities and processes are to change in the future, then the table will require further review.

Gaz. No.	Nature of Impact	Importance	Impact	Significance of Impact	Confidence Level
01	No proposed development - unlikely to be any surviving remains.	Regional	Negligible	Neutral	High
02	No proposed development - cross has since been removed – no surviving remains.	Regional	Negligible	Neutral	High
03	Demolition of existing buildings, construction of new units and realignment of Tithebarn Street - potential disturbance of below ground remains should any exist.	Regional	Moderate negative	Intermediate adverse	Low

Gaz. No.	Nature of Impact	Importance	Impact	Significance of Impact	Confidence Level
04	Construction of retail and leisure facilities and realignment of Tithebarn Street - potential disturbance of below ground remains.	Regional	Moderate negative	Intermediate adverse	High
05	Refurbishment of existing structure.	National	Slight positive	Intermediate beneficial	High
06	No proposed development - visual setting, and noise and vibration effects.	National	Slight negative	Intermediate adverse	High
07	Demolition of standing building and construction of new bus station.	National	Substantial negative	Major adverse	High
08	Demolition of standing building construction of new bus station.	National	Substantial negative	Major adverse	High
09	No proposed development.	National	Negligible	Minor adverse	High
10	No proposed development - visual setting, and noise and vibration effects.	National	Slight negative	Intermediate adverse	High
11	Construction of retail and leisure facilities and realignment of Tithebarn Street - demolition of standing building.	National	Substantial negative	Major adverse	High
12	No proposed development.	National	Negligible	Minor adverse	High
13	No proposed development.	Regional	Negligible	Neutral	High
14	No proposed development.	Regional	Negligible	Neutral	Low

Gaz. No.	Nature of Impact	Importance	Impact	Significance of Impact	Confidence Level
15	No proposed development.	Regional	Negligible	Neutral	Low
16	Demolition of existing buildings and construction of retail units. No or heavily disturbed surviving remains anticipated.	Regional	Negligible	Neutral	Low
17	Demolition of existing buildings and construction of retail units. No or heavily disturbed surviving remains anticipated.	Regional	Negligible	Neutral	Low
18	Demolition of existing buildings and construction of retail units. No or heavily disturbed surviving remains anticipated.	Regional	Negligible	Neutral	Low
19	Construction of retail and leisure facilities and realignment of Tithebarn Street - demolition of standing building.	Regional	Negligible	Neutral	Low
20	Regrading of existing car park, upper level stratigraphy intrusion likely - potential disturbance of below ground remains.	Regional	Moderate negative	Intermediate adverse	Low
21	Construction of department store - potential disturbance of below ground remains.	Regional	Moderate negative	Intermediate adverse	Low

Gaz. No.	Nature of Impact	Importance	Impact	Significance of Impact	Confidence Level
22	Demolition of existing buildings and construction of retail and leisure units - potential disturbance of below ground remains.	Regional	Moderate negative	Intermediate adverse	Low
23	Demolition of existing buildings and construction of proposed new bus station - potential disturbance of below ground remains.	Regional	Substantial negative	Major adverse	Low
24	Demolition of existing buildings and construction of retail outlet, including basement level - potential disturbance of below ground remains.	Regional	Substantial negative	Major adverse	Low
25	Refurbishment of standing structure for possible residential purposes.	Local	Moderate positive	Intermediate beneficial	High
26	Demolition of standing building - construction of cafe.	Local	Substantial negative	Intermediate adverse	High
27	Demolition of existing buildings and construction of proposed new bus station.	Local	Substantial negative	Intermediate adverse	High
28	Demolition of existing buildings and construction of proposed new bus station.	Local	Substantial negative	Intermediate adverse	High
29	Demolition of standing building - construction of cafe.	Local	Substantial negative	Intermediate adverse	High

Gaz. No.	Nature of Impact	Importance	Impact	Significance of Impact	Confidence Level
30	Demolition of standing building and construction of retail outlet.	Local	Substantial negative	Intermediate adverse	High
31	No proposed development.	Local	Negligible	Neutral	High
32	No proposed development.	Local	Negligible	Neutral	High
33	No proposed development.	Local	Negligible	Neutral	High
34	No proposed development.	Local	Negligible	Neutral	High
35	Demolition of standing building and construction of retail outlet.	Local	Substantial negative	Intermediate adverse	High
36	Demolition of standing building and construction of multi-storey car park (including basement level) - potential for disturbance of below ground remains.	Local	Substantial negative	Intermediate adverse	High
37	Demolition of standing building.	Local	Substantial negative	Intermediate adverse	High
38	Demolition of standing building.	Local	Substantial negative	Intermediate adverse	High
39	No proposed development.	National	Negligible	Minor adverse	High
40	No proposed development.	Regional	Negligible	Neutral	High
41	Construction of retail units and leisure facilities - potential disturbance of below ground remains.	Local	Moderate negative	Intermediate adverse	Low

Gaz. No.	Nature of Impact	Importance	Impact	Significance of Impact	Confidence Level
42	Construction of retail outlet - potential disturbance of below ground remains.	Local	Moderate negative	Intermediate adverse	Low
43	Demolition of bus station and construction of retail units and leisure facilities - potential disturbance of below ground remains.	Local	Moderate negative	Intermediate adverse	Low
44	Demolition of bus station and construction of retail units and leisure facilities - potential disturbance of below ground remains.	Local	Moderate negative	Intermediate adverse	Low
45	Demolition of existing buildings and construction of proposed new bus station - potential disturbance of below ground remains.	Regional	Substantial negative	Major adverse	Low
46	Groundworks may impact on associated outbuildings and other structures	Regional	Moderate-slight negative	Intermediate adverse	High
47	Construction of proposed new bus station - potential disturbance of below ground remains.	Local	Moderate negative	Intermediate adverse	Low
48	Refurbishment of standing structure.	Local	Slight positive	Minor beneficial	High
49	No proposed development.	Local	Negligible	Neutral	High

Gaz. No.	Nature of Impact	Importance	Impact	Significance of Impact	Confidence Level
50	No proposed development.	Local	Negligible	Neutral	High
51	Visual setting, and noise and vibration effects.	National	Slight negative	Intermediate adverse	High
52	Visual setting, and noise and vibration effects.	National	Slight negative	Intermediate adverse	High
53	Visual setting, and noise and vibration effects.	National	Slight negative	Intermediate adverse	High
54	Construction of proposed new bus station - potential disturbance of below ground remains.	National	Substantial negative	Major adverse	Low
55	No proposed development.	National	Negligible	Minor adverse	High
56	Visual setting, and noise and vibration effects.	National	Slight negative	Intermediate adverse	High
57	Visual setting, and noise and vibration effects.	National	Slight negative	Intermediate adverse	High
58	Visual setting, and noise and vibration effects.	National	Slight negative	Intermediate adverse	High
59	Visual setting, and noise and vibration effects.	National	Slight negative	Intermediate adverse	High
60	No proposed development.	National	Negligible	Minor adverse	High
61	No proposed development.	National	Negligible	Minor adverse	High
62	No proposed development.	National	Negligible	Minor adverse	High
63	No proposed development.	National	Negligible	Minor adverse	High
64	No proposed development.	National	Negligible	Minor adverse	High

Gaz. No.	Nature of Impact	Importance	Impact	Significance of Impact	Confidence Level
65	No proposed development.	National	Negligible	Minor adverse	High
66	Visual setting, and noise and vibration effects.	National	Slight negative	Intermediate adverse	High
67	Visual setting, and noise and vibration effects.	National	Slight negative	Intermediate adverse	High
68	Visual setting, and noise and vibration effects.	National	Slight negative	Intermediate adverse	High
69	Visual setting, and noise and vibration effects.	National	Slight negative	Intermediate adverse	High
70	Visual setting, and noise and vibration effects.	National	Slight negative	Intermediate adverse	High
71	No proposed development.	National	Negligible	Minor adverse	High
72	No proposed development.	National	Negligible	Minor adverse	High
73	Demolition of existing buildings, construction of new units and realignment of Tithebarn Street - potential disturbance of below ground remains should any exist	Regional (?National)	Substantial negative	Major adverse	High

Table 8: Assessment of the impact significance on each site during construction

7. RECOMMENDATIONS

7.1 RECOMMENDATIONS FOR FURTHER WORK

7.1.1 For each site likely to be impacted upon, a recommendation has been made in order to evaluate the archaeological resource (Table 9, below). Figure 12 shows those sites specifically recommended for evaluation through either trenching or watching brief. In addition to the site-specific recommendations, and in consultation with LCAS, a general overall evaluation strategy will be undertaken to assess the presence, extent and nature of the known and the unknown archaeological resource that could not be identified through desk-based research. This will be carried out simultaneously with the geotechnical site investigation works in early 2008, consisting of an archaeological excavation of the upper deposits of 2m x 2m geotechnical trial pits; the archaeological monitoring of geotechnical trial pits; excavation of evaluation trenches measuring up to 10m long and 2m wide (details below in Table 9 and Fig 13). The results of this investigation aim to provide the necessary information to put forward proposals for a mitigation strategy for both the known and as yet unknown archaeological resource, either by preservation by record or preservation *in situ*. Where Statutory Designated sites (listed buildings) are adversely affected it is recommended that English Heritage be consulted (see Built Heritage study for further details).

7.1.2 Following the finalisation of the construction details, a more precise impact assessment will require the revision of the recommendations provided below. For the short term, areas identified as having minimal intrusion or impact during construction of the proposed development should also be considered for exclusion, enabling any potentially preserved below ground remains to be left undisturbed and *in situ*, in accordance with PPG16. Generally, this would include, for example, the regrading of current car parks where intrusive works would be restricted to within the overburden/underlying hard core; certain types of foundation piling, where the impact on any potential remains would be minimal negating the need for more intrusive trenching; and relatively limited sized foundation trenches. Should any such works be located within archaeologically sensitive areas it may be prudent to carry out the groundworks under an archaeological a watching brief.

Site name	Site Number	Recommendations
Vicarage and Tithebarn	03	Evaluation trenching (some assessment via TP14; excavation of >2m x 2m trial pit)
Lord Street Mill	04	Evaluation trenching; TP18; excavation of 10m x 2m trench
Covered Market	05	Standing building record/assessment in accordance with English Heritage guidelines (2006) (see Built

		Heritage study for further details)
Golden Cross Hotel	06	Photographic record of setting (see Built Heritage study for further details)
131a Church Street	07	Standing building record/assessment in accordance with English Heritage guidelines (2006) (see Built Heritage study for further details)
The Old Dog Inn	08	Standing building record/assessment in accordance with English Heritage guidelines (2006) (see Built Heritage study for further details)
Princes Buildings	10	Photographic record of setting (see Built Heritage study for further details)
21 and 23 Lord Street	11	Standing building record/assessment in accordance with English Heritage guidelines (2006) (see Built Heritage study for further details)
Chapel, 96 Lancaster Rd	16	TP13; watching brief
Sunday School	17	Watching brief during groundworks for the development
Saw mill	18	TP15; excavation of 2m x 2m trial pit
Theatre, 55-61 Tithebarn Street	19	Watching brief during groundworks for the development
Carlisle St School	20	Watching brief during groundworks (plans of school provide adequate record of site as existed, Plates 23-26 (PRO SP 246))
Derby Street Foundry	21	Targeted programme of evaluation trenching
131-138 Church St	23	Targeted programme of evaluation trenching
27-31 Church St	24	Targeted programme of evaluation trenching
60 St John's Row	25	Standing building record/assessment in accordance with English Heritage guidelines (2006) (see Built Heritage study for further details)
Building to rear of 138 Church St	26	Standing building record/assessment in accordance with English Heritage guidelines (2006) (see Built Heritage study for further details)
131 Church St	27	Standing building record/assessment in accordance with English Heritage guidelines (2006) (see Built Heritage study for further details)
135a Church St	28	Standing building record/assessment in accordance with English Heritage guidelines (2006) (see Built Heritage study for further details)
136-138 Church St	29	Standing building record/assessment in accordance with English Heritage guidelines (2006) (see Built

		Heritage study for further details)
Rear of 27 Church St	30	Standing building record/assessment in accordance with English Heritage guidelines (2006) (see Built Heritage study for further details)
Warehouse, Church Row	35	Standing building record/assessment in accordance with English Heritage guidelines (2006) (see Built Heritage study for further details)
14-16 Derby St	36	Standing building record/assessment in accordance with English Heritage guidelines (2006) (see Built Heritage study for further details) and watching brief of below current ground level works. Opposite is TP29; proposed excavation of 10m x 2m trench
62 and 64 Lancaster Rd	37	Standing building record/assessment in accordance with English Heritage guidelines (2006) (see Built Heritage study for further details) and watching brief of below current ground level works
Tithebarn Public House	38	Standing building record/assessment in accordance with English Heritage guidelines (2006) (see Built Heritage study for further details) and watching brief of below current ground level works
Church Street Barr	40	Targeted programme of evaluation trenching
Union Foundry	41	TP17; proposed excavation of 10m x 2m evaluation trench
Nile St handloom weavers houses	42	Targeted programme of evaluation trenching
Spring Gardens, North Road and Rope Walk	43	Targeted programme of evaluation trenching
Alfred Street and Buck's Court	44	Targeted programme of evaluation trenching
Houses, Greaves Street	45	Watching brief during groundworks for the development
Patten House, Church St	46	Targeted programme of evaluation trenching, to include TP29; proposed excavation of 10m x 2m trench
Houses, Manchester Road	47	Watching brief during groundworks for the development
Warehouse, St John's Place	48	Standing building record/assessment in accordance with English Heritage guidelines (2006) (see Built Heritage study for further details)
Town Hall	51	Photographic record of setting (see Built Heritage study for further details)
Church of St John	52	Photographic record of setting (see Built Heritage

		study for further details)
Miller Arcade	53	Photographic record of setting (see Built Heritage study for further details)
Pre Borough Settlement	54	Targeted programme of evaluation trenching
Amounderness House	56	Photographic record of setting (see Built Heritage study for further details)
Sessions House	57	Photographic record of setting (see Built Heritage study for further details)
Gate piers, St John's Church	58	Photographic record of setting (see Built Heritage study for further details)
2 and 4 Lancaster Rd	59	Photographic record of setting (see Built Heritage study for further details)
The Bear's Paw	66	Photographic record of setting (see Built Heritage study for further details)
Nos 10-22 Lancaster Rd	67	Photographic record of setting (see Built Heritage study for further details)
The Stanley Arms	68	Photographic record of setting (see Built Heritage study for further details)
Harris Library, Museum and Art Gallery	69	Photographic record of setting (see Built Heritage study for further details)
Head Post Office	70	Photographic record of setting (see Built Heritage study for further details)
Preston Bus Station	73	Standing building record/assessment in accordance with English Heritage guidelines (2006) (see Built Heritage study for further details), including documentary research

Table 9: Recommendations for further work to inform mitigation strategy

7.2 RESIDUAL EFFECTS

7.2.1 Until the evaluation phase of archaeological work has been undertaken to assess the nature, survival, extent and significance of the below ground remains, and the significance of the standing structures proposed for demolition, the residual effects cannot be assessed. Once the mitigation strategy has been formulated, the residual effects of the proposed development on the archaeological and historical sites should be assessed.

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9. ILLUSTRATIONS

9.1 FIGURES

Figure 1: Site Location

Figure 2: Plan showing location of gazetteer sites

Figure 3: Kuerden 1684

Figure 4: Lieutenant General Carpenter and Major General Wills' plan of 1715

Figure 5: Lang's map of 1774

Figure 6: Shakeshaft's plan of 1808

Figure 7: Wales and Co.'s map of 1824

Figure 8: Ordnance Survey first edition map (6":1 mile), 1849

Figure 9: Ordnance Survey first edition map (25":1 mile), 1893

Figure 10: Ordnance Survey second edition map (25":1 mile), 1912

Figure 11: Ordnance Survey third edition map (25":1 mile), 1938

Figure 12: Gazetteer sites recommended for further evaluation or watching brief, in consultation with LCAS

9.2 PLATES

Plate 1: 133 Church Street, The Old Dog Inn (Site **08**)

Plate 2: Warehouse, 131 Church Street (Site **07**)

Plate 3: To the rear of 131 Church Street (Site **07**)

Plate 4: 136 and 138 Church Street (Site **29**)

Plate 5: To the rear of Church Street, showing the car park and club (Site **23**)

Plate 6: St John's Row. A three-storey warehouse, with a date stone of 1868 (Site **25**)

Plate 7: The Warehouse, St John's Place (Site **48**)

Plate 8: Building to the rear of 138 Church Street (Site **26**)

Plate 9: 135 Church Street (Site **28**)

Plate 10: The bus station (Site **73**) looking southwards along Tithebarn Street

Plate 11: 14-16 Derby Street (Site **36**)

Plate 12: Holiday Inn and New City House

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Plate 26: Internal cross section of the infants'/girls' school (Site **20**) (PRO SP 246)

APPENDIX 1: PROJECT DESIGN

1. INTRODUCTION

1.1 PROJECT BACKGROUND

1.1.1 Whitbybird (hereafter the 'client') has requested that Oxford Archaeology North (OA North) submit proposals for an archaeological desk-based assessment of an area of land located in the city centre of Preston, Lancashire (NGR SD 541294). The site is proposed for redevelopment and is centred around Tithebarn Street, bound by the A59 to the north-west and the A6 to the north-east. At present, there are no known archaeological sites within the outlined area, although there is a high potential for archaeological remains. A prehistoric stone axe (SMR 2036) was discovered to the north of the proposed development area and the Preston to Lancaster Roman road (SMR 15531) is also known to run in close proximity to the proposed development area. Furthermore, the southern and south-western areas of the outlined area lie within the eastern side of the known medieval settlement of Preston. The remainder of the site was developed from the early to late eighteenth century onwards, but has seen some extensive development in the twentieth century.

1.1.2 The project is currently at the pre-planning stage and an assessment of the site, as part of the EIA process, is being undertaken. Therefore, information regarding the archaeological potential and any subsequent risk or impact by the development is required. Consequently, a detailed archaeological desk-based assessment will be carried out initially to identify the known archaeological resource. The type and scale of any subsequent archaeological site works can, therefore, be identified in relation to the construction details of the proposed development.

1.2 OXFORD ARCHAEOLOGY NORTH

1.2.1 OA North has extensive experience of desk-based assessments, as well as the evaluation and excavation of sites of all periods in this area, having undertaken a great number of small and large-scale projects during the past 25 years. These have taken place within the planning process, to fulfil the requirements of clients and planning authorities, to very rigorous timetables. Similar to the proposed redevelopment of Preston, OA North are currently working on the large town redevelopment in Penrith, known as Penrith New Squares, and have been involved in the planning process for the past four years from the early stages. OA North has been working hand-in-hand with the client to undertake the necessary work to meet the planning regulations required within this historically important and sensitive area, as well as advising on aspects such as the impact of the scheme on the conservation area.

1.2.2 Oxford Archaeology, including both the Oxford and Lancaster offices, has experience of a wide range of EIAs; including proposed by-pass routes such as the Highways Agency's A595 Parton-Lillyhall Road Improvement Scheme and the A30 Bodmin-Indian Queens Road Improvement, airports such as BAA at Gatwick, Edinburgh, Heathrow and Stansted, the Channel Tunnel Rail link in Kent originally by British Rail and replaced by RLE/London and Continental Railways, and quarries such as the Billown Lime Quarries and Poortown Quarry both within the Isle of Man.

1.2.3 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 following programme has been designed to provide an accurate archaeological assessment of the designated area within its broader context. For the purposes of an EIA process, the nature of the known archaeological resource needs to be identified in the initial phase of investigation. This will subsequently provide the information to allow any necessary evaluation strategy to be formulated at a later stage (e.g. trenching, building analysis), which can be used to inform the eventual planning decision. The assessment aims to evaluate this known archaeological resource and any potential for further archaeological deposits that may be impacted by any proposed development. The required stages to achieve these ends are as follows:
- 2.2 **Desk-based assessment:** to provide a desk-based assessment of the site encompassing all aspects of cultural heritage, including archaeology, historic landscapes and historic buildings, in accordance with PPG15 and PPG16. This aims to identify the archaeological potential as well as provide a context for any remains that may be located during any subsequent trenching (in accordance with the IFA standards (1999a)).
- 2.3 **Report and Archive:** a report will be produced for the client within eight weeks, unless an alternative report submission deadline is agreed with the client at the time of commission. Unless otherwise instructed, the report will be produced in a similar format to this project design but will assess the archaeological resource in line with common guidance for EIA (DETR 2001). An archive will be produced to English Heritage guidelines (MAP 2 (1991)).

3 METHOD STATEMENT

3.1 DESK-BASED ASSESSMENT

- 3.1.1 **Introduction:** a desk-based assessment is usually undertaken as the first stage of a programme of archaeological recording, prior to further intrusive investigation in the form of trenching. It is not intended to reduce the requirement for evaluation, excavation or preservation of known or presumed archaeological deposits, but it will provide an appraisal of archaeological constraints and a guide to any requirement for further archaeological work.
- 3.1.2 The following 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. The archaeological potential of the proposed development area will be assessed in accordance to the impact of the development and the sensitivity of the sites identified. This will allow the significance of the proposed development on the identified sites to be rated (DETR 2001).
- 3.1.3 **Documentary and Cartographic Material:** this work will include consultation of the Lancashire Sites and Monuments Record (SMR) in Preston, as well as the County Records Office. Lancaster University Library and the OA North research archive may also be consulted together with any other local studies libraries, museums or other such archives as relevant. Data held at the National Monuments Record, Swindon may also be checked for additional information.
- 3.1.4 A review of all known and available resources of information relating to the site of the proposed development and an area 0.25-0.5km surrounding the site will be undertaken. The aim of this is to give consideration not only to the application site, but also its setting in terms of historical and archaeological contexts. These include;
- published and unpublished documentary sources
 - data held in local and national archaeological databases
 - printed and manuscript maps
 - place and field-name evidence
 - evidence for township, ecclesiastical and other ancient boundaries
 - aerial and other photographic/illustrative evidence
- 3.1.5 **Lancashire SMR:** the SMR is a database of known archaeological sites within the County. It also holds an extensive library of published materials for consultation.
- 3.1.6 **County Record Office, Preston:** the office holds the main source of primary documentation, both maps and documents, for the site and its surrounding area.
- 3.1.7 **Map regression analysis:** a cartographic analysis will be undertaken to:
- to aid investigation of the post-medieval occupation and land-use of the area and its development through to its modern-day or most recent use. This provides one method of highlighting areas of potential archaeological interest,
 - locate areas where any recent developments on site, of which there is no longer any evidence, may have impeded or disturbed below-ground archaeological remains.
- 3.1.8 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.
- 3.1.9 **Client data:** data such as geological and soil surveys, geotechnical or borehole data, landuse surveys, and any other environmental information relating to the EIA would be consulted where available.
- 3.1.10 **Site visit:** the site will be visited in order to visually relate the existing topography and land use to research findings, and assess evidence not available through documentary sources. It will also provide an understanding for areas of impact by the proposed redevelopment or areas of disturbance.

- 3.1.11 **Access:** liaison for basic site access will be undertaken through the client for the purposes of the site visit.
- 3.1.12 **Site investigation:** as an outcome of the desk-based assessment, it may be deemed necessary to carry out supplementary archaeological works to further inform the EIA process, including evaluation trenching, geophysical survey etc. OA North could undertake this work in consultation with the client, the scope of which would be informed by the baseline work. However, due to the fact that the scope of work cannot be defined at present any additional site investigation has not been included in these proposals or in the costings.
- 3.2 REPORT**
- 3.2.1 One bound and one unbound copy of a written synthetic report will be submitted to the client together with a digital copy on CD. The report will include;
- a site location plan related to the national grid
 - a front cover to include the NGR
 - a concise, non-technical summary of the results
 - the circumstances of the project and the dates on which the fieldwork was undertaken
 - description of the methodology, including the sources consulted
 - a summary of the historical background of the study area
 - an interpretation of the results and their significance
 - a gazetteer of sites of all known or presumed archaeological or historical sites and features. These will be identified from research within the study area. The gazetteer will include a written detailed entry of site: site name and type, NGR, SMR number and statutory designation where applicable, period and sources, together with method of site identification and current visible condition
 - appropriate plans showing the location and position of sites located
 - a paper sequence of all known available historic and recent maps
 - a statement, where appropriate, of the archaeological implications of the proposed development
 - monochrome and colour photographs as appropriate
 - a copy of this project design, and indications of any agreed departure from that design
 - the report will also include a complete bibliography of sources from which data has been derived, and a list of any further sources identified but not consulted
 - an index to the project archive
- 3.2.2 **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.
- 3.3 ARCHIVE**
- 3.3.1 The results of all archaeological work carried out will form the basis for a full archive to professional standards, in accordance with Appendix 3 of the current English Heritage guidelines (*Management of Archaeological Projects*, 2nd edition, 1991) and UKIC (1990). This archive will be provided in the English Heritage Centre for Archaeology format and a synthesis will be submitted to the HER (the index to the archive and a copy of the report). OA North practice is to deposit the original record archive of projects (paper, magnetic and plastic media) with the County Record Office.

4. OTHER MATTERS

4.1 WORK TIMETABLE

- 4.1.1 **Desk-based assessment:** approximately two weeks will be required for this element.
- 4.1.2 **Report:** reports are normally issued within eight weeks following completion. However, an alternative timetable can be agreed prior to commencement at the request of the client. It is understood that the report may require review prior to the submission of the planning application and following any subsequent site work. This may require a variation to the costing provided below, which will be agreed in consultation with the client.
- 4.1.3 OA North would require a formal written agreement 5 days to one week before commencement in order to schedule the work as above.

4.2 STAFFING

- 4.2.1 The project will be under the direct management of **Emily Mercer BA (Hons) MSc AIFA** (OA North Senior Project Manager) to whom all correspondence should be addressed.
- 4.2.2 The desk-based assessment will be undertaken by **Jeremy Bradley** (OA North project officer) who is very experienced in such work and capable of carrying out projects of all sizes.

4.3 INSURANCE

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

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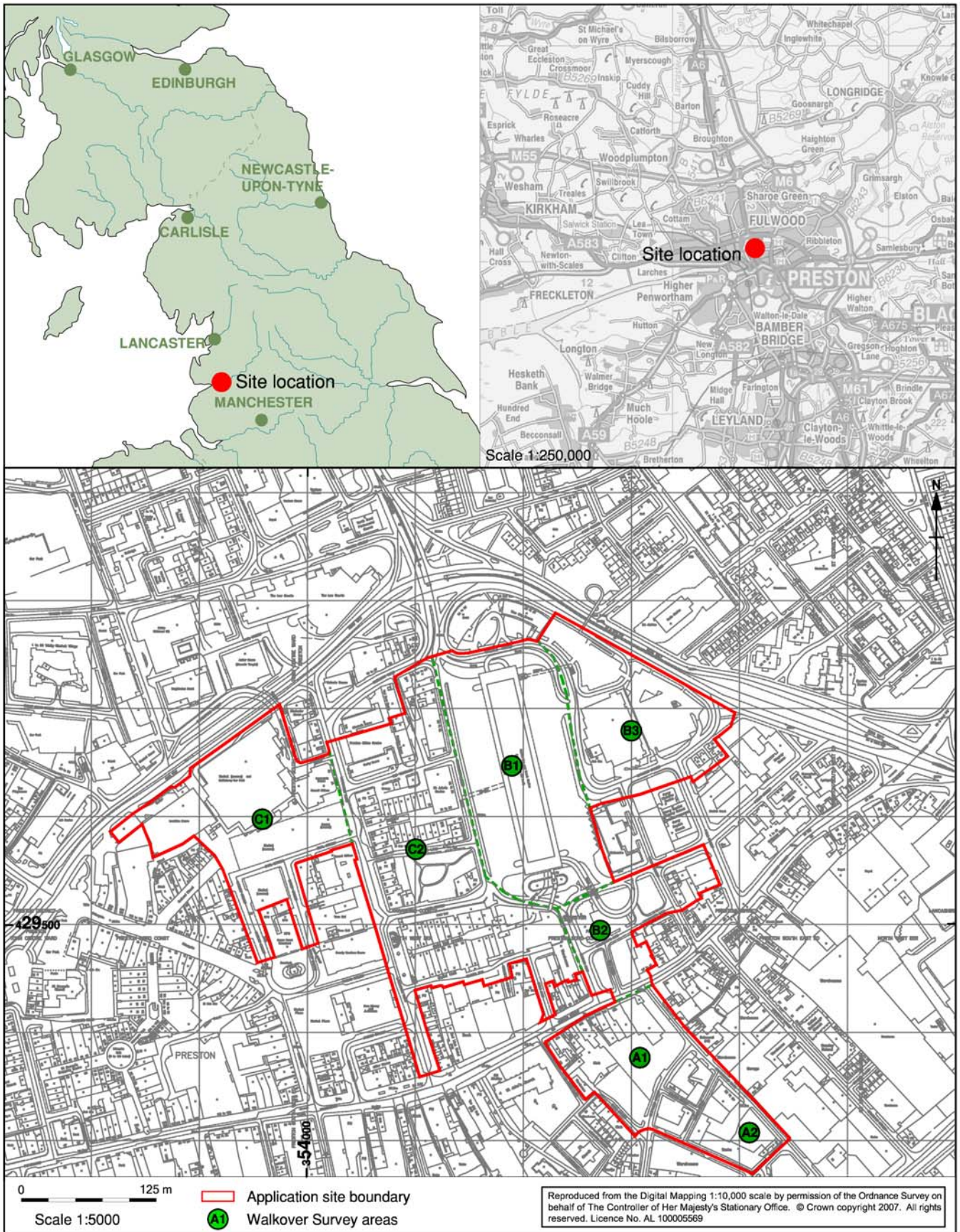


Figure 1: Site location



Figure 2: Plan showing location of gazetteer sites



Figure 3: Kuerden's map of 1684

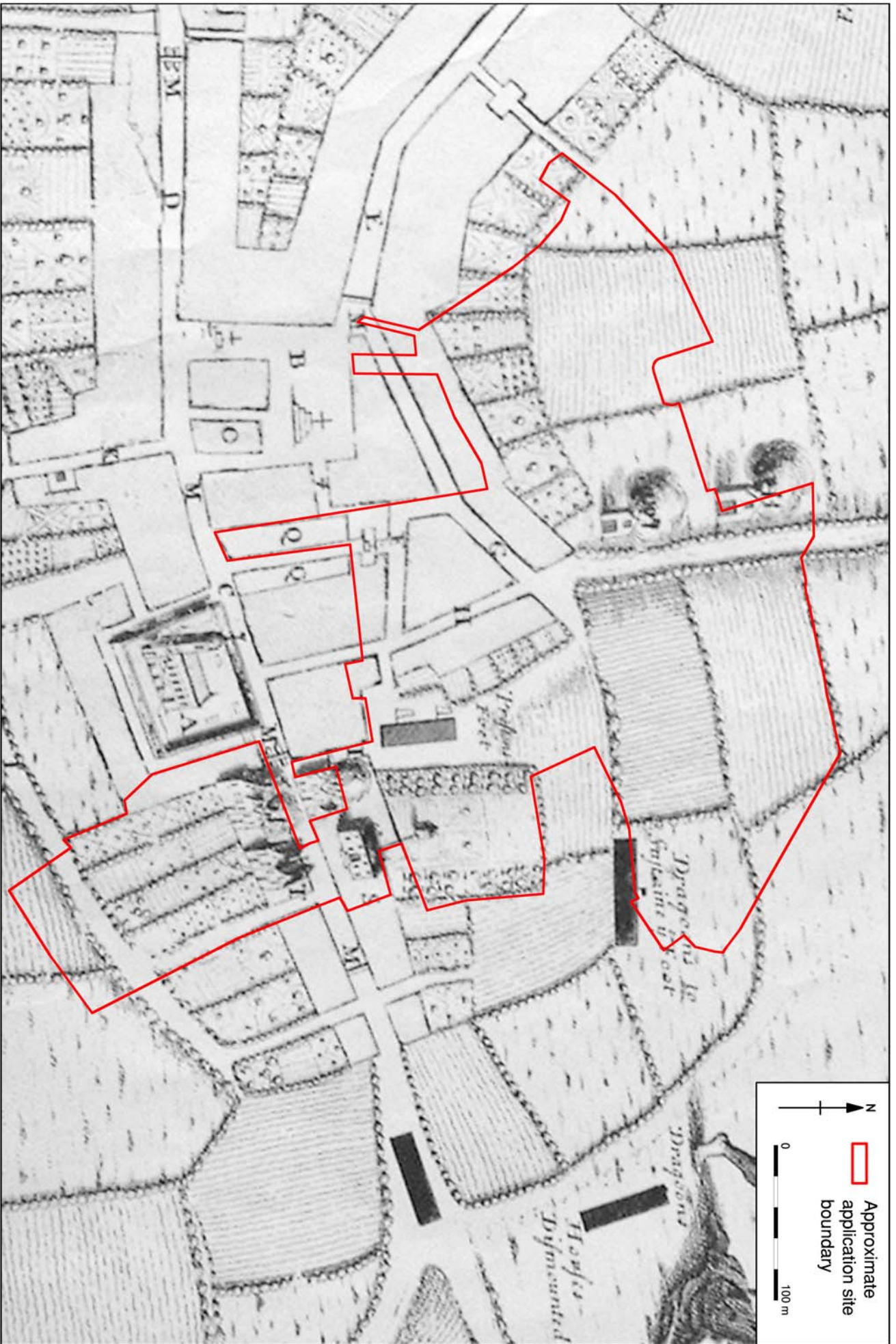


Figure 4: Lieutenant General Carpenter and Major General Wills' plan of 1715



Figure 5: Lang's map of 1774

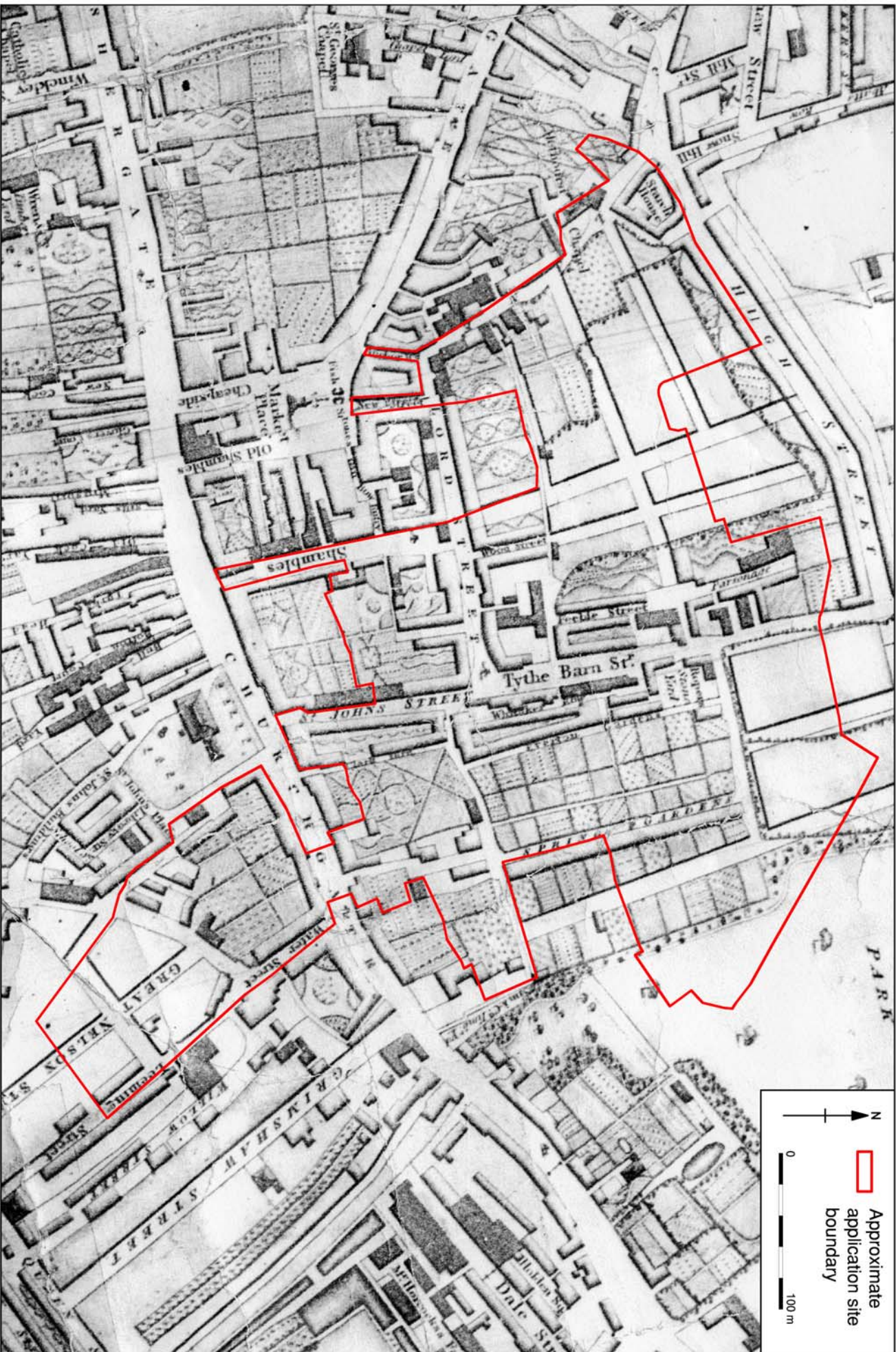


Figure 6: Shakeshaft's plan of 1808

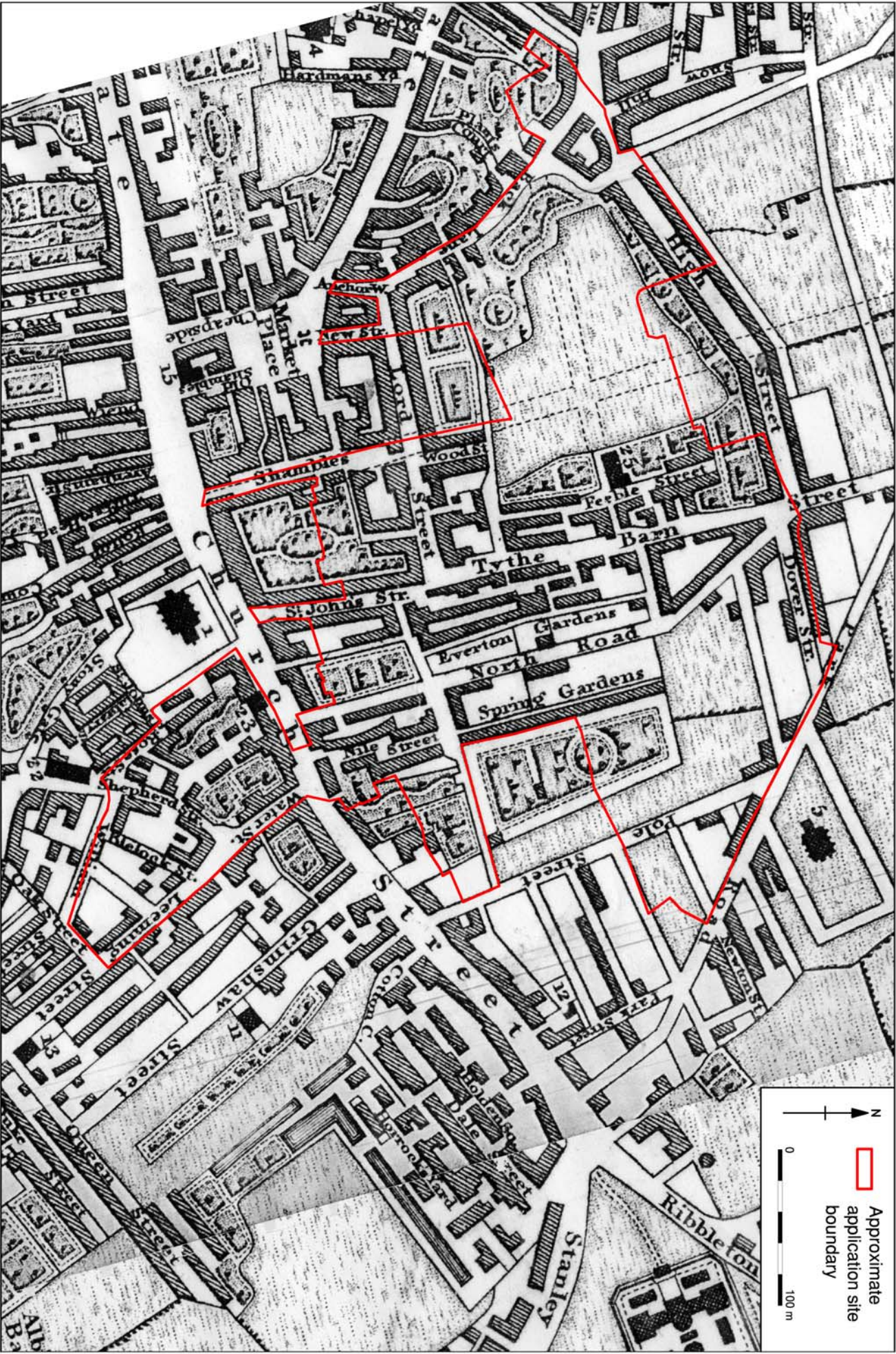


Figure 7: Wales and Co.'s map of 1824



Figure 8: Ordnance Survey first edition map (6" : 1 mile), 1849

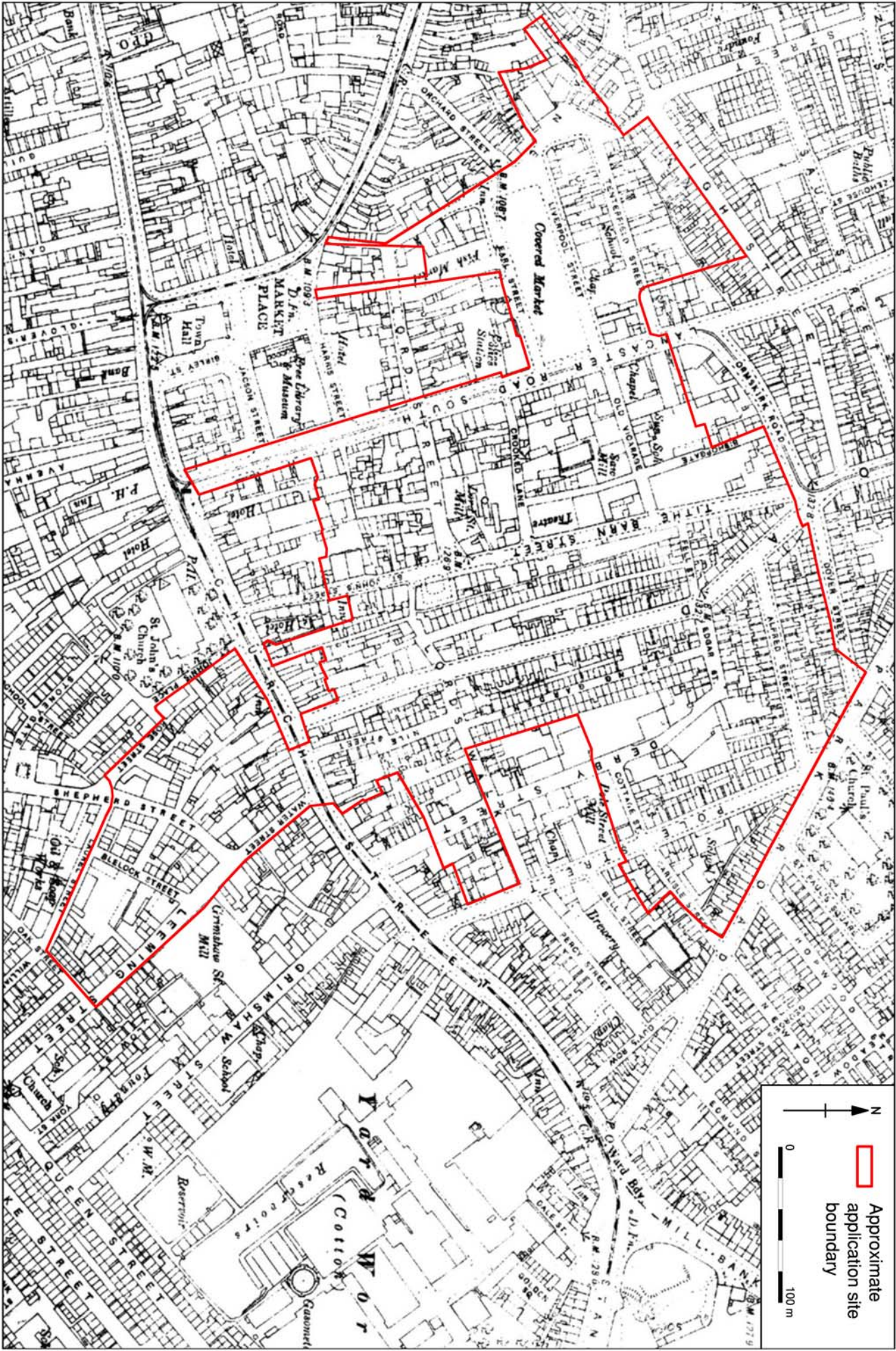


Figure 9: Ordnance Survey first edition map (25":1 mile), 1893

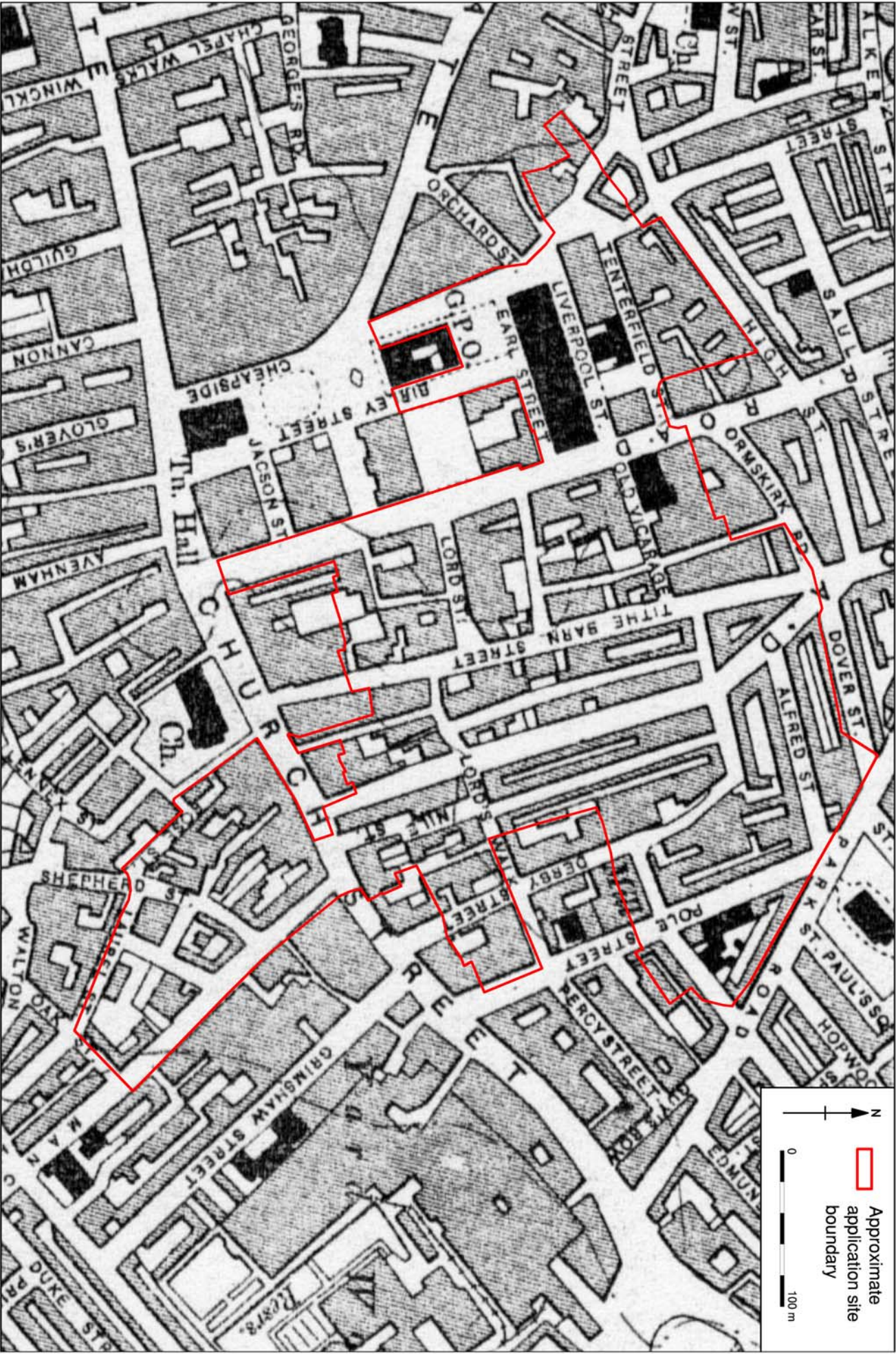


Figure 10: Ordnance Survey second edition map (25":1 mile), 1912



Figure 11: Ordnance Survey third edition map (25":1 mile), 1938

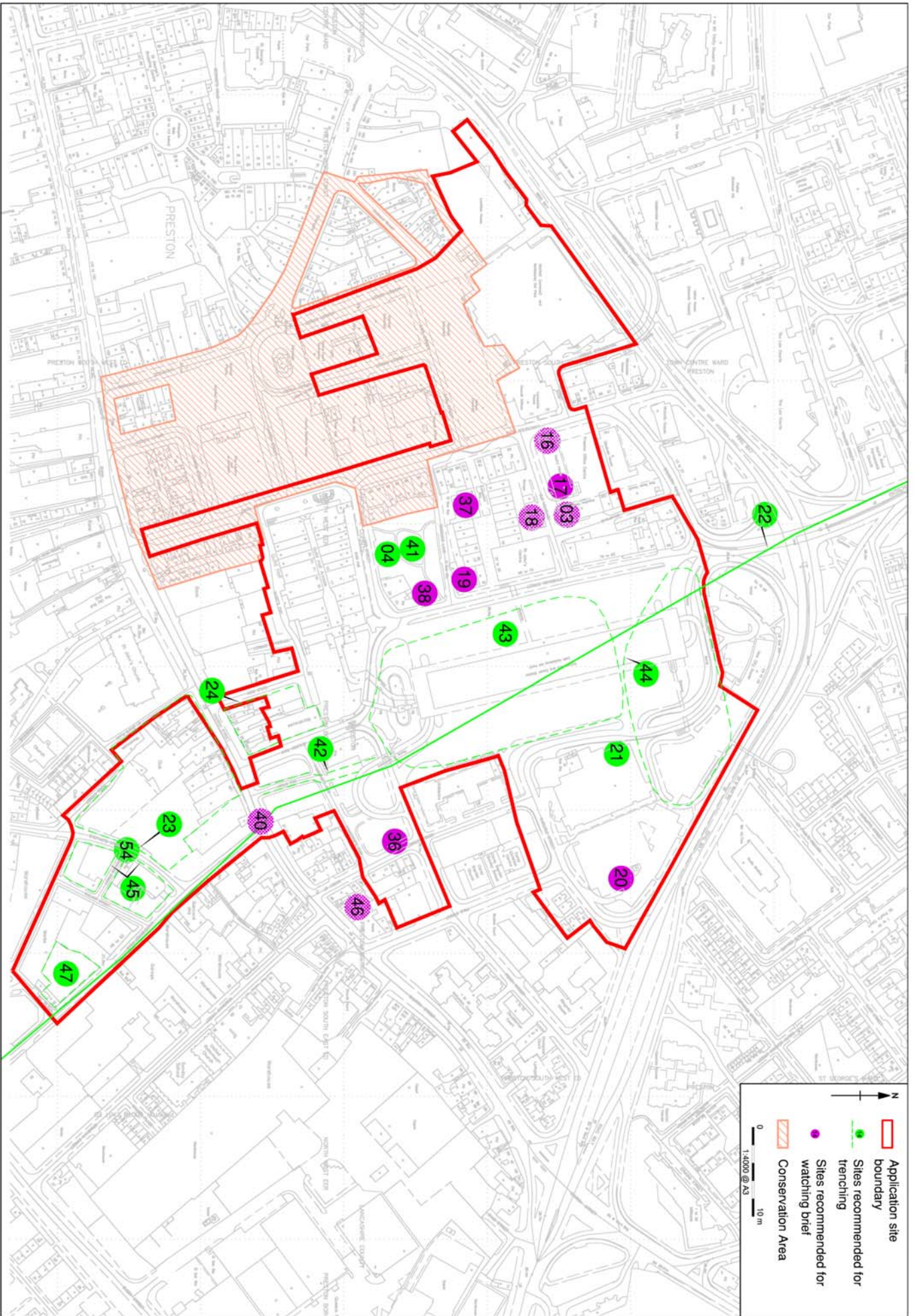


Figure 12: Gazetteer sites recommended for further evaluation or watching brief, in consultation with LCAS



Plate 1: 133 Church Street, The Old Dog Inn (Site 08)



Plate 2: Warehouse, 131 Church Street (Site 07)



Plate 3: To the rear of 131 Church Street (Site 07)



Plate 4: 136 and 138 Church Street (Site 29)



Plate 5: To the rear of Church Street, showing the car park and club (Site **23**)



Plate 6: St John's Row. A three-storey warehouse, with a date stone of 1868 (Site **25**)



Plate 7: The Warehouse, St John's Place (Site 48)



Plate 8: Building to the rear of 138 Church Street (Site 26)



Plate 9: 135 Church Street (Site 28)



Plate 10: The bus station (Site 73) looking southwards along Tithebarn Street



Plate 11: 14-16 Derby Street (Site 36)



Plate 12: Holiday Inn and New City House



Plate 13: 27, 27a and b Church Street (Site 32)



Plate 14: 29a, 30 and 31 Church Street (Site 33)



Plate 15: Lancaster Road, Sites 67 and 68



Plate 16: Golden Cross Hotel, Lancaster Road (Site 06)



Plate 17: 50-58 Lancaster Road (Site 10)



Plate 18: Warehouse (Site 11) and the Tithebarn Public House (Site 38), Lord Street



Plate 19: Open area between Lord Street and Crooked Lane



Plate 20: 62 and 64 Lancaster Road (Site 37)



Plate 21: The Covered Market (Site 05)



Plate 22: Harris Library, Museum and Art Gallery (Site 69)

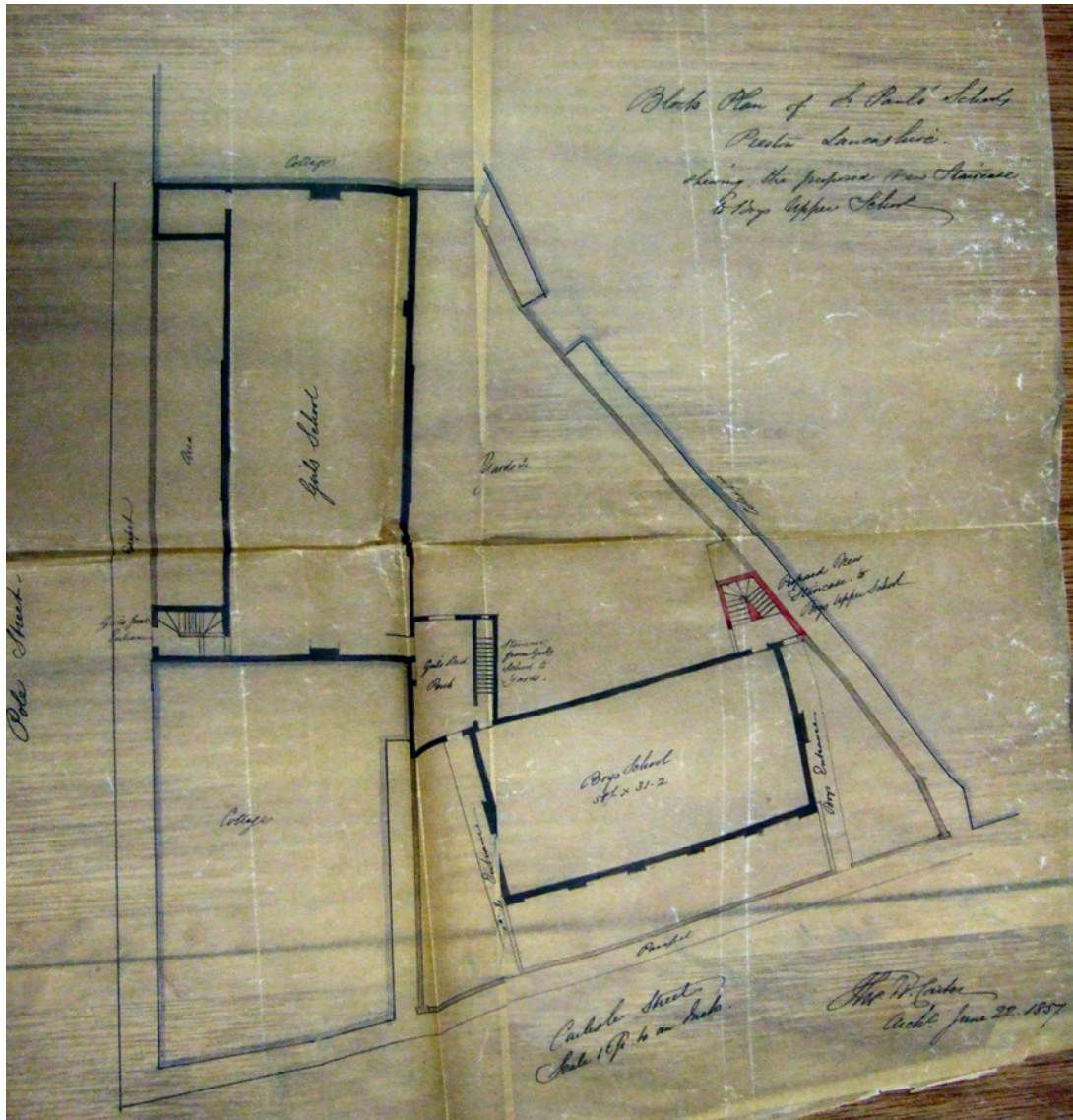


Plate 23: Plan showing school (Site 20) with alterations, 1857. The infants' school is now marked as a girls' school (PRO SP 246)

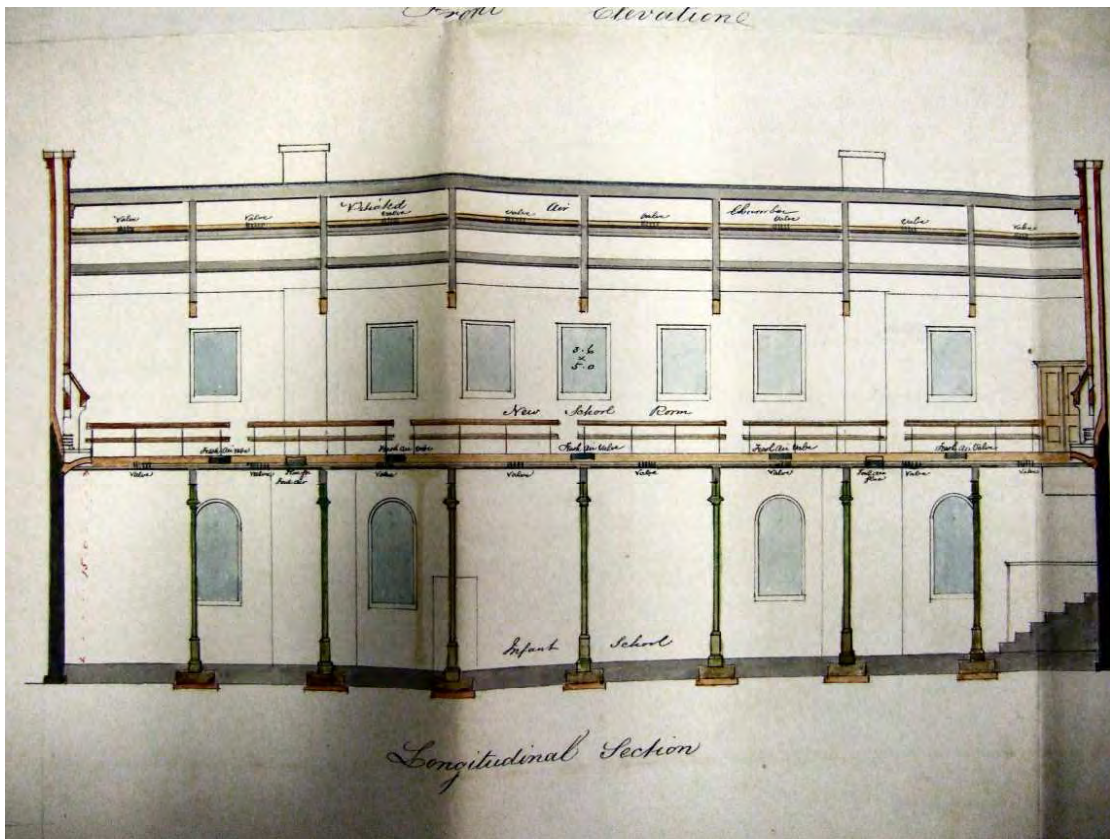


Plate 26: Internal cross section of the infants'/girls' school (Site 20) (PRO SP 246)