

DYE HOUSE LANE, LANCASTER, LANCASHIRE



Archaeological Desk- Based Assessment and Watching Brief



Oxford Archaeology North

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**John Moores and Partners
Architects and Adactus
Housing Group**

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SUMMARY

As part of a planning submission for a residential development at Dye House Lane, Lancaster, Lancashire (NGR SD 47740 61890), Oxford Archaeology North (OA North) was commissioned by John Moores and Partners Architects, on behalf of Adactus Housing Group, to undertake an archaeological desk-based assessment of the area and to conduct a watching brief during geotechnical test-pitting of the site. The assessment, undertaken in July 2006, covered a radius of 0.25km around the proposed development site and included visits to the Lancashire Sites and Monuments Record, the Lancashire County Record Office, and consultation of OA North's library. The watching brief, undertaken on 13th July 2006, monitored the mechanical excavation of a single test pit within the central part of the site.

The development site lies towards the centre of Lancaster, just south of the river Lune. Fieldwork at nearby Damside Street has indicated the presence of possible nearby Roman riverside settlement, relating to the fact that the contemporary course of the Lune in this area ran slightly to the south and west of its present course. The gradual movement of the river channel left much of the area very marshy, forming the Green Ayre. This area, including the site of Dye House Lane, is not thought to have been developed until the eighteenth century, when it was consolidated with large amounts of refuse and other redeposited material. Today, the proposed development site lies to the rear of plots on Chapel Street and is currently used as a car park.

During the assessment, 38 sites of cultural heritage interest were identified within the wider area, mostly historic buildings. Of these 38 sites, elements of only two, Site **01**, the Lancaster Town Mill, and Site **38**, a late eighteenth-/early nineteenth-century terrace of houses, lie within the proposed development area. The Lancaster Town Mill is of high local significance, and it is thought that the associated mill race and a putative pond lie within the development area, rather than the mill building itself. Three buildings from the late eighteenth-/early nineteenth-century terrace of houses of Site **38** lie within the development site and are considered to be of moderate local significance.

The watching brief identified that the cellars of Site **38** survived on the site. Considering the depth of the mill race and the putative mill pond, together with the possibility that the ground level could have been raised through consolidation associated with eighteenth century development, it is possible that the waterlogged bases of the mill features survive, both beneath the cellars but also in an uncellared island formerly occupied by a yard along the western edge of the site.

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Oxford Archaeology North (OA North) would like to thank Conrad Till of John Moores and Partners Architects and Richard Ingram of Adactus Housing Group, for commissioning the project. Thanks are also due to Peter Iles of Lancashire County Archaeological Service and all the staff of the County Record Office in Preston for their assistance with this project. OA North are also grateful to Chris Carley, Structural Engineer for Carley Daines, who organised the geotechnical test-pitting.

The desk-based assessment was undertaken by Kathryn Levey and the watching brief by Steve Clarke, whom together wrote this report. The illustrations were produced by Marie Rowland and the project was managed by Stephen Rowland, who also edited the report.

1. INTRODUCTION

1.1 CIRCUMSTANCES OF PROJECT

- 1.1.1 Adactus Housing Group (AHG) are proposing to build four blocks of affordable flats on a vacant plot of land at Dye House Lane, Lancaster, Lancashire (NGR SD 47740 61890; Fig 1). To inform the forthcoming planning application for the development, John Moores and Partners Architects (JMP), on behalf of AHG, commissioned Oxford Archaeology North (OA North) to undertake an archaeological desk-based assessment of the proposed development area and to monitor a programme of geotechnical boreholing on the site.
- 1.1.2 The desk-based assessment, undertaken in July 2006, comprised a search of both published and unpublished records held by the Sites and Monuments Record (SMR) in Preston, the Lancashire County Record Office in Preston, and the archives and library held at OA North. This report sets out the results of the desk-based assessment in the form of a short document, outlining the findings, followed by a statement of the archaeological potential and significance, and an assessment of the impact of the proposed development. The significance criteria detailed in PPG 16 (DoE 1990) was employed during the assessment.
- 1.1.3 The watching brief, which monitored a single machine-excavated test pit towards the centre of the development area and the upcast from two geotechnical boreholes (Fig 2), was undertaken on 13th July 2006. The results of the watching brief are related in *Section 6*, and are discussed, within the context of the findings of the desk-based assessment, in *Section 7*.

2. METHODOLOGY

2.1 PROJECT DESIGN

- 2.1.1 A project design (*Appendix 1*) was submitted by OA North in response to a request by JMP Architects, for an archaeological desk-based assessment and watching brief. 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 DESK-BASED ASSESSMENT

- 2.2.1 The study area focused on an area within a 0.25km radius of the proposed development site, covering the site itself and its immediate surroundings. Relevant information from a wider area was summarised to place the results of the desk-based assessment into an archaeological and historical context. The known archaeological sites within the 0.25 km study area have been included in the Site Gazetteer (*Section 4*) and the results were analysed according to the Secretary of State's criteria for assessing the significance of ancient monuments. In order to undertake the desk-based assessment, several sources of information were consulted:
- 2.2.2 **Lancashire Sites and Monuments Record (LSMR):** the LSMR, a list of all known archaeological sites within the county, was consulted to establish the presence, extent and character of sites of archaeological interest already recognised within the study area and its environs.
- 2.2.3 **Lancashire County Record Office (LCRO):** the LCRO, situated in Preston, was visited to consult primary documents and to consult maps and secondary published sources relating to the study area.
- 2.2.4 **Oxford Archaeology North:** OA North has an extensive archive of secondary sources relevant to the study area, 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.

2.3 WATCHING BRIEF

- 2.3.1 The watching brief monitored all groundworks on site, with all observations made on *pro-forma* recording sheets with an accompanying photographic and scaled illustrative record. All finds were collected for assessment.

2.4 ARCHIVE

- 2.4.1 A full professional archive has been compiled in accordance with the project design (*Appendix 1*) and with current IFA and English Heritage guidelines

(English Heritage 1991). The paper and digital archive will be deposited in the appropriate Record Office on completion of the project and a copy of the report will be forwarded to the Lancashire Sites and Monuments Record.

3. BACKGROUND

3.1 LOCATION, TOPOGRAPHY AND GEOLOGY

- 3.1.1 The development site on Dye House Lane lies immediately to the south of Cable Street and to the north-east of Damside Street. The site lies to the rear of plots on Chapel Street and is currently used as a carpark
- 3.1.2 The solid geology of Lancaster consists predominantly of Silesian (Upper Carboniferous) grey-brown or reddened, medium to coarse grained sandstone of the Pendle Grit Formation, which is part of the Millstone Grit Group (British Geological Survey 1992). The sandstone is thickly bedded with thin siltstone partings but with mixed sandstone/siltstone units near the top. The drift geology has been mapped as glaciofluvial sheet deposits of clayey sands and gravels. The known physical geography and geology of this area within the last two millennia is complex, and is described in the relevant section of the Historical and Archaeological background (*Section 3.2*).

3.2 HISTORICAL AND ARCHAEOLOGICAL BACKGROUND

- 3.2.1 **Prehistoric:** there is very little evidence of prehistoric activity in and around Lancaster, this being limited to find spots, recorded on the Sites and Monuments Record, including Neolithic Mortlake ware from Church Street and three possible Bronze Age burials, together with chance finds of stone tools from Vicarage Fields and one or two other locations (OA North 2003a).
- 3.2.2 **Roman:** there is extensive evidence of the Roman settlement at Lancaster, which originated in the AD70s with a fort founded on Castle Hill. Later, the fort was remodelled and a new fort was constructed during the fourth century on a different alignment, parallel to the Lune. The principal development of the settlement outside the fort took place along Church Street (to the south of the present development site), highlighted by the recent excavations on the site of the former Mitchell's Brewery, which encountered considerable Roman remains (LUAU 2000). The full extent of the Roman settlement is, as yet, unknown, but it seems to have extended almost as far as Cheapside to the east, with activity also identified on Penny Street and on the site of Lancaster Market (Drury forthcoming). Fieldwork at Damside Street (LUAU 1991), close to the study area, uncovered Roman occupation debris interleaved with river silts, indicative of nearby Roman riverside settlement and relating to the fact that the contemporary course of the Lune in this area ran slightly to the south and west of its present course. By the late Roman period, however, sterile silts were forming in this area, so that any contemporary riverside settlement had shifted elsewhere.
- 3.2.3 **Early medieval:** following the end of the Roman occupation, little is known of early medieval Lancaster apart from isolated archaeological finds and place name evidence, although this gives some indication of the nature of the settlement. A church, or perhaps a monastery, clearly existed within the fort

area on Castle Hill by the ninth century (Newman 1996), as testified by the finding within the priory precinct of a seventh century Anglian Runic cross and several fragments of ninth and tenth century Anglo-Scandinavian crosses. A hoard of Northumbrian *Stycas* found in the adjacent Vicarage Field may also relate to this activity. It is likely that this church formed the centre of a vill (*Chercaloncastre* or Church Lancaster) dependent on the manor of Halton by 1066 (Penney 1981, 13-4). It also seems that the present development site falls between the aforementioned *Chercaloncastre* and a second vill to the south, that of *Loncastre* (*ibid*).

- 3.2.4 **Later medieval:** knowledge of later medieval development has been largely derived from documentary sources, the archaeological record for this period in Lancaster being limited. The centre of Lordship was moved from Halton to Lancaster soon after the Domesday survey (1086), Lancaster castle being founded by 1094 (White 1993, 19). A borough was created in 1193 (*op cit*, 11-14) with Church Street, Market Street and Penny Street as its principal thoroughfares (*op cit*, 26-29). The settlement of these areas is likely to precede this date as, during fieldwork on Damside Street, the twelfth century boundary of a burgage plot fronting Church Street was found cutting the Late Roman river silts in this area (LUAU 1991; 1992). The line of Church Street and its eastward continuation as St Leonard's Gate mirrors very closely the shape, if not the position, of the Lune in Roman times, and is likely to be an indication of the shape of the meander in the twelfth century.
- 3.2.5 The town corn mill (Site **01**) was located at the southern end of what is now Dye House Lane, on a low-lying area of marshy wasteland known as the Green Ayre, created as the adjacent meander of the Lune moved north-eastward. The earlier position of the meander, forming the western limit of the Green Ayre, is possibly reflected by the course of the mill race, probably associated with the town corn mill, and which ran along former Fleet Street (now beneath the present bus station) and adjacent to Damside Street, where it adjoined the Lune. The mill was erected before 1574 (It may have been in existence as early as the twelfth century (Penney 1981, 19)) and demolished in 1769. The northern extent of the old mill race, beyond Fleet Square, was still open at the beginning of the nineteenth century.
- 3.2.6 **Post-medieval:** by the seventeenth century cartographic representations add another dimension to the understanding of the layout and development of the town. John Speed's map of 1610 and Kenneth Docton's reconstructed map of 1684 indicate that the area to the south of present day Damside Street comprised burgage plots associated with the properties erected along Church Street. The maps also indicate that the Green Ayre was undeveloped in this period, containing no buildings except for the mill (Site **01**).
- 3.2.7 It would appear that Lancaster passed through a period of stagnation during the sixteenth and seventeenth centuries. However, during the eighteenth century there was a marked increase in British trade with the West Indies (Penney 1981, 29) and Lancaster took a significant share of this trade after Liverpool, Bristol and London. The end of the previous century had seen the beginnings of the growth of trade via the port, with the establishment of the first sugar refinery on the site now known as Sugar House Alley (*ibid*, 31) and

also the construction of Lawson's Wharf at the eastern end of Cable Street in c 1680. As the town prospered, there was an increase in population and a subsequent increase in property development, particularly in the area of the Green Ayre, which was consolidated with large amounts of dumped material, and along St George's Quay, constructed in 1750 by the Port Commission (Dalziel 2001). An archaeological evaluation on the site of the bus station on Damside Street, just to the north-west of the present site, revealed clear evidence of eighteenth-century cellars dug into levelling layers beneath which were isolated segments of palaeochannel deposits (LUAU 2000). By the time of Stephen Mackreth's map of 1778 the Green Ayre had been developed for residential and industrial use and a series of new roads, such as Cable Street, Wood Street and Chapel Street, laid out. During the 1930s many of the houses and industrial premises were demolished and the original bus station was erected to the west of the proposed development area.

3.3 MAP REGRESSION ANALYSIS

- 3.3.1 **Introduction:** the earliest map to show the study area in detail is Mackreth's map of 1778. Earlier maps such as Speed's 1610 map of Lancaster and Docton's map of 1684 show the Green Ayre; Dye House Lane was not in existence at this time.
- 3.3.2 **Speed's 1610 Plan of Lancaster (Fig 3):** this is a sketch map of the basic settlement of Lancaster. The Town Mill (Site 01), which was located close to the study area, is marked on the map as point number 9. Also apparent is the mill leat passing from the river around the southern edge of the Green Ayre, before rejoining the river to the south-east of the bridge. There are two tracks marked on the map which cross the Green Ayre running approximately north-east/south-west and south-east/north-west. It is possible that these tracks were later built up into streets, as they follow similar alignments to Wood Street and Cable Street, respectively.
- 3.3.3 **Kenneth Docton's 1684 Map of Lancaster (Fig 4):** this map was compiled in 1950 from early survey sources. This also marks the location of the mill, the Green Ayre and the mill race. The map would suggest a slightly more complex arrangement to the mill leat in this area, forking in an inverted 'Y' either side of the mill, possibly representing a mill pond. Away from the mill, the Church Street burgage plots are depicted extending up to the mill leat.
- 3.3.4 **Mackreth's 1778 Plan of Lancaster (Fig 5):** this is the earliest map which shows the study area in detail. It clearly illustrates the eighteenth century expansion of the town onto the Green Ayre. Associated with this development was the building of new roads, such as Damside Street, which presumably derived its name from the mill leat it followed, Cable Street, Chapel Street, Wood Street and Dye House Lane. Although the mill was no longer extant at the time the map was surveyed, there is a notable gap in the Damside Street settlement pattern in the position of the 'Y'-shaped mill pond, indicating the recent backfilling of this feature.

- 3.3.5 ***Binns 1821 Map of the Town and Castle of Lancaster (Fig 6)***: this map shows further development in the town and on Dye House Lane itself. There are now buildings on both sides of the street, with a terrace of at least three buildings within the area of the present development area. The site of the old mill at the southern end of the Lane is marked on this map.
- 3.3.6 ***Ordnance Survey 1849 first edition 1:10560 (Fig 7)***: this map shows little significant change in the area, except to confirm the presence of three buildings within the proposed development area (Site 38). Several communal pumps are depicted serving buildings at the northern end of Dye House Lane, but this does not appear to be the case with those within the development area. The open course of the mill race, north of Fleet Square, is also shown.
- 3.3.7 ***Harrison and Hall 1877 Plan of the Town and Castle of Lancaster (Fig 8)***: Dye House Lane has not significantly changed, although there has been further development on Cable Street, including the building of the new public baths and wash house. The railway line and associated buildings have also been constructed along the side of the river.
- 3.3.8 ***Ordnance Survey 1893 first edition 25" to 1 Mile (Fig 9)***: the development area appears not to have altered, although the plot fronting Wood Street to the south-west has been expanded to encompass the whole of the previously open area situated here. The greatest change within the wider area relates to the installation of a tram line running westward along Cable Street and down Chapel Street and Rosemary Lane.
- 3.3.9 ***Ordnance Survey 1913 25" to 1 Mile (Fig 10)***: Dye House Lane and the immediate surrounding area have not significantly changed from the 1893 map with the exception that a rectangular building has been built infilling the yard to the rear of the Site 38 terrace.
- 3.3.10 ***Ordnance Survey 1931 25" to 1 Mile (Fig 11)***: there has been no significant change within the immediate development area although the plot on Wood Street, to the south-west, has been sub-divided and is now occupied by two structures. To the west, the buildings between Damside Street and Fleet Street have been demolished to make way for a car park, whilst the tram lines have also been taken-up.
- 3.3.11 ***Ordnance Survey 1990 (Fig 2)***: the present edition of the OS map indicates that a great deal of change has occurred in 65 years, with the loss of the majority of the historic buildings in this area, including those that formerly occupied the proposed development area. Those to the north and west on Damside Street have shared a similar fate, whilst to the west of Wood Street, the new bus station has been built.

3.4 ARCHAEOLOGICAL INTERVENTIONS

- 3.4.1 There have been a number of recent archaeological projects within the study area producing evidence of activity from the Roman period onwards. The results of the evidence have been summarised in the archaeological and historical background. Sites of cultural heritage interest identified as a result of

this work have been included in the gazetteer (*Section 4*, Sites **16, 23, 25, 38, 37**).

4. GAZETTEER OF SITES

Site number	01
Site name	Town Mill
NGR	SD 47720 61860
Site type	Corn Mill, Water mill
Period	Elizabethan to eighteenth century, 1574 to 1769
SMR No	458
Sources	Binns 1821; Harrison and Hall 1877; Farrer and Brownbill 1914 Docton 1957; Horsefield 1999
Description	In 1574 the Mayor and Corporation granted to Robert Dalton of Thurnham a lease of a suitable plot on Green Ayre (then waste and open pasture), on which he was to build a large house for one or two watermills, at the point he considered most suitable; he was allowed to make a mill stream and a dam. The mill itself stood opposite the end of Calkeld Lane, while the leat skirts Green Ayre, and a northward projection of the leat, possibly a mill pond, surrounds the area of the mill itself. Sold to William Bradshaw of Halton Hall in 1745 and demolished in 1769; no trace of the mill remains, the site being occupied by modern buildings. When Sir Richard Owen inspected Lancaster in 1844, he found the mill race to be a prolonged cesspool, a situation that continued until the floor of the mill race was concreted in 1891. Gradual encroachment by the development and infrastructure meant that the race was gradually subsumed, but the northern part was still open in 1848 when the survey for the 1849 OS map was undertaken.
Assessment	The site of the mill building is likely to lie just to the south of the present development area, but this is not true of the possible mill pond. This, together with any ancillary mill features and structures, could be affected by the development

Site number	02
Site name	11 Chapel Street
NGR	SD 47747 61895
Site type	Historic Building
Period	Eighteenth century to Victorian
SMR No	15271
Statutory Designation	Grade II Listed Building-7-67
Sources	DoNH 1995
Description	Mid-eighteenth century shop/offices (front portion) and late eighteenth century warehouse/workshop (rear portion), with nineteenth century alterations. The ground floor is occupied by a shop front of <i>c</i> 1900. Three storeys above cellars. The site was most recently occupied by the stained glass producers Abbott & Co (founded 1860) and a number of original features, together with those related to glass production, survive. The whole building was refurbished as a shop and office space in the late 1990s and, during this work, many drawings were recovered from the attic space and placed in the Lancaster City museum and the National Museum of Stained Glass. Also recovered were significant pieces of glass which had been discarded in the workshop and dumped into the vacant semi-basement space by the simple expedient of cutting a hole through the floorboards. Several tons of glass waste were removed from this area during renovation.
Assessment	This site lies outside the development area and is unlikely to be affected

Site number	03
Site name	7 Chapel Street
NGR	SD 47750 61890
Site type	Historic Building
Period	Mid-eighteenth century, 1734 to 1766
SMR No	15691

Statutory Designation Grade II Listed Building - 7-65

Sources	DoNH 1995
Description	Mid-eighteenth century house, altered <i>c</i> 1900, restored 1991 and now a shop. Three storeys above a cellar.
Assessment	This site lies outside of the development area and is unlikely to be physically affected

Site number	04
Site name	9 Chapel Street
NGR	SD 47744 61896
Site type	Historic Building
Period	Mid-eighteenth century, 1734 to 1766
SMR No	15698

Statutory Designation Grade II Listed Building -7-66

Sources	DoNH 1995
Description	Mid-eighteenth century house, altered <i>c</i> 1900, restored 1991 and now shop. Three storeys above a cellar. The ground-floor shop has front of <i>c</i> 1900.
Assessment	This site lies outside of the development area and is unlikely to be physically affected

Site number	05
Site name	Church Street (corner of New Street)
NGR	SD 47590 61830
Site type	Findspot
Period	Roman
SMR No	18982
Sources	Lancaster City Museum
Description	Neck and arms of amphora found in 1925 on corner of Church Street and New Street, Lancaster.
Assessment	The site lies outside the development area and is unlikely to be affected

Site number	06
Site name	North Road
NGR	SD 47771 61838
Site type	Archaeological watching brief
Period	Undated, but probably post-medieval
SMR No	25242
Sources	GMAU 2002
Description	A watching brief at 63 North Road located concrete piles inserted into riverine deposits indicative of earlier development, apparently of eighteenth century date.
Assessment	The site lies outside the development area and is unlikely to be affected

Site number	07
Site name	Near Co-operative Store, Church Street
NGR	SD 47610 61830
Site type	Building, findspots
Period	Roman
SMR No	471
Sources	Watkin 1883; Lancaster Museum Records LM628
Description	This site relates to a series of eighteenth to mid-twentieth century discoveries of Roman remains, the locations of which are only roughly known. During building works in the area of the present Co-op, <i>c</i> 1770, several large stones were found, possibly the remains of a temple, under which were discovered a great number of Roman coins (attributed to <i>inter alia</i> Vespasian). In about 1880, pottery, querns, amphora sherds and a mortaria stamped 'TIRV 100' were found on the site, with further ceramics found in 1901 (including medieval sherds) and 1957. About 100 yards further west down Church Street bones, bricks, tiles, pottery, coins, a lamp,

a well, some walling and querns were found at the house of Dr Wilson in about 1770. Opposite and west of Dr Wilson's house, near John O' Gaunt, ashes, bones, pottery, bronze objects, a pipe clay figurine, glass, samian ware, and coins were found in around 1776. Pottery and amphora fragments were found in same area in 1901 along with medieval potsherds. A Samian fragment was found on site of new Co-op in March 1957.

Assessment	The site lies outside the development area and is unlikely to be affected
Site number	08
Site name	40 and 42 Cable Street
NGR	SD 47800 61970
Site type	Historic building
Period	Nineteenth century
SMR No	2199
Sources	RCHM 1963, 46
Description	Three-storey nineteenth century stone buildings.
Assessment	The site lies outside the development area will not be affected

Site number	09
Site name	Lancaster Bus Station site, Wood Street
NGR	SD 47691 61894
Site type	Well
Period	Eighteenth century?
SMR No	2331
Sources	Peter Iles pers comm; OS 1849
Description	Stone-lined well, c 0.8m diameter and c 4.2m deep discovered during construction works at Lancaster Bus Station. Lined with roughly-coursed unmortared stones, up to 0.3m across, and capped by large stone slabs c 1.2m x 0.2m x 0.4m. Infilled with granular material and capped with a concrete slab during development. No well or pump is marked in this position on the 1849 OS map, although pumps are marked in the rear yards of nearby properties fronting onto Cable Street.
Assessment	The site lies outside the development area and will not be affected

Site number	10
Site name	St John's Church, North Road
NGR	SD 47780 61900
Site type	Church
Period	Eighteenth century, 1755
SMR No	2374
Statutory Designation	Grade II* Listed Building-7-217
Sources	Penney 1981; DoNH 1995
Description	St John's Church was built in 1755 with the west tower added 1784, the south porch added 1873, and further alterations in c 1920; vested in the Redundant Churches Fund 1983. The north chapel contains two windows of c1895, probably by Shrigley and Hunt.
Assessment	The site lies outside the development area and will not be affected

Site number	11
Site name	Cheapside
NGR	SD 47740 61850
Site type	Road
Period	Medieval to Tudor, 1401 to 1500
SMR No	2379
Sources	Penney 1981
Description	Cheapside was formerly known as Butcher's Street and Pudding Lane, recorded in

1451 as 'Podynglone'.
Assessment The site lies outside the development area and will not be affected

Site number 12
Site name Priory Hotel, Chapel Street
NGR SD 47730 61960
Site type Historic Building
Period Eighteenth century, 1767 to 1800
SMR No 15722
Statutory Designation Grade II Listed Building - 7-68
Sources DoNH 1995
Description Late eighteenth century (before 1778) house and public house, with additions of c 1900 and now a public house.
Assessment This site is outside the development area and will not be affected

Site number 13
Site name Pye's Building, New Road
NGR SD 47600 61920
Site type Historic Building
Period Victorian (1885)
SMR No 15928
Statutory Designation Grade II Listed Building-7-198
Sources DoNH 1995
Description Warehouse and office of c 1885; five storeys above cellars.
Assessment The site lies outside the development area and is unlikely to be affected

Site number 14
Site name Hully's House, corner of New Road and Church Street
NGR SD 47580 61860
Site type Historic Building
Period Seventeenth century
SMR No 2373
Sources Penney 1981
Description House now demolished which had a chimney stack characteristic of South Lakeland but unusual in Lancashire.
Assessment The site, no longer extant and lying outside the development area, will not be affected

Site number 15
Site name China Lane
NGR SD 47580 61930
Site type Street
Period Medieval, 1301 to 1400
SMR No 2382
Sources Penney 1981
Description China Lane was first recorded in 1362. It has since been widened and is now known as China Street.
Assessment The site lies outside the development area and will not be affected

Site number 16
Site name 44 & 52 Church Street, Lancaster
NGR SD 47650 61840
Site type Historic Building
Period Eighteenth century to Victorian, 1701 to 1900
SMR No 3973
Sources LUAU 1999

Description	The stone-built cellar of 52 Church Street was found to project 1.55m into the street out from the principal facade of the building and to be of later date than the main structure.
Assessment	The site lies outside the development area will not be affected

Site number	17
Site name	1 & 3 Cable Street
NGR	SD 47620 61960
Site type	Historic Building
Period	Eighteenth century, 1760
SMR No	15666
Statutory Designation	Grade II Listed Building -7-25
Sources	DoNH 1995; OA North 2003a
Description	An archaeological building survey identified three principal phases of construction. The earliest consisted of a relatively small two-storey house and included a date stone of 1701 with the initials HAF. The second phase comprised construction of the ornate south front when the building is known to have been owned by Captain Henry Fell and partially built <i>c</i> 1759 by Richard Gillow with three 3 storeys above a cellar. Captain Fell was a Port Commissioner and perhaps a relative of Gillow. The specification for this building survives in the Gillow archives, and the mason was William Kirby, for whose use the design of the central doorway was drawn out at a large scale. The third phase relates to the modern use of the building which was altered and part demolished in <i>c</i> 1965.
Assessment	The site lies outside the development area and will not be affected

Site number	18
Site name	5 Cable Street
NGR	SD 47630 61970
Site type	Historic Building
Period	Eighteenth century, 1770
SMR No	15667
Statutory Designation	Grade II Listed Building-7-26
Sources	DoNH 1995
Description	House, built <i>c</i> 1770 and altered in the nineteenth century; three storeys and 5 bays over a low cellar.
Assessment	The site lies outside the development area and is unlikely to be affected

Site number	19
Site name	9 & 11 Cable Street
NGR	SD 47670 61970
Site type	Historic Building
Period	Eighteenth century, 1767 to 1800
SMR No	15669
Statutory Designation	Grade II Listed Building -7-27
Sources	DoNH 1995
Description	Pair of late eighteenth century houses, altered <i>c</i> 1985; now flats.
Assessment	The site lies outside the development area and will not be affected

Site number	20
Site name	46 and 48 Church Street
NGR	SD 47656 61831
Site type	Historic Building
Period	Eighteenth century, 1734 to 1766
SMR No	15740
Statutory Designation	Grade II Listed Building -7-75
Sources	DoNH 1995

Description	Pair of mid-eighteenth century houses, altered nineteenth and twentieth centuries and now one shop. Three storeys over cellars.
Assessment	The site lies outside the development area and will not be affected

Site number	21
Site name	54 Church Street
NGR	SD 47644 61835
Site type	Historic Building
Period	Eighteenth century, 1701 to 1733
SMR No	15753
Statutory Designation	Grade II Listed Building - 7-77
Sources	DoNH 1995
Description	Two early eighteenth century houses, altered in the twentieth century and now a shop. Three storeys above a cellar
Assessment	The site lies outside the development area will not be affected

Site number	22
Site name	57, 59 & 61 Church Street
NGR	SD 47580 61840
Site type	Historic building
Period	Eighteenth century, 1767 to 1800
SMR No	15756
Statutory Designation	Grade II Listed Building-7-78
Sources	DoNH 1995
Description	Two late eighteenth century houses, altered in the twentieth century and now an extension to the Royal Bank of Scotland. Three storeys, probably above a cellar
Assessment	The site lies outside the development area and will not be affected

Site number	23
Site name	3-5 Damside Street
NGR	SD 47711 61841
Site type	Historic Building
Period	Post-1778
SMR No	25236
Sources	OA North 2003b
Description	A map from 1610 shows a building in roughly this location, but it is not shown on a map from 1778. The present structure appears to date from the late eighteenth or early nineteenth century and was probably a small warehouse. Two storeys at the front, one and a half at the back.
Assessment	The site lies outside the development area and will not be affected

Site number	24
Site name	Damside Street
NGR	SD 47620 61895
Site type	Historic Building
Period	Post-medieval, 1540 to 1900
SMR No	19142
Sources	LDAS 1980
Description	A late seventeenth or early eighteenth century bank barn which once must have occupied land which sloped down to the mill stream and the River Lune. It was subsequently incorporated into a nineteenth century warehouse which was partly demolished early in 1979.
Assessment	The site lies outside the development area and will not be affected

Site number	25
Site name	15 Damside Street
NGR	SD 47652 61870
Site type	Excavation
Period	Roman, medieval & post-medieval
SMR No	18880
Sources	Drury <i>et al</i> 1990
Description	During an archaeological investigation in 1990 at 15 Damside Street, an eighteenth century barrel-lined cesspit was found, together with substantial evidence for medieval occupation, including two rubbish pits, probably relating to the occupation of a burgage plot defined by a ditch parallel to the projected line of the mill leat. Below this, a spread of silting, probably representing temporary flooding, sealed Roman material, which comprised a spread of large stones, interleaved with several fairly featureless layers containing Roman pottery. A linear feature, filled with medium to large stones, some of which appear to have been roughly worked., was associated with early Roman pottery.
Assessment	The site lies outside the development area and is unlikely to be affected

Site number	26
Site name	1 Water Street
NGR	SD 47700 61980
Site type	Historic Building
Period	Late eighteenth century
SMR No	16119
Sources	DoNH 1995
Description	None recorded
Assessment	The site lies outside the development area and is unlikely to be affected

Site number	27
Site name	47 North Road
NGR	SD 47823 61884
Site type	Historic Building
Period	Mid-eighteenth century, 1734 to 1766
SMR No	15945
Sources	DoNH 1995
Description	Mid-eighteenth century three-storey former warehouse, extended and altered in the late nineteenth century and now a shop
Assessment	The site lies outside the development area and will not be affected

Site number	28
Site name	National Westminster Bank, 68 Church Street, Lancaster
NGR	SD 47600 61850
Site type	Banking Hall and Offices
Period	Victorian, 1870 AD
SMR No	15760
Statutory Designation	Grade II Listed Building-7-82
Sources	DoNH 1995
Description	Banking hall and offices built by Garlick, Park and Sykes of Preston in 1870, with twentieth century addition. Two storeys over a tall basement
Assessment	The site lies outside the development area and is unlikely to be affected

Site number	29
Site name	Royal Bank of Scotland, 2 New Street
NGR	SD 47591 61835
Site type	Banking Hall and Offices
Period	Early nineteenth century, 1801 to 1833

SMR No 15929
Statutory Designation Grade II Listed Building -7-199
Sources DoNH 1995; OS 1849
Description Early nineteenth century bank and offices, altered in the twentieth century; two storeys above cellars. Shown on the 1849 5 feet to 1 mile OS map.
Assessment The site lies outside the development area and will not be affected

Site number 30
Site name 4 New Street
NGR SD 47589 61828
Site type Historic Building
Period Late eighteenth century, 1767 to 1800
SMR No 15930
Statutory Designation Grade II Listed Building -7-200
Sources DoNH 1995
Description Late eighteenth century three-storey house with nineteenth century and mid-twentieth century alterations; now a shop.
Assessment The site lies outside the development area and will not be affected

Site number 31
Site name Centenary Church, St Leonard's Gate
NGR SD 47820 61830
Site type Church
Period Victorian, 1879 to 1881
SMR No 16055
Statutory Designation Grade II Listed Building
Sources DoNH 1995
Description Former Congregational church, now vacant, built 1879-81 by JC Hetherington and GD Oliver of Carlisle in a free Early English style. In use for some years as the 'Lancaster Deaf centre', then converted to the 'Friary and Firkin' public house c 2000 and now 'The Friary' PH.
Assessment The site lies outside the development area and will not be affected

Site number 32
Site name Cable Street Warehouse, Lancaster
NGR SD 47603 61982
Site type Warehouse
Period Post Medieval, c 1778
SMR No 25326
Sources OA North 2003a
Description Cable Street Warehouse is believed to be connected to number 1 Cable Street (Site 17) The warehouse appears to have been raised in height on more than one occasion as well as being extended to both the west and north. The east side has been recently modernised. It is not known when the warehouse was first built but it appears to be present in 1778.
Assessment The site lies outside the development area and will not be affected

Site number 33
Site name Church Street, Lancaster
NGR SD 47630 61830
Site type Findspots
Period Roman
SMR No 18981
Sources Lancaster Museum Catalogue; Watkin 1883
Description Roman finds from Church Street during the nineteenth century, including: five rings (three bronze two iron), a Roman button; bronze items found in 1850s; a

rouletted beaker; stamped samianware, glass, horns, iron etc; Quernmore fabric flagon; 'Roman charm of pot curled like a snake'; coin of Constantine, two coins of Trajan and a quern. Samianware stamped A POLAUSTI, TICOTAKI M, SULPICIANI CADGATE.MA, QUINTILIANI, DIVES, ANIAECIO.HB, DAGODVNVV is said to have been found at the Bank in Church Street in 1870. Copper coins of Vespasian and Trajan, a double-headed coin of Antoninus Pius and of M Aurelius were also found.

Assessment The site lies outside the development area and will not be affected

Site number 34
Site name Sainsbury's, Cable Street
NGR SD 47760 61940
Site type Findspot
Period Claudian, Roman, 43 AD to 409 AD
SMR No 19411
Sources Lancaster City Museum
Description Bronze *dupondius* of Claudius/Tiberius.
Assessment The site lies outside the development area and will not be affected

Site number 35
Site name Public Baths
NGR SD 47776 62002
Site type Baths
Period Post-medieval, pre-1893
SMR No 21800
Sources OS 1849; OS 1899
Description Site of public baths built between 1848 and 1893, at the location currently occupied by Sainsbury's supermarket; no longer extant
Assessment The site lies outside the development area and is unlikely to be affected

Site number 36
Site name Cable Street School
NGR SD 47784 61961
Site type School
Period Post-medieval, pre-1893
SMR No 21801
Sources OS 1848; OS 1893
Description Site of a school built between 1848 and 1893 at the location currently occupied by the Cable Street Fire Station; no longer extant.
Assessment The site lies outside the development area and is unlikely to be affected

Site number 37
Site name Lancaster Bus Station
NGR SD 47659 61902
Site type Site
Period Undated
SMR No 20201
Sources LUAU 2000
Description Archaeological evaluation carried out in June 2000 of land between Cable Street, Damside Street and Wood Street. The site lies over a presumed former course of the river Lune, which during the prehistoric and Roman periods it is thought to have occupied a course now followed by Damside Street. A total of 83 fragments of artefacts/ecofacts were recovered from the evaluation, but have since been discarded
Assessment The site lies outside the development area and will not be affected

Site number	38
Site name	Terraced Housing
NGR	SD 47659 61902
Site type	Historic Building
Period	Post-medieval post-1778, pre-1821 to c1990
SMR No	20201
Sources	Mackreth 1778; Binns 1821; OS 1849-1990
Description	A terrace of houses on Dyehouse Lane first shown on Binns' map of 1821, but unlikely to be older than 1778, as they are not shown by Mackreth. Three fall within the development site and would appear to be broadly similar in size to the rest of those on Dyehouse Lane, and are likely to be of the same phase of development. The fact that those of Site 38 and of the surrounding area are slightly variable in their conformation would indicate that development was probably undertaken by different builders and financiers. There is some evidence from the cartographic sources to suggest modification to the rear of some of the buildings of Site 38 , which, until about the turn of the twentieth century, backed onto a communal yard. By 1913, this yard had been infilled with a rectangular structure. The three buildings of Site 38 had been demolished by 1990, when the plot in question, together with all those houses along the street to the north, were demolished.
Assessment	The site lies within the development area and will be affected

5. SIGNIFICANCE OF THE REMAINS

5.1 INTRODUCTION

5.1.1 In total, 38 sites of cultural heritage interest were identified within the study area (Fig 2), of which elements of two lie within the proposed development site (Sites **01** and **38**). Of these 38 sites, all but one, Site **38**, are listed on the Lancashire SMR, whilst eleven (Sites **10**, **17-22** and **28-31**) are Statutory Designated Grade II Listed Buildings. The types of sites identified are summarised by period in Table 1.

Period	No of sites	Sites
Roman	5	Findspots (Sites 05 , 07 , 33 , 34), a building (Site 07) and occupation evidence from an archaeological excavation (Site 25)
Medieval	4	Mill (Site 01), Streets (Sites 11 and 15) and burgage plot settlement evidence from an archaeological excavation (Site 25)
Post-medieval	29	Buildings (Sites 02 - 04 , 08 , 10 , 12 - 14 , 16 - 24 , 26 - 32 , 35 and 36), a well (Site 09) and a barrel-lined cess pit from an archaeological excavation (Site 25)
Unknown	2	Unknown excavation sites (Sites 06 , 37)

Table 1: Number of sites by period

5.2 CRITERIA

5.2.1 There are a number of different methodologies used to assess the archaeological significance of sites; that to be used here is the ‘Secretary of State’s criteria for scheduling ancient monuments’ which is included as Annex 4 of PPG 16 (DoE 1990). The sites previously listed (*Section 4*, above) were each considered using the criteria, with the results presented below.

5.2.2 **Period:** in terms of period, the most significant site within the study area is probably Site **07**, the putative Roman building, particularly if it did indeed represent a temple. The evidence for medieval occupation at Site **25** is of high local significance, since contemporary remains within Lancaster are so poorly documented. It is likely that Site **01**, the mill, also has its origins in the medieval period, but even were it to be later, such installations are significant features of the pre-industrial landscape. The remaining sites are probably less important, although of some local significance: the post-medieval buildings in particular help to map out the contemporary development and economic growth of Lancaster, while those that have been listed are considered to retain characteristic period features.

5.2.3 **Rarity:** nationally, none of the sites are particularly rare, but certain of the sites are much less common regionally or locally. Evidence for Roman domestic or

religious structures is hardly common in Lancaster, and for this reason, Site **07** must be considered to be of some significance. Similarly, although water mills are common nationally and regionally, Site **01**, the Lancaster Town Mill, is one of very few within the urban area. Although the number of listed and historic buildings within the development area seems quite large, they represent the small proportion of structures that have survived the twentieth century development of Lancaster, and should be considered to be of some local significance.

- 5.2.4 **Documentation:** the significance of several of the sites is enhanced by the presence of complimentary documentary records, notably that of Site **17**, the house of Captain Fell, and in particular, given the early date, Site **01**, the Town Mill. Several of the other sites, particularly the historic buildings, are shown on cartographic sources, and it is likely that many of these would also have accompanying documentation. The documentation associated with Roman Sites **07** and **34** is also a useful resource, given the date of discovery, and particularly considering the possibility that these rather sketchy records are all that survive of these sites.
- 5.2.5 **Group Value:** none of the sites form an intrinsically linked group in terms of functional relationships, although it could be argued that many of the historic buildings are integrated elements of the eighteenth and nineteenth century commercial, industrial and domestic development of Lancaster. As such, Site **38**, the Dye House Lane terrace, gains some small local significance from this association.
- 5.2.6 **Survival/Condition:** within the wider area, many of the historic buildings survive in a good state of preservation and have become integrated into the modern urban fabric. Although the state of survival of the putative Roman building at Site **05** cannot be ascertained, this, and the presence of chance finds within the wider area, together with the medieval remains identified at Site **25**, does suggest that contemporary remains may survive in the area. Neither Site **01**, the Town Mill, or Site **38**, the Dye House Lane terrace, survive as upstanding remains. It is likely that the former would have been damaged by development at the southern end of Dye House Lane, particularly if, like so many of the historic buildings within the surrounding area, these had been cellared. Similarly, it seems likely that the buildings of Site **38** would also have been cellared, which, whilst having a negative impact on any ancillary features associated with the mill, would improve the possibility that elements of the terrace survived twentieth century demolition. Depending upon the depth of the mill race and putative pond in the area, it is possible that the bases of these features have survived below basement level. If this was the case, it is likely that fills of both the pond and the race could contain a high proportion of domestic refuse, which may survive in a waterlogged state
- 5.2.7 **Fragility/Vulnerability:** only Sites **01** and **38** lie within the proposed development area and are thus vulnerable to the present development. The elements of Site **01** likely to lie within the development area, the putative mill pond and the mill race, are susceptible to damage, and are also likely to be quite hard to recognise within a small intervention (the mill race in this area is likely to have been infilled prior to the late nineteenth century concreting of

the base (*Section 4*). The remains of any cellars associated with Site **38** would also be vulnerable to deeper groundworks, but at least should be fairly easy to recognise.

- 5.2.8 **Diversity:** the majority of sites within the study area were built for one or two specific functions, largely being domestic or commercial. Individually, therefore, they display little diversity in terms of use.
- 5.2.9 **Potential:** despite the fact that the development area has been subject to later disturbance, each of Sites **01** and **38** has some potential for archaeological investigation. Despite the probability that any surviving structural elements of Site **01** lie outside the development area, the possibility that elements of the mill race and putative mill pond have survived beneath later cellars is quite high. Considering the likelihood that such remains could be waterlogged, there is excellent potential for furthering an understanding of the water management and technology of the mill, together with the nature of contemporary activity within the adjoining streets as indicated by any waterlogged palaeoenvironmental materials. In terms of potential, therefore, Site **01** can be considered to be of high local significance. The potential for the further study of deposits associated with Site **38** is also quite high, considering that many similar structures were demolished without any form of record. Site **38** has the potential for social historical analysis of lower status building within the context of the wider urban landscape and is, therefore, of moderate local significance. Any Roman or medieval remains that might survive within the development site, as exemplified in the wider study area by Sites **05**, **07**, **25**, **33** and **34** and also by the results of previous archaeological work on Damside street (LUAU 1990) have the potential to further inform an understanding of the nature and extent of contemporary settlement and activity in Lancaster.

5.3 SIGNIFICANCE

- 5.3.1 The statutory designated sites in the gazetteer (Sites **10**, **17** - **22** and **28** - **31**) are considered to be of special architectural or historic importance and possess regional significance.
- 5.3.2 Of the 38 gazetteer sites only two may be affected by the development; these sites have been considered significant according to their criteria, from which their local, regional or national significance can be assessed (summarised in Table 2). The remaining sites have been assessed as being of low archaeological significance or lying outside the proposed development area and, therefore, not considered to be under any threat from the proposed development.

Site	Significance	Affected?
Grade II Listed Buildings (Sites 10, 17, 18, 19, 20, 21, 22, 28, 29, 30, 31)	Regional	No
Site 01, Lancaster Town Mill	Local -(high)	Yes
Site 38, Dye House Lane terrace of houses	Local - (moderate)	Yes

Table 2: Gazetteer sites of local, regional, or national significance

6. RESULTS OF THE WATCHING BRIEF

6.1 INTRODUCTION

6.1.1 The objective of the watching brief was to define the presence and, if possible date, of any potential archaeological features revealed by the programme of geotechnical test-pitting. The site within which the watching brief took place was an 11.2m by 8m area of hard-standing composed of limestone chippings, with Dye House lane on its west side. The eastern and southern sides were enclosed by buildings and the northern side by a stone wall, and the ground within the site is level at 7m OD (Chris Carley pers comm). A single test pit was mechanically excavated just to the south of the centre of the site, whilst two borehole samples were taken in the south-west (Borehole 1) and north-west (Borehole 2) corners (Fig 12).

6.2 RESULTS

6.2.1 The test pit was 3m in length and 1.1m wide, excavated to a depth of 1.6m (5.4m OD). The excavation of the trench was terminated when a flagstone surface, **6**, likely to represent the floor of a cellar, was encountered at a depth of 1.6m. A pile of large rough cut sandstone, **5**, was found lying on this surface. The bottom half of the section, sealing sandstone **5**, comprised a 1.15m thick backfill, **4**, of redeposited blackish-brown friable sandy clay topsoil and greyish-brown slightly sandy firm clay with inclusions of brick and stone building materials. Above this was a second backfill, **3**, of friable light greyish-brown sandy clay with inclusions of building material and small-to medium sub-rounded stones. This had been sealed by the hard-standing, **1**, of limestone chippings, bedded onto a 0.1m thick layer of ash mixed with building debris and burnt material, **2**.

6.2.2 The results from Borehole 2 revealed made ground at 1.1m, and dense wet sand and gravel at 3m down to 6.4m. This latter deposit was interleaved by a layer of fine to medium organic sand at 3.9m.

7. IMPACT AND RECOMMENDATIONS

7.1 IMPACT

- 7.1.1 A full assessment of the impact of any development of the site can only be made once the scope of the groundworks associated with the development is known. However, in this instance, the results of the desk-based assessment have provided a useful indication of the known and potential archaeological remains within the proposed development area. Although there has been some degree of twentieth century disturbance, the well-preserved remains of late eighteenth-/early nineteenth-century cellars (Site **38**) survive on site immediately below the present surface, with evidence of well-laid flagstone floors at a depth of 1.6m below the existing ground level (5.4m OD). Any groundworks on the site would, therefore, impact upon these cellars. Whilst it is probable that the construction of these cellars would have truncated earlier deposits in this area, notably features associated with the early post-medieval Town Mill (Site **01**), the mill race and putative mill pond are likely to have been quite deep. Furthermore, the amount of eighteenth century infilling of the area for the purposes of consolidation prior to development is unknown. It is, therefore, possible that the bases of earlier post-medieval features survive beneath the bases of the cellars, and that any feature fills may contain waterlogged deposits and structural remains with potential for further analysis (and this was certainly not disproved by the results of the geotechnical boreholing). ‘Islands’ of such material might survive at a much shallower depth in uncellared parts of the site, towards the western boundary, which was known to have been formerly occupied by a rear yard.
- 7.1.2 The potential for archaeological remains from earlier periods is much lower: the majority of Roman findspots and the evidence for medieval occupation (Sites **05**, **07**, **11**, **15**, **25**, **33** and **34**) are located within the traditional boundary of the town, to the south of the Green Ayre. Therefore, it is unlikely that any significant Roman or medieval settlement remains would be expected. Rather, any contemporary activity is likely to relate to waste-diposal into the river and its boggy surroundings. This is supported by the results of the archaeological evaluation undertaken at Lancaster Bus Station, Site **37**, to the west of the proposed development area (LUAU 2000), which revealed no significant archaeological remains.

7.2 RECOMMENDATIONS

- 7.2.1 Although the extent of groundworks are not known, in consideration of the archaeological potential of the site, it is possible to make the following provisional recommendations for archaeological mitigation. It is recommended either that the site is subject to an archaeological evaluation, with a suitably wide trial trench placed to investigate the potential for islands of surviving archaeology at the western end of the site, and to record the full extent of the surviving historic fabric of the cellars; or, that a watching brief is maintained during groundworks on the site.

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9. ILLUSTRATIONS

9.1 FIGURES

Figure 1: Site Location Map

Figure 2: Plan of Gazetteer Sites

Figure 3: Speed, J, 1610 *Plan of Lancaster*

Figure 4: Docton, K 1684 *Map of Lancaster*

Figure 5: Mackreth, S 1778, *A Plan of the Town of Lancaster*

Figure 6: Binns, J 1821, *A Map of the Town and Castle of Lancaster*

Figure 7: Ordnance Survey 1849 first edition 1:10560 Lancaster

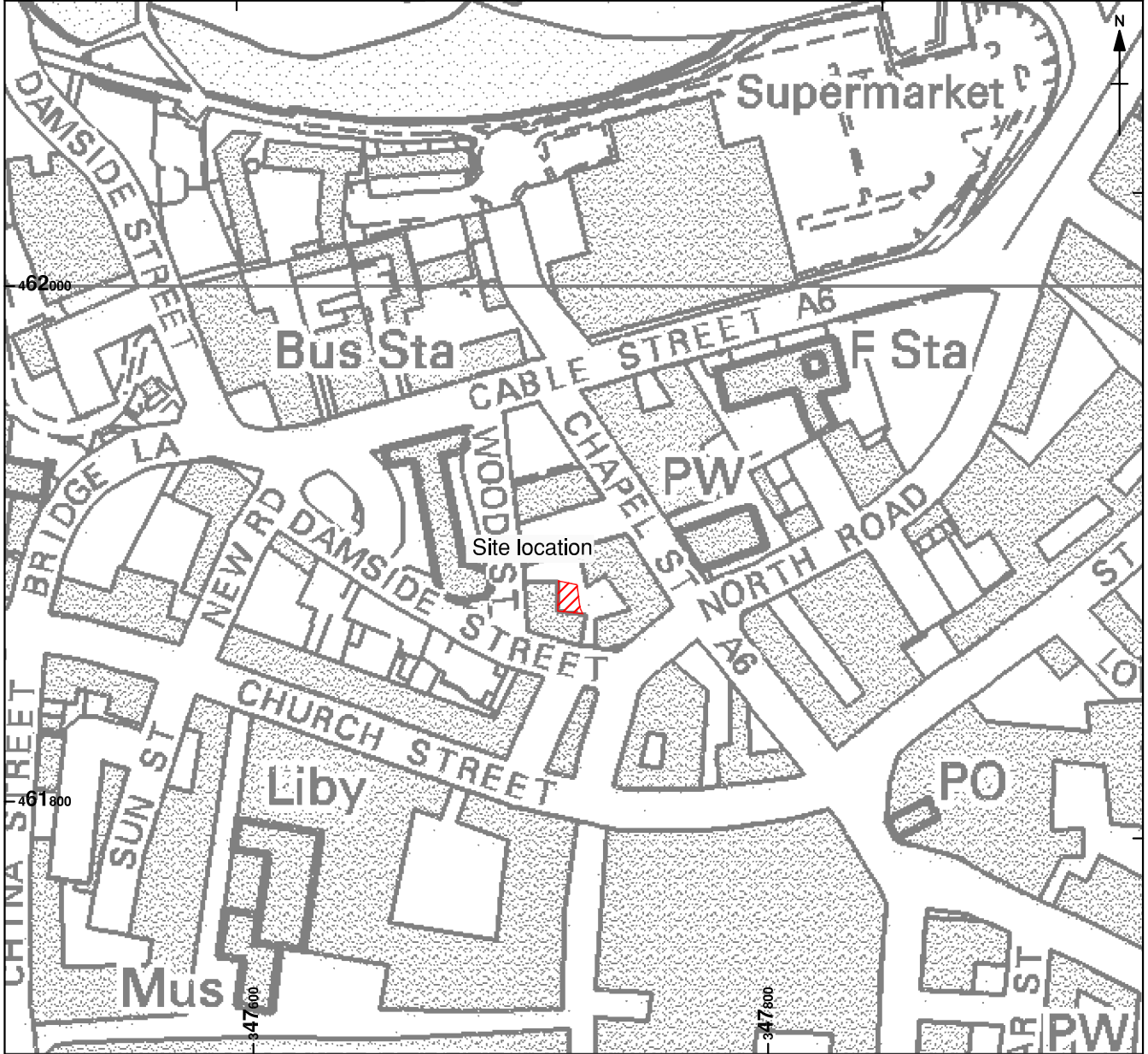
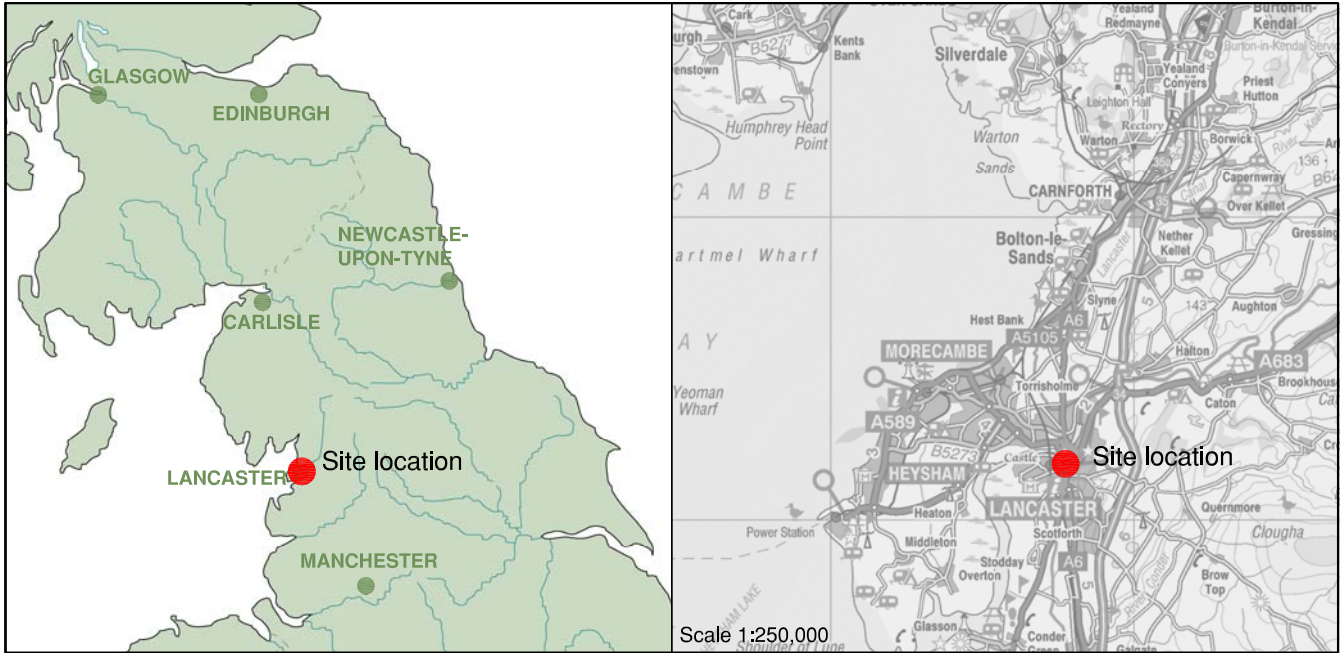
Figure 8: Harrison and Hall 1877 *Plan of the Town and Castle of Lancaster (iv)*

Figure 9: Ordnance Survey, 1893 first Edition 25": 1 Mile, Lancashire Sheet **30.11**

Figure 10: Ordnance Survey 1913 25" to 1 Mile

Figure 11: Ordnance Survey 1931 25" to 1 Mile

Figure 12: Watching Brief Location Plan and Section through Cellar Deposits



0 50 m
Scale 1:2500 @ A4

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Figure 1: Site Location



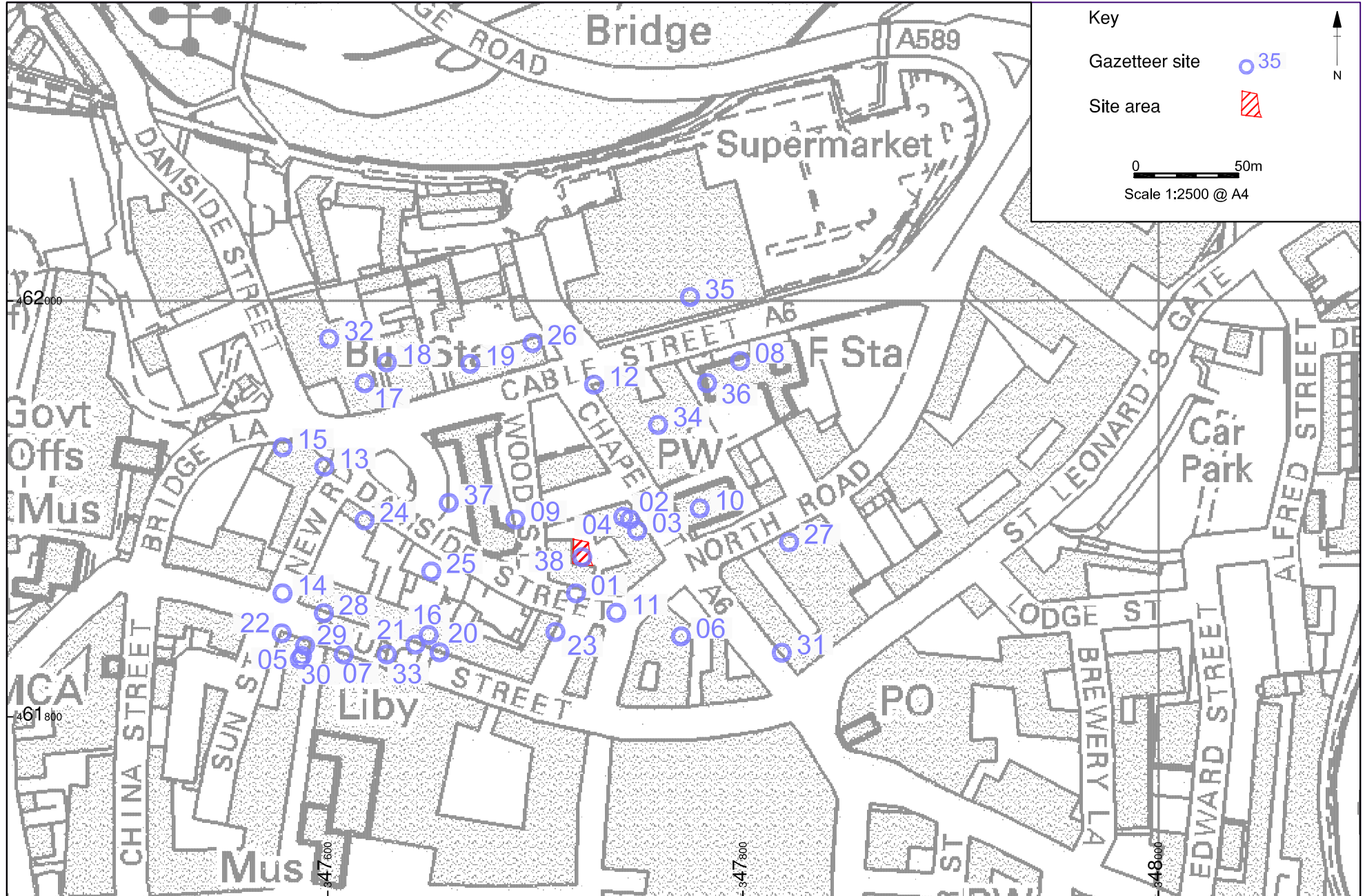


Figure 2: Gazetteer of Sites



Figure 8: Ordnance Survey map (25 inches to 1 mile), 1893

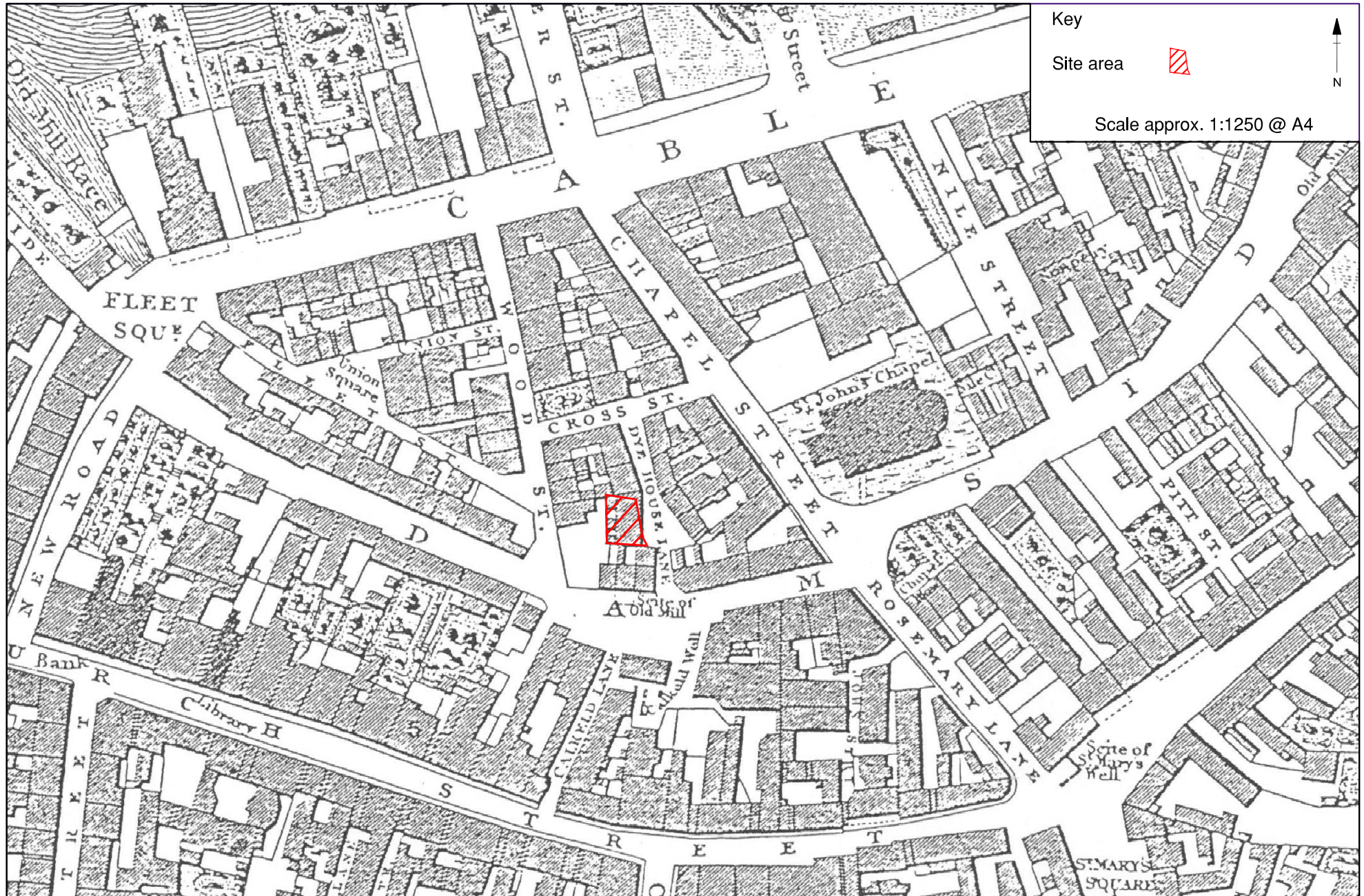


Figure 6: Binns' map of the town and castle of Lancaster, 1821

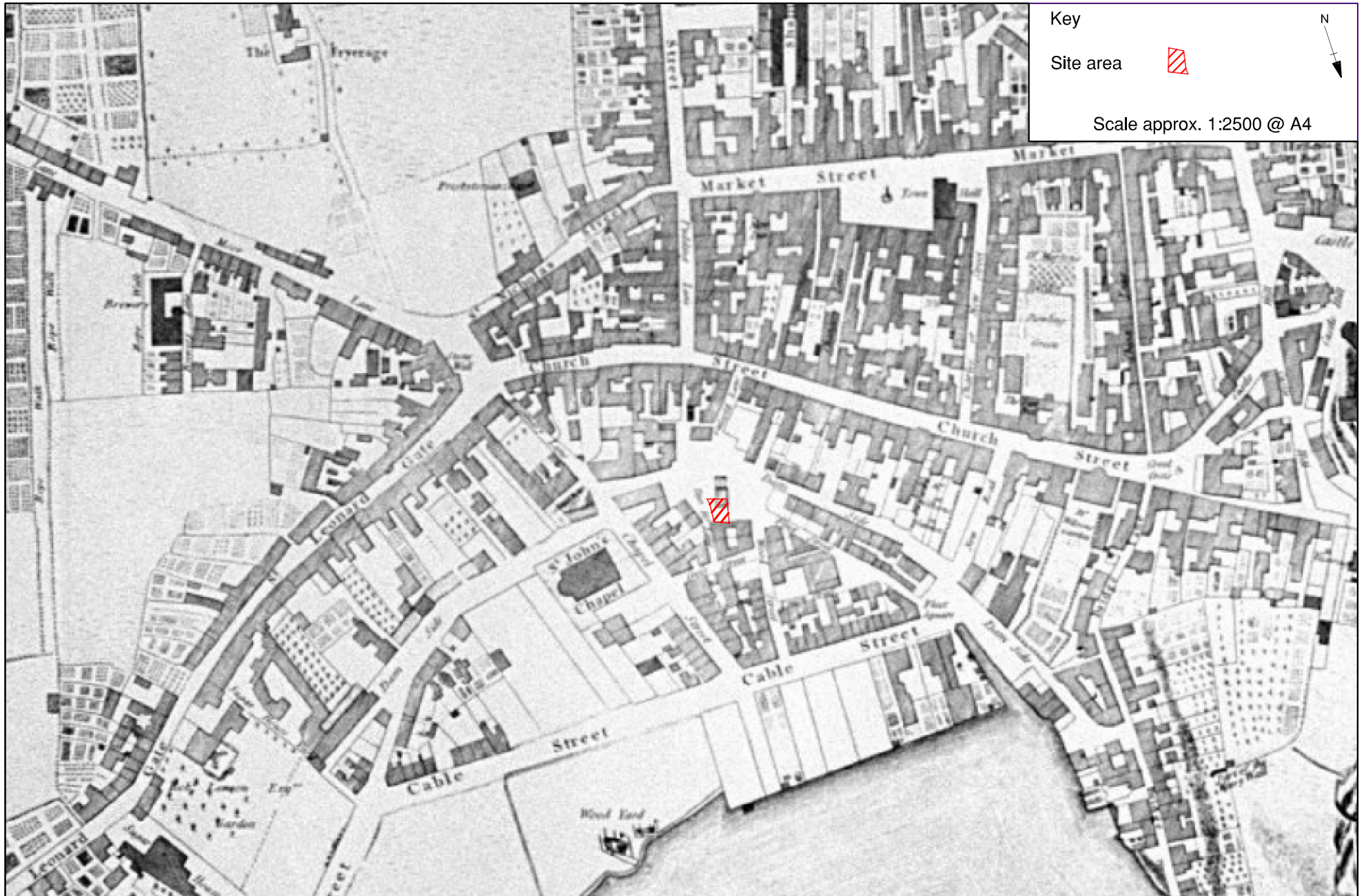
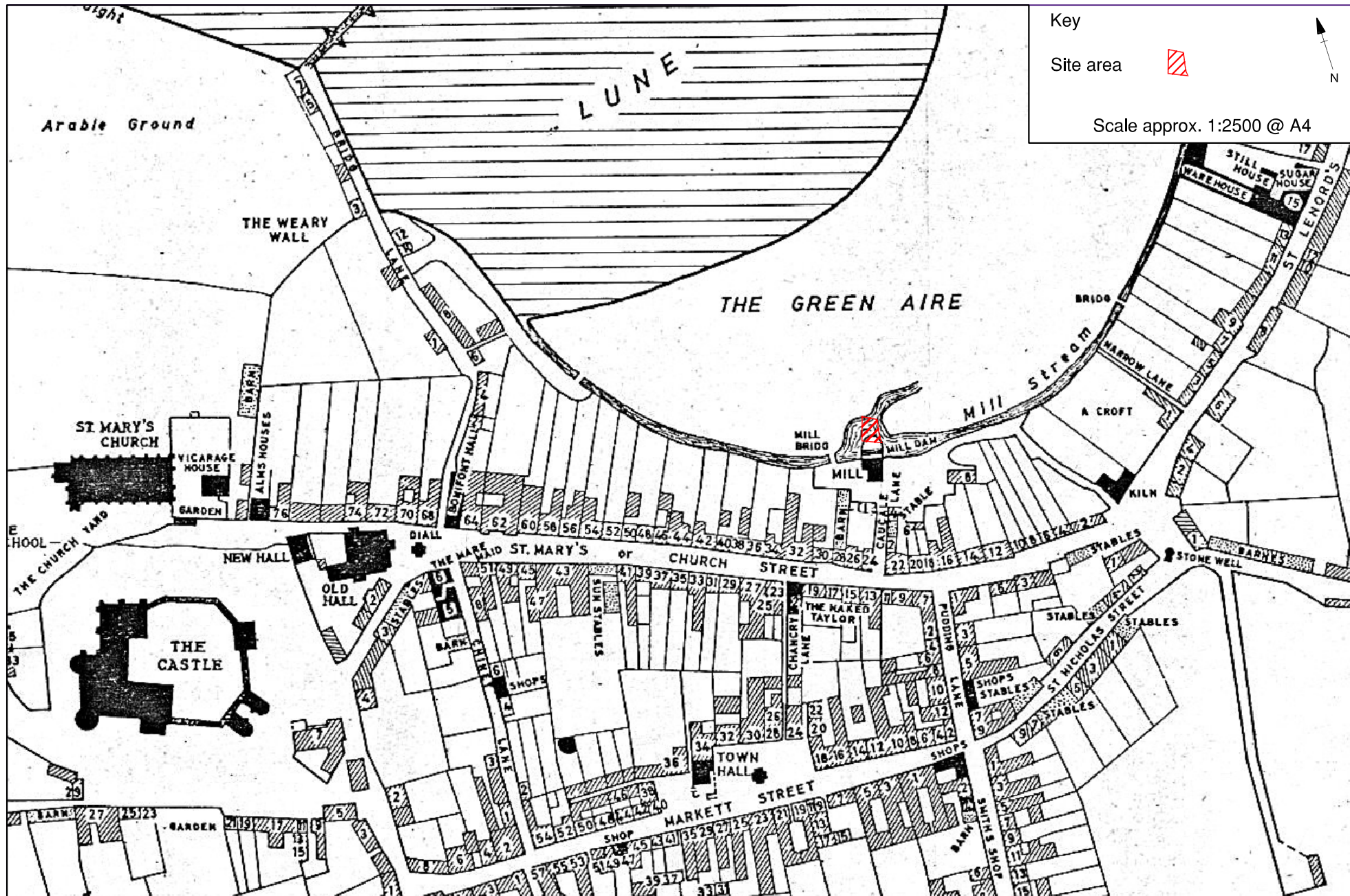



Figure 5: Mackreth's plan of the town of Lancaster, 1778



Key

Site area 

Scale approx. 1:2500 @ A4




Figure4:Docton's map of Lancaster, 1684



Figure 3: Speed's Plan of Lancaster, 1610



Figure 9: Ordnance Survey map (25 inches to 1 mile), 1893

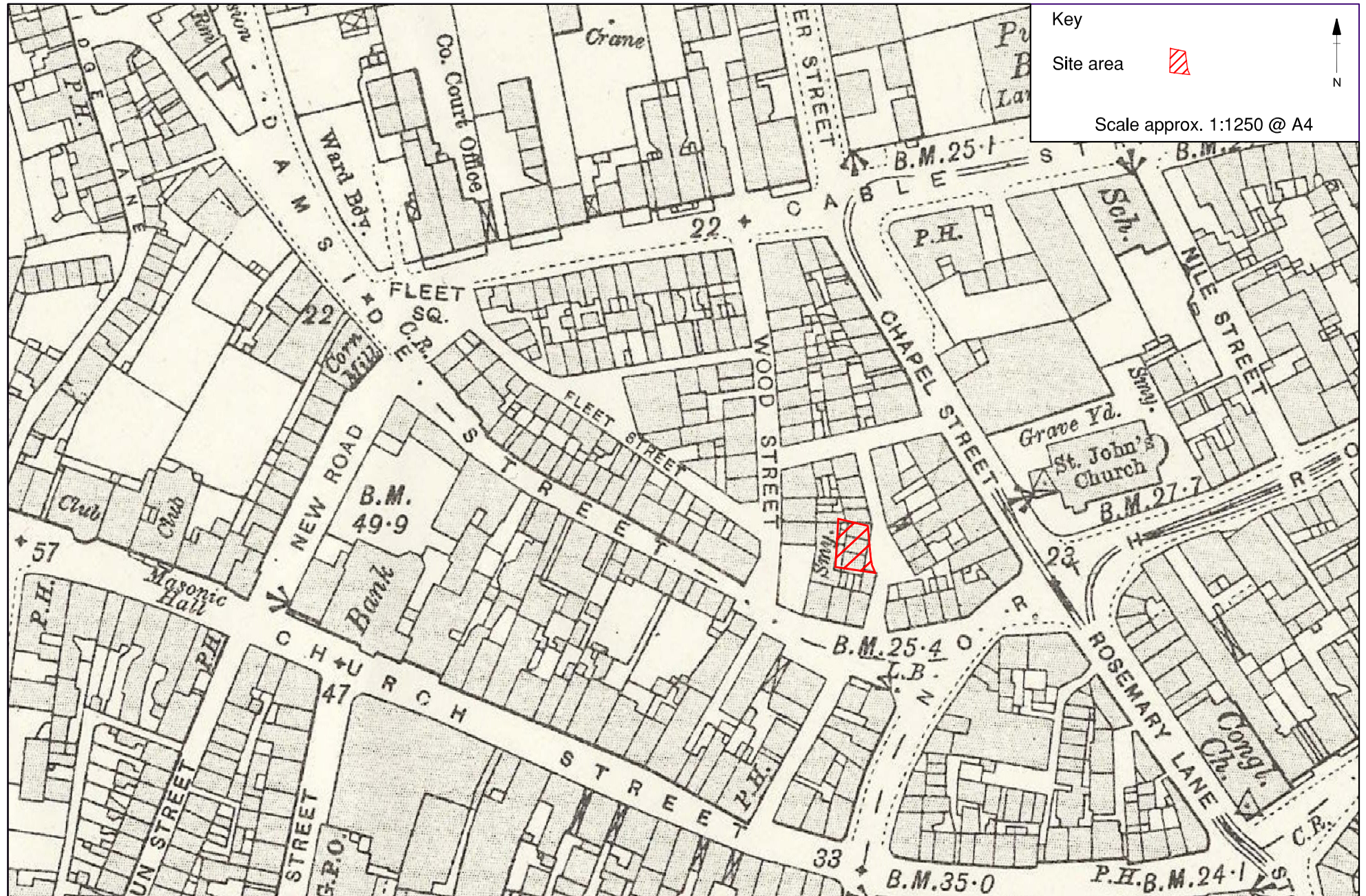


Figure 10: Ordnance Survey map (25 inches to 1 mile), 1913



Figure 11: Ordnance Survey map (25 inches to 1 mile), 1931

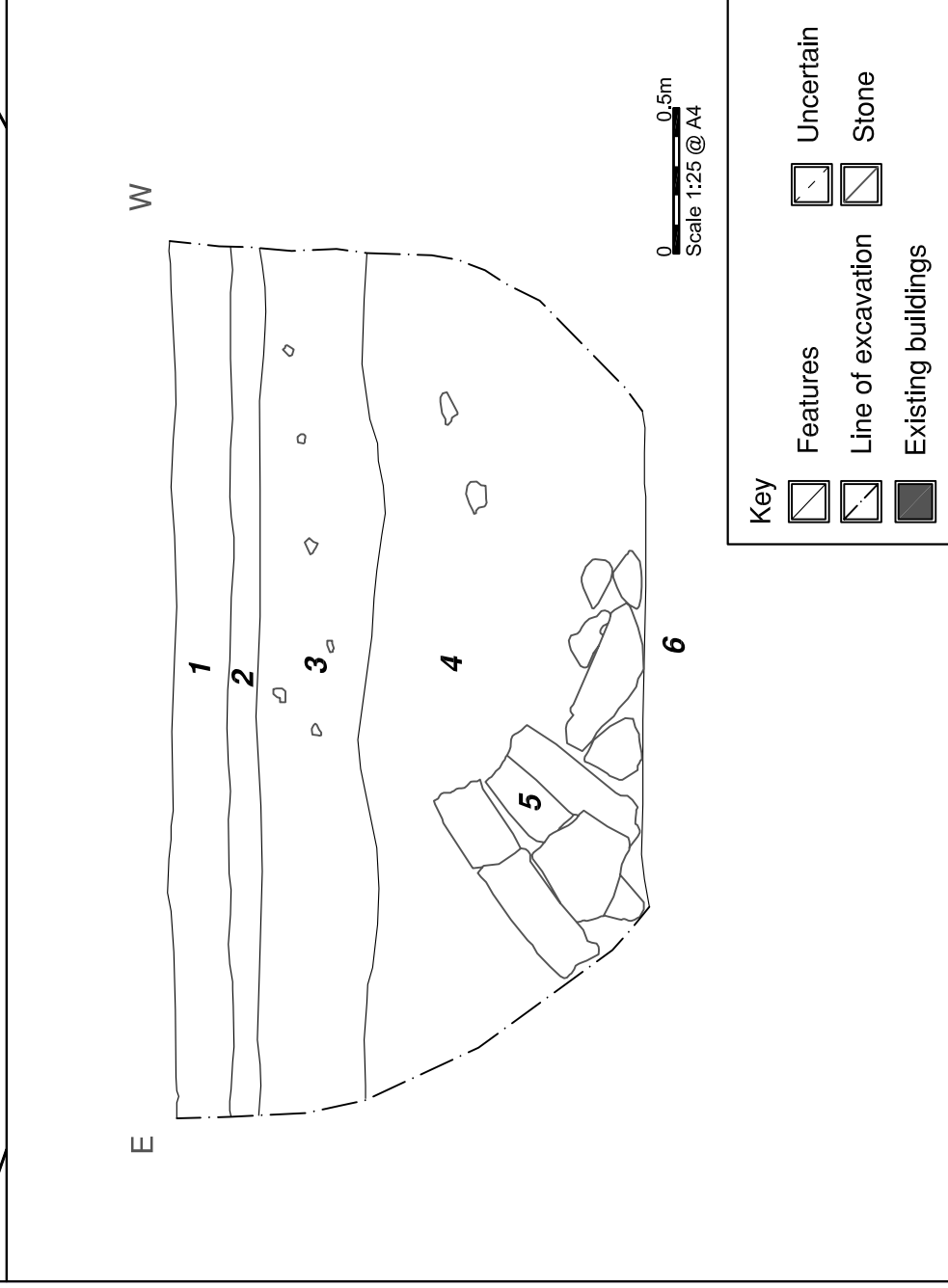
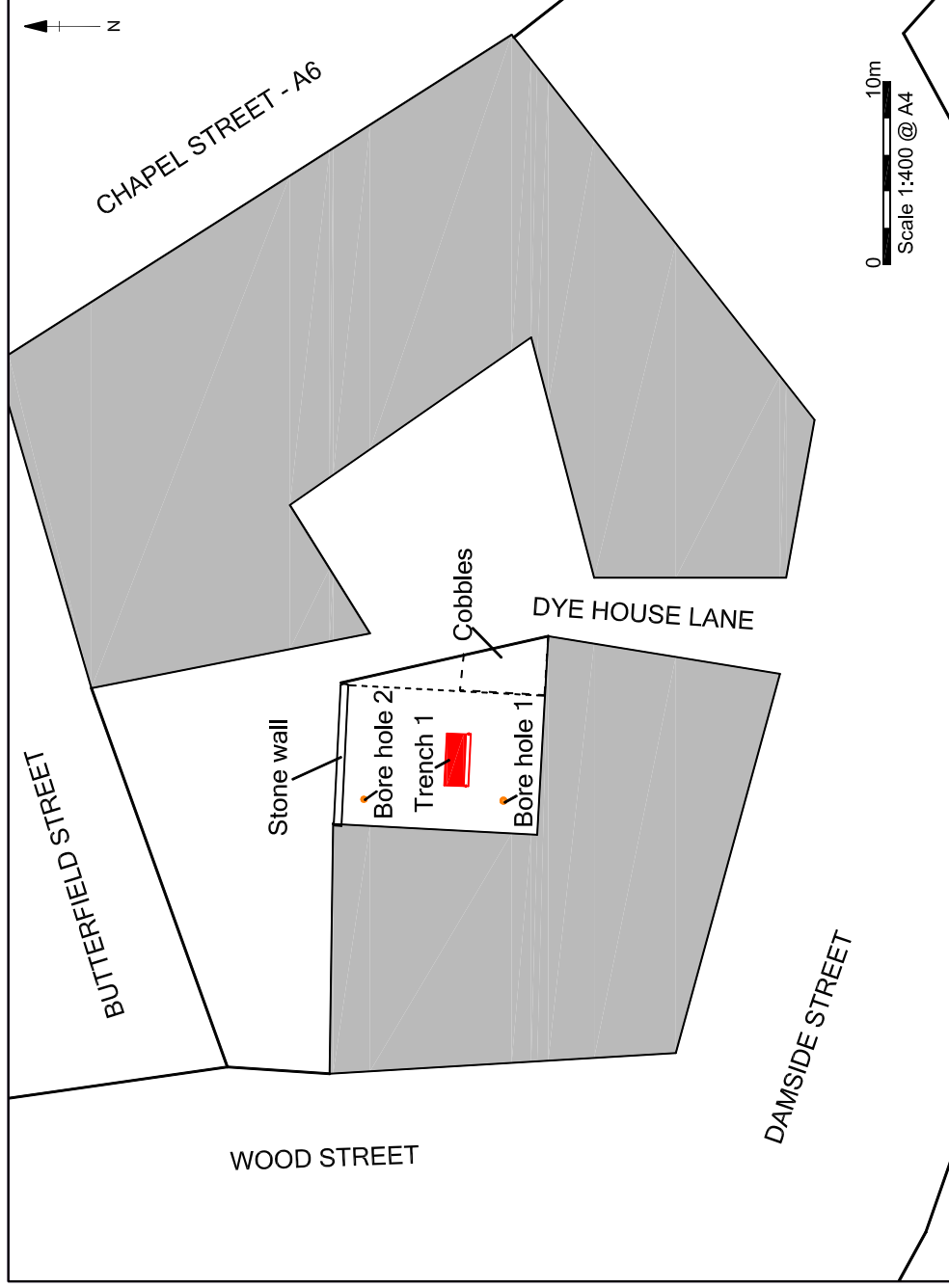


Figure 12: Plan and section of Trench 1

APPENDIX 1: PROJECT DESIGN

1. INTRODUCTION

1.2 PROJECT BACKGROUND

1.2.1 John Moores and Partners Architects (hereafter the 'client') have requested, on behalf of Adactus Housing Group, that Oxford Archaeology North (OA North) submit a design for a programme of archaeological investigation to be undertaken as part of a planning submission for construction of four blocks of flats on a site at Dye House Lane, Lancaster, Lancashire (NGR SD 47740 61890). The present investigation is to comprise a desk-based assessment and a watching brief of the excavation of a series of geotechnical test pits. The site lies to the rear of plots on Chapel Street and is currently used as a carpark.

1.2 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

1.2.1 The development site lies towards the centre of Lancaster, just south of the river Lune. Fieldwork at nearby Damside Street has indicated the presence of nearby Roman riverside settlement, relating to the fact that the contemporary course of the Lune in this area ran slightly to the south and west of its present course. The gradual movement of the river channel left much of the area very marshy, forming the Green Aire. This area is not thought to have been developed until the eighteenth century, when it was consolidated with large amounts of refuse and other redeposited material.

1.3 OXFORD ARCHAEOLOGY NORTH

1.3.1 Oxford Archaeology North has considerable experience of sites of all periods, having undertaken a great number of small and large scale projects throughout Northern England during the past 25 years. Evaluations, assessments, watching briefs and excavations have taken place within the planning process, to fulfil the requirements of clients and planning authorities, to very rigorous timetables.

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

2. OBJECTIVES

2.1 The following programme has been designed as an appropriate means of furthering an understanding of the archaeological resource on the site prior to the submission of a request for planning permission. It will allow the identification of the potential for surviving archaeological deposits in and immediately around the development area and, where necessary, to investigate and record any exposed deposits encountered during groundworks on site. The required stages to achieve these ends are as follows:

2.2 **Desk-based assessment:** to provide a desk-based assessment of the site to identify the archaeological potential prior to any development (in accordance with the IFA standards (1999)).

2.3 **Watching brief:** to carry out a watching brief during the proposed scheme of geotechnical test-pitting, in order to determine and record the location, quality, extent and importance of any archaeological remains on the site; to add to an understanding of the history and development of the site and its surroundings; to provide information to further inform planning decisions within the area. During the watching brief, observations will be made regarding the presence of any features that may either form the focus of, or hinder, further archaeological investigation.

2.4 **Report and Archive:** a written report will assess the significance of the data generated by this programme within a local and regional context. It will present the results of the desk-based assessment and, where appropriate, those of the watching brief. It would make an assessment of the archaeological potential of the area, and any recommendations for further work.

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 development of the site, further intrusive investigation may be required. 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.

3.1.3 **Documentary and Cartographic Material:** this work will include consultation of the Lancashire Sites and Monuments Record (SMR) as well as the County Records Office, both in Preston. Data from these sources will inform a review of all known and available resources of information relating to a study area comprising a 0.25km radius centred on the site of the proposed development. 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 photographs in both national and local collections
- other photographic/illustrative evidence
- local museum catalogues and artefactual evidence
- engineering/borehole data where applicable
- geological/soil surveys

3.1.4 **Lancashire SMR, Preston:** the SMR is a database of known archaeological sites within the County. It also holds an extensive library of published materials and aerial photographs for consultation.

3.1.5 **Lancashire County Record Office, Preston:** the office in Preston holds the main source of primary documentation; both maps and documents for the study area and its immediate surroundings.

- 3.1.6 **Map regression analysis:** a cartographic analysis will be undertaken as it has the potential to inform 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. Particular emphasis will be on the early cartographic evidence and will include estate maps, title maps, and Ordnance Survey maps, through to present mapping, where possible. Also, although some inaccuracies must be allowed for, computerised superimposition of the current structures and the proposed development areas will greatly improve the understanding of the likely impact of any development, and can greatly influence the necessity for and placement of any evaluation trenches in any particular area.
- 3.1.7 **Geological/Soil Surveys:** a rapid desk-based compilation of geological (both solid and drift), pedological, topographical and palaeoenvironmental information will be undertaken. It will be based on published geological mapping and any local geological surveys in the possession of the County Council or the client.
- 3.1.8 **Other Sources:** resources permitting, public libraries and OA North's own library will also be consulted for secondary sources, as will any relevant material in readily available private collections.

3.2 SITE VISIT

- 3.2.1 During the watching brief the site will be examined in order to 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.
- 3.2.2 The survey will note present land use, the condition and visibility of features identified in the documentary research and any features of potential archaeological interest, any areas of potentially significant disturbance, and hazards and constraints to undertaking further archaeological work on site.

3.3 WATCHING BRIEF

- 3.3.1 A programme of field observation will monitor each of the geotechnical test pits and will accurately record the location, extent, and character of any surviving archaeological features and/or deposits within the whole area of the proposed ground disturbance. This work will comprise observation during the excavation for these works, the systematic examination of any subsoil horizons exposed during the course of the groundworks, and the accurate recording of all archaeological features and horizons, and any artefacts, identified during observation.
- 3.3.2 Putative archaeological features and/or deposits identified during groundworks, together with the immediate vicinity of any such features, will be cleaned by hand, using either hoes, shovel scraping, and/or trowels depending on the subsoil conditions and, where appropriate, sections will be studied and drawn. Any such features will be sample excavated (ie. selected pits and postholes will normally only be half-sectioned, linear features will be subject to no more than a 10% sample, and extensive layers will, where possible, be sampled by partial rather than complete removal).
- 3.3.3 During this phase of work, recording will comprise a full description and preliminary classification of features or materials revealed, and their accurate location (either on plan and/or section, and as grid co-ordinates where appropriate). Features will be planned accurately at appropriate scales and annotated on to a **large-scale plan provided by the Client**. A photographic record will be undertaken simultaneously.

- 3.3.4 A plan will be produced of the areas of groundworks showing the location and extent of the ground disturbance and one or more dimensioned sections will be produced.
- 3.3.5 **Environmental Sampling:** environmental samples (bulk samples of 30 litres volume, to be sub-sampled at a later stage) will be collected from stratified undisturbed deposits and will particularly target negative features (gullies, pits and ditches). Any assessment of the environmental potential of the site would be undertaken through the examination of suitable deposits by the in-house palaeoecological specialist, who will examine the potential for further analysis.
- 3.3.6 The assessment would include soil pollen analysis and the retrieval of charred plant macrofossils and land molluscs from former dry-land palaeosols and cut features. In addition, the samples would be assessed for plant macrofossils, insect, molluscs and pollen from waterlogged deposits.
- 3.3.7 The costs for the palaeoecological assessment are defined as a contingency and will only be called into effect if good deposits are identified and will be subject to the agreement of LCAS and the client.
- 3.3.8 **Faunal remains:** if there is found to be the potential for discovery of bones of fish and small mammals, a sieving programme will be carried out. These will be assessed as appropriate by OA North's specialist in faunal remains, and subject to the results, there may be a requirement for more detailed analysis. A contingency has been included for the assessment of such faunal remains for analysis.
- 3.3.9 **Human Remains:** any human remains uncovered will be left *in situ*, covered and protected. No further investigation will continue beyond that required to establish the date and character of the burial. LCAS and the local Coroner will be informed immediately. If removal is essential the exhumation of any funerary remains will require the provision of a Home Office license, under section 25 of the Burial Act of 1857. An application will be made by OA North for the study area on discovery of any such remains and the removal will be carried out with due care and sensitivity under the environmental health regulations. The cost of removal or treatment will be agreed with the client and costed as a variation.
- 3.3.10 **Treatment of finds:** all finds will be exposed, lifted, cleaned, conserved, marked, bagged and boxed in accordance with the United Kingdom Institute for Conservation (UKIC) *First Aid For Finds*, 1998 (new edition) and the recipient museum's guidelines.
- 3.3.11 All identified finds and artefacts will be retained, although certain classes of building material can sometimes be discarded after recording if an appropriate sample is retained on advice from the recipient museum's archive curator.
- 3.3.12 **Treasure:** any gold and silver artefacts recovered during the course of the excavation will be removed to a safe place and reported to the local Coroner according to the procedures relating to the Treasure Act, 1996. Where removal cannot take place on the same working day as discovery, suitable security will be employed to protect the finds from theft.

3.4 REPORT AND ARCHIVE

- 3.4.1 **Report:** one bound and one unbound copy of the final report will be submitted to the client within two months of completion of fieldwork. Should the client require a draft report, or a separate copy of the desk-based assessment report, bound and unbound copies of such reports can be provided on request, within three weeks of the completion of each stage of the programme of work. Three copies of the report will be submitted to the Lancashire SMR. The report will include:
- a site location plan related to the national grid
 - a front cover to include the planning application number and the NGR

- the dates on which each phase of the programme of work was undertaken
 - a concise, non-technical summary of the results
 - an explanation to any agreed variations to the brief, including any justification for any analyses not undertaken
 - a description of the methodology employed, work undertaken and results obtained
 - an interpretation of the desk-based assessment results and their significance, using the ‘Secretary of State’s criteria for scheduling ancient monuments’ included as Annex 4 of PPG 16 (DoE 1990)
 - plans and sections at an appropriate scale showing the location and position of deposits and finds located during the watching brief, as well as sites identified during the desk-based assessment
 - monochrome and colour photographs as appropriate
 - a list, and dates, for any finds recovered along with a description and interpretation of the deposits identified
 - a description of any environmental or other specialist work undertaken and the results obtained
 - a summary of the impact of the development on any archaeological remains and, where possible, a model of potential archaeological deposits within as-yet unexplored areas of the development site
 - 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.
- 3.4.2 This report will be in the same basic format as this project design; a copy of the report can be provided in .pdf format on CD, if required. Recommendations concerning any subsequent mitigation strategies and/or further archaeological work following the results of the field evaluation will be provided in a separate communication.
- 3.4.3 **Confidentiality:** all internal reports to the client are designed as documents for the specific use of the client, for the particular purpose as defined in the project brief and project design, and should be treated as such. They are not suitable for publication as academic documents or otherwise without amendment or revision.
- 3.4.4 **Archive:** the results of all archaeological work carried out will form the basis for a full archive to professional standards, in accordance with current English Heritage guidelines (*Management of Archaeological Projects*, 2nd edition, 1991). The project archive will include summary processing and analysis of all features, finds, or palaeoenvironmental data recovered during fieldwork, which will be catalogued by context.
- 3.4.5 The deposition of a properly ordered and indexed project archive in an appropriate repository is essential and archive will be provided in the English Heritage Centre for Archaeology format and a synthesis will be submitted to the Lancashire SMR (the index to the archive and a copy of the report). OA North practice is to deposit the original record archive of projects with the appropriate Record Office.
- 3.4.6 All artefacts will be processed to MAP2 standards and will be assessed by our in-house finds specialists. The deposition and disposal of any artefacts recovered in the evaluation will be agreed with the legal owner and an appropriate recipient museum. Discussion regarding the

museum's requirement for the transfer and storage of finds will be conducted prior to the commencement of the project, and LCAS will be notified of the arrangements made.

4. HEALTH AND SAFETY

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

4.2 Full regard will, of course, be given to all constraints (services etc) during the fieldwork as well as to all Health and Safety considerations. **Information regarding services within the study area have been received and will be used during the course of the evaluation.**

5. PROJECT MONITORING

5.1 Whilst the work is undertaken for the client, LCAS will be kept fully informed of the work and its results, and will be notified a week in advance of the commencement of the fieldwork. After its submission to LCAS any proposed changes to the project design will be agreed with LCAS in consultation with the client. Fieldwork will be monitored by the LCAS Assistant Archaeologist on behalf of the developer.

6. WORK TIMETABLE

6.1 DESK-BASED ASSESSMENT AND WALKOVER SURVEY

6.1.1 Approximately six days will be required for this stage of the programme.

6.2 WATCHING BRIEF

6.2.1 The duration of the watching brief will be dependent upon that of any ground disturbing activities carried out on site.

6.3 REPORT

6.3.1 Copies of the report, as outlined in *Section 3.4.1*, will be issued to the client and other relevant parties within two months of the completion of fieldwork, unless otherwise agreed prior to the commencement of fieldwork.

6.4 ARCHIVE

6.4.1 The archive will be deposited within six months following submission of the report, unless otherwise instructed.

7. STAFFING

7.1 The project will be under the direct management of **Stephen Rowland** (OA North Project Manager) to whom all correspondence should be addressed. The finds will be processed, studied and reported upon, either by, or under the guidance, of **Chris Howard-Davies** (OA North Finds Manager) who has extensive experience of finds from all periods, but particularly prehistoric and Roman material. All environmental sampling and assessment will be undertaken under the auspices of **Elizabeth Huckerby** (OA North Environmental Manager) who has unparalleled experience of palaeoenvironmental work in the North West and who heads an excellent team of environmental archaeologists. Any faunal remains will be studied by **Andrew Bates** (OA North Project Officer), who has a large amount of experience in undertaking the assessment and analysis of faunal assemblages of all sizes from a wide range of periods and locations. The desk-based assessment will be undertaken by Kathryn Levey

(OA North Assistant) and the watching brief by Steve Clarke (OA North Assistant Supervisor).

8. INSURANCE

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

9. REFERENCES

English Heritage, 1991 *Management of Archaeological Projects*, second edition, London

SCAUM (Standing Conference of Archaeological Unit Managers), 1997 *Health and Safety Manual*, Poole

UKIC, 1990 *Guidelines for the Preparation of Archives for Long-Term Storage*, London

UKIC, 1998 *First Aid for Finds*, London