



ELMSLIE SCHOOL, 194 WHITEGATE DRIVE, BLACKPOOL, LANCASHIRE

Archaeological Building Investigation



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SUMMARY

An archaeological building investigation was carried out of the former Elmslie School, 194 Whitegate Drive, Blackpool (SD 32184 35278) by Oxford Archaeology North (OA North), prior to redevelopment for residential use by Carrington Design. The building is Grade II listed and comprises a large and ornate house dated to 1895. It became a private school in 1922, and remained as such until the 1990s.

Because of the listed status of the building a RCHME Level III-type investigation was recommended by the Lancaster County Archaeological Service (LCAS). This was undertaken by OA North in April 2004, and was accompanied by a low-level desk-based assessment intended to provide background information about the building, which would help elucidate its origins, uses and changes over time.

The original house, known as ‘The Elms’, was built at a time of great expansion within Blackpool fuelled by its growth as a holiday resort. The site is on the edge of what was originally a small village called Great Marton, which had become one of the suburbs of Blackpool by the end of the nineteenth century. It was built for William Powell, who is thought to have been a biscuit manufacturer, and his wife Sarah. Little is known about them, but it is clear that they did not live there for long because by 1910 the house was owned by a market gardener. In 1922 it became a private girls’ school and was renamed ‘Elmslie’. At first there were few pupils and the house remained much as it always had, but over time the site expanded, new buildings were constructed and the former house itself was modified to accommodate the needs of the school.

The building investigation identified a number of alterations relating to the use of the building as a school. Most of these were relatively minor and consisted of cosmetic modifications and alterations to the layout of individual rooms, rather than significant structural changes. The building still retains many of its original features, including the ornately decorated ceilings, staircase and main fireplace, although other features, such as more minor fireplaces, have been damaged. The division of the house between the owners and the servants is also particularly notable; demonstrating to some extent the social stratification that existed at the time when the house was first built.

ACKNOWLEDGEMENTS

Oxford Archaeology North (OA North) would like to thank Carrington Design for commissioning the project. Thanks are also due to the crew on site for their help and patience during the survey. Further thanks are due to the staff of the Lancashire County Record Office in Preston. Additional thanks are also due to Alan Hood at Edinburgh University and Agathe Dawson for their help in translating the Latin motto in the stained glass window.

Daniel Elsworth and Chris Ridings undertook the building investigation. Daniel Elsworth carried out the desk-based assessment and wrote the report. Alison Plummer managed the project and edited the report, which was also edited by Emily Mercer.

1. INTRODUCTION

1.1 CIRCUMSTANCES OF THE PROJECT

- 1.1.1 A proposal to convert the former Elmslie School, 194 Whitegate Drive, Blackpool in Lancashire (SD 32184 35278) was submitted to the Lancashire County Archaeological Service (LCAS) by Carrington Design. The building is Grade II listed (*Appendix 3*) and was constructed in 1895 as a large private house.
- 1.1.2 Due to the historic nature the LCAS recommended that a record be made of the building before the redevelopment commenced. This was to consist of a RCHME Level III-type survey (RCHME 1996) consisting of floor plans, a cross-section, written descriptions and a photographic record. A brief was issued by LCAS (*Appendix 1*) in response to which a project design was prepared by Oxford Archaeology North (OA North; *Appendix 2*). Following the approval of the project design by LCAS and the acceptance of the design by Carrington Design the work was carried out in April 2004.

2. METHODOLOGY

2.1 BUILDING INVESTIGATION

- 2.1.1 **Introduction:** a RCHME Level III-type survey was carried out. This consists of an essentially descriptive record, which looks in detail at the building's origins, development and use (RCHME 1996, 4). Further information was compiled largely with a view to further understanding physical aspects of its construction, rather than its wider social and historical context.
- 2.1.2 **Building Investigation:** written descriptive records were made of all parts of the building using OA North *pro-forma* record sheets. These consist of a relatively brief description of each room, paying particular attention to structural details and alterations. Plans of all of the main floors and a cross-section were produced by hand-annotating architects plans supplied by the client. Features of interest identified within the building were individually recorded, where they were considered of some importance, and a summary list of these is presented in *Appendix 4*.
- 2.1.3 **Photographic Archive:** photographs were taken in both monochrome and colour slide 35mm prints, supplemented by digital photographs. These covered both general aspects of the building and details of features of particular historical, structural and/or architectural note. A written record of each photograph was also kept.
- 2.1.4 **Desk-Based Assessment:** a limited desk-based assessment was carried out, concentrating specifically on the building. This was intended to identify specific records that would elucidate the development and function of the building or parts of it. Both primary and secondary sources were consulted, principally at the Lancashire County Record Office in Preston, and OA North's own extensive archive.

2.2 ARCHIVE

- 2.2.1 A full professional archive has been compiled in accordance with the project design, and current Institute of Field Archaeologists and English Heritage Guidelines (English Heritage 1991). The paper and digital archive will be deposited with the County Record Office in Preston on completion of the project, and a copy of the report will be deposited with the Lancashire Sites and Monuments Record, also in Preston.

3. BACKGROUND

3.1 HISTORY AND ARCHAEOLOGY

- 3.1.1 **Location:** Elmslie is situated on the edge of the present centre of Blackpool, almost equidistant between the resort areas of North and South Shore. The area is at present almost exclusively sub-urban, having largely developed during the late nineteenth and early twentieth century. Elmslie itself is situated within the remains of its own grounds (see *Section 3.1.5*), the majority of which has also been recently redeveloped.
- 3.1.2 **Site History prior to 1895:** until the end of the eighteenth century Blackpool was little more than a collection of fishing villages, largely isolated from the rest of the country (Walton 1998, 13). The fashion for medicinal sea-bathing, which grew in popularity during the eighteenth century, led to an initial influx of visitors, albeit probably some time after the more fashionable resorts of the south coast (*op cit*, 15-16). From the beginning visitors came largely from the industrial towns of the north-west, typically being made up of the 'newly-moneyed classes: *'Even the gentry... were not the sophisticates of Brighton or even Scarborough, and aristocrats were rare birds of passage'* (*ibid*). Even at this early stage there were complaints about the large numbers of lower-class visitors damaging the image of the town (*op cit*, 26). Blackpool began to grow at a more rapid pace during the later part of the nineteenth century, particularly after it achieved borough status in 1875 (Clarke 1923, 176). Local government acts during the 1850s and 1860s tried to limit rowdy behaviour and generally improve the town, and improvements were made to the sewerage system and water and gas supplies (*op cit*, 30-1). New planning and building laws were also adopted and a general move was made towards encouraging the middle-class visitors (*op cit*, 33-5). A number of new, high-class, estates were built, with expansion occurring to the north and south, particularly with the creation of large middle-class suburbs (*op cit*, 60-2). Nevertheless, Blackpool's popularity continued to grow, turning it into *'one of the world's leading leisure towns'* between 1870 and 1914 (*op cit*, 46).
- 3.1.3 The site of Elmslie School was situated on the edge of what was the village of Great Marton. At the end of the nineteenth century this was still a relatively rural location, although there were some large houses already present along Whitegate Drive (Ordnance Survey 1893). The original house, 'The Elms', was evidently not completed by the time that the Royal National Directory of Lancashire was compiled (Slater's Directory Limited 1895), even though it was completed in that year.
- 3.1.4 **The House:** 'The Elms' was built in 1895 by William and Sarah Powell, about whom there is little information. William appears to have been a biscuit manufacturer (SMBP 16 acc 8888 Box 4/122), and was most probably one of the *nouveau rich* industrialists that Blackpool was encouraging to settle during the later nineteenth century (Walton 1998, 33). The Powells were evidently very wealthy, and the decoration within the house suggests a possibly aristocratic lineage. They are, however, not apparently listed in any

contemporary peerage registers (Burke 1894; 1907), which might indicate a degree of social aspiration rather than actual nobility

- 3.1.5 The original house had extensive grounds and gardens with a gravel drive and a stable block (SMBP 16 acc 8888 Box 4/122). Their great nephew, Sir Harold Grimes, visited on a number of occasions and gave some vivid descriptions (in c1950) of parts of the house in c1900:

‘Christmas Night! The lofty hall basked in the warmth of the crackling fire in the huge grate. The real firelight gleamed on polished silver, on the big mahogany table heaved with presents and goodies. The beautiful crimson hall carpet, the rich wallpaper...’ (SMBP 16 acc 8888 Box 1). He is equally enthusiastic about the front reception room: *‘There was a piano in that corner... Over that mantelpiece... was a lovely ormolu clock and Dresden china. There were cases of ivory porcelain and bric-a-brac round each wall... It had a beige carpet, and the whole place was white and gold’* (*ibid*). And the dining room, where: *‘We were waited on by two-rosy-cheeked parlour maids, with white aprons and smart caps’* (*ibid*). Further rooms are mentioned, including a breakfast room and upstairs bedrooms, and the stables are described as housing a number of vehicles as well as horses. Unfortunately little is said about William and Sarah Powell, except that *‘they were as sweet a couple as God ever made’* (*ibid*).

- 3.1.6 Some details of the original layout of the building can therefore be ascertained. The ground floor had a drawing room and dining room at the front, and a breakfast room (probably behind the dining room, overlooking the gardens to the south). There was a storeroom for tennis racquets and croquet mallets, and at the rear of the ground floor there were kitchens and a butler’s pantry (SMBP 16 acc 8888 Box 4/122). On the first floor there were two bedrooms and a dressing room at the front, with a further bedroom behind the landing. The backstairs led to the servants quarters at the rear of the house (*ibid*).
- 3.1.7 It is not clear exactly when the Powells left ‘The Elms’, but it is evident that they were not resident for very long. It is recorded as belonging to a market gardener named James Whittle in 1910 (*ibid*), who is still present in 1913 (Kelly’s Directories Ltd 1913, 217). After the First World War it was apparently left empty for a while (SMBP 16 acc 8888 Box 4/122).
- 3.1.8 Elmslie Girls’ School was founded in 1918 by Miss Elizabeth Brodie and her sister Margaret. It was initially called Ellerslie and situated at Rakes Parade and the hall of Whitegate Baptist Church on Forest Gate (SMBP 16 acc 8888 Box 4/96). It moved to ‘The Elms’ in 1922 and was officially opened on June 20th, becoming Elmslie (*ibid*). At first it had only 11 pupils but it quickly grew in size and reputation, qualifying as a grammar school in 1921 and having its first new classroom (albeit a wooden hut) built in 1924 (SMBP 16 acc 8888 Box 1). Throughout the twentieth century the site continued to expand. The preparatory school moved to another building (202 Whitegate Drive) in 1929, and a new gymnasium and assembly hall was constructed in 1938 (*ibid*). A map of the site dating to this period shows buildings to the north-east and a small building to the east (Ordnance Survey 1938), although it is not clear what these are. During the Second World War the railings were taken as scrap

for the war effort and it became a day school only for a while following the death of a Miss Polly (*ibid*).

- 3.1.9 In 1946 it was transferred to the management of the Blackburn Diocesan Board of Finance and was run by a board of governors (*ibid*). New changing and locker rooms, and toilets were added to the main building in c1946 (SMBP 16 acc 8888 Box 4/96). Five new classrooms were built shortly before Miss Brodie retired in 1952 and a large new chapel and hall was constructed in 1959 (SMBP 16 acc 8888 Box 1). In September 1964 '*the three upper rooms of the main house... were made into one to form the... library*' (SMBP 16 acc 8888 Box 4/96). In July 1965 all the scattered parts of the school were brought back to the Elmslie site when the preparatory school returned (see *Section 3.1.8*) and further extensions were carried out in 1968 (*ibid*). In 1974 the school is said to be in a period of consolidation and to have sufficient buildings (SMBP 16 acc 8888 Box 1). Nevertheless, further additions were made in 1988 with the addition of an infants block (SMBP 16 acc 8888 Box 4/136).
- 3.1.10 It would appear that in most ways the original house was not extensively altered during its time as a school until the second half of the twentieth century. Some details of its layout and use during its time as a school can also be ascertained. In the 1930s the ground floor was used for the junior children, and described as: '*a large, airy, well-ventilated house facing south and west... equipped for little ones. They have the full use of the ground floor, consisting of two large class-rooms, and two separate cloak-rooms with lavatories and wash-basins, specially adapted for little children*' (SMBP 16 acc 8888 Box 1). The front porch had a pair of large flanking lamps still *in situ* as late as the 1940s, which are described by Henry Grimes as being present in the 1890s (*ibid*). A prospectus from the 1940s records that there is a library, large assembly hall, gymnasium and six classrooms, one of which was equipped as a science room (*ibid*). Photographs taken at this time show the main hall much as it must have originally appeared, with decorative wallpaper and painting above the chimneybreast depicting a peacock (Plate 3). Other rooms still have ornate marble fire surrounds and there are stained glass panels in the bay windows on the first floor (Plates 2, 4 and 5). The northern front room on the ground floor is described as 'Senior Common Room' (Plate 2), while the rooms on the first floor are 'Senior Classroom' (Plate 4) and 'Senior Dormitory' (Plate 5) (*ibid*). On the ground floor, the two front rooms were apparently classrooms during the 1950s: the northern room was used for French, and the southern for Latin (*ibid*). The former breakfast room was used as the headmistress's study.
- 3.1.11 During the later part of the twentieth century the two dormitories/classrooms, and what was originally Miss Brodie's bedroom, on the first floor became the library in 1964 (SMBP 16 acc 8888 Box 4/96). Part of the landing was used as a careers room while the bedroom behind it became another library (SMBP 16 acc 8888 Box 4/122). The building remained in use as a school until 1999 (SMBP 16 acc 8888, 145-151), and appears to have been empty immediately prior to the current redevelopment.

4. RESULTS

4.1 BUILDING INVESTIGATION

4.1.1 **Introduction:** for the purposes of the investigation the building was examined room by room. The building was divided into 23 rooms in total, seven in the basement (Fig 2), eight on the ground floor (Fig 3) and eight on the first floor (Fig 4). In some cases these rooms retained their original form and size and their original function could be easily identified. In others later alterations made the original function difficult to determine, and their divisions are therefore essentially arbitrary and/or based on modern uses. The building is roughly T-shaped in plan, with the front facing west. The floors do not conform to the local topography: the basement is only a semi-basement, with windows that are fully above ground level. The ground floor is actually considerably raised above the external ground level and is accessed by flights of stairs, which, in turn, makes the first floor relatively high-level.

4.1.2 As work on redeveloping the site had already begun prior to the building investigation taking place it was difficult to fully examine some features. This tended to include those that were of a delicate nature, which had been covered to prevent damage during the development. Where possible coverings were removed temporarily to allow access, but this was not always practical.

4.2 EXTERNAL ELEVATIONS

4.2.1 **Fabric:** the main structural elements are built of brick, typically laid in a rat-trap bond with a glossy finish, and details such as window sills and stringcourses picked out in dressed sandstone (Plates 6 and 7; **50**). The front (west) elevation is finished externally with dressed sandstone including a number of ornamental designs (Plate 6; **51**). The roof consists of regular courses of Cumbrian slate with ceramic V-shaped ridge tiles with denticulate decoration (Plate 7). The guttering is iron, square section, with elaborate original downpipe (also iron square section) decorated with zigzag lines and held with anthropomorphic foot-shaped brackets and double 'starburst' hoppers.

4.2.2 **External Elevation, West (Plate 6):** this is the front elevation of the building, which is formed into an elaborate sandstone façade (**51**). This is essentially symmetrical, although the details make it less so (Plate 6). It is based on a rusticated ashlar plinth with finely dressed ashlar blocks above. Foliated marble columns supporting a flat roof on low decorated arches flank the central outer porch over the entrance staircase. This is flanked by bay windows on both the ground and first floor, above which, on the north side is a large carved apex finial (in the form of a castle in trees) and on the south side is a datestone/finial of 1895. The façade is finished with stone turrets, one at each corner and two above the porch. The left end of the wall creates the gable for the northern section of the sloping roof. The rusticated stonework rises to a

parapet finished with coping stones. The right side also has a parapet but does not form a gable as the roof here is aligned north/south.

- 4.2.3 **External Elevation, North (Plate 7):** the entire elevation is decorated with a finely-dressed sandstone string-course augmented by a moulded brick 'cornice'. There is a large chimney on the east end, which has a sloping tier above the stringcourse, a denticulate tier at eaves level and further steps and coping near the top. It has four ceramic pots with small reversed ventilation spouts on each and an iron S-shaped tie-rod plate. At basement level a doorway has been cut through the chimney (05) and flanking brick walls have been added either side of this. There are also the remains of a possible roof scar over this (56). The wall line returns to the north near the centre to form a flight of concrete steps, flanked by brick walls with sandstone coping, leading to a projecting area at ground floor level. At the top of this staircase is a doorway with a small window above. Below the staircase is an aperture for a vent (10). There are three windows at basement and ground floor level to the east side of the stairs, and two in the first floor, all with stop-chamfer decorated sandstone sills. All have two-light sliding sash windows.
- 4.2.4 West of the ground floor staircase the wall returns again to the north into a four-sided canted wing (Figs 2 and 3). There are four windows at basement level and four stepped lancet windows on the first floor. A change in the mortar (not evident in the brickwork) and a scar for the string-course filled with timber shows that this entire wing has been substantially rebuilt below the first floor (55). West of this there is a further chimney-breast supported on corbels at ground floor level with four ceramic pots and an attached copper lightning conductor. The western end has an angled stepped plinth 0.9m in height, which extends to the west elevation. There are two further windows on the ground and first floor at the west end and the elevation finishes with rusticated sandstone quoins, which form part of 51 (see Section 4.2.5).
- 4.2.5 **External Elevation, East:** this forms the rear of the building. Attached to it are the remains of a small outbuilding, now reduced to little more than foundations and concrete floors. In the centre there is a dogleg staircase connecting the basement and ground floor, with flanking brick walls (forming a round-headed arch over the doorway into the basement) with sandstone coping stones. The scar of a light structure forming a roof over the staircase is visible above it and running down the flanking walls (52). South of the centre of the elevation there is a large chimney-breast projecting from a moulded brick course. It is plain, apart from a single tier at the centre finished with sandstone, and has four ceramic pots. There is a single two-light sliding sash window per floor to the north of this. The wall creates the gable end of the rear section of the roof and is finished with plain barge boards. The stone-string course with moulded brick cornice continues from the north and south elevations. Some of the bricks within the flanking wall of the staircase, which appear to be the same as those making up the main wall (01), were exposed and marked within the frog: "C & R LD" and "3 1/8". Other bricks lying among the rubble (perhaps derived from the ruined outbuilding) are marked "ACCRINGTON" and "ENFIELD BAT° LD".

4.2.6 **External Elevation, South:** there is a single window on the far west side at first floor level and a plain chimney to the east with four ceramic chimney pots. The sloped plinth seen on the east side of the north elevation is again present, as are the elaborately decorated downpipes. To the east of the chimney, at ground floor level, there is a large inserted window (**I7**) with a concrete sill supported by a header row. To the east of this, the wall returns to the south, into the opposite end of the four-sided canted wing, which has four windows per floor, all of which are two-light sliding sash with a moulded brick cornice above and below. All of the windows at basement level (**57**) have concrete sills, suggesting that they have been rebuilt. To the east there is a small projecting area forming a service corridor, with a single small window per floor. There is a further projecting section to the east of the service corridor, housing bay windows from the basement to the first floor with two hinged and sliding sash windows per floor. The sandstone string-course with moulded brick cornice is present as per the north elevation.

4.2.7 **Roof:** the external roof structure is divided into two sections. The west section is a complex arrangement of gables and focuses around a flat area that makes up the majority of the centre. There is a parapet with a crenellated finish on the south side below a hipped gable with stone coping. There is a further parapet behind the stone façade on the west side (Plate 8) and an ordinary gable on the north side. The eastern section of the roof consists of a single ordinary gable. There are five chimneys, each with four ceramic pots with four upturned vents. The roof is built of Cumbrian slate with crenellated ridge tiles.

4.3 INTERNAL DETAIL: BASEMENT (FIG 2)

4.3.1 **Fabric:** originally the walls were all finished with plaster and paint or wallpaper, but this has been removed during the initial stages of the redevelopment in most rooms leaving only the decorative details. The exposed brickwork is typically laid in a variation of English Garden Wall bond (at a ratio of three rows of stretchers to one row of mixed headers and stretchers). In a few places a clear void can be seen between the outer and inner skins, demonstrating the deliberate construction of a cavity within the wall. Incorporated within the brickwork is what appears to be the occasional clinker block, which were evidently used for attaching skirting boards (these were present in all rooms above the basement) and other timber fittings. The ceilings, where they remain, are lathe and plaster and the floors are timber above the basement level, which is concrete, although much of the floor has been removed.

4.3.2 **Room 1:** the large fireplace would suggest that this originally formed part of the kitchens and/or scullery. The ceiling was lathe and plaster, although this had been removed by the time the survey was undertaken. The exposed joists have rows of thin crossed braces between them, perhaps providing additional support and/or spring for the floor above. Part of the east end of the ceiling is infilled with brick, which supports the hearth in the room above. The floor had been removed at the time of the survey onto a clay soil, exposing the foundations, which consists of two projecting courses or tiers of bricks. There is a large doorway in the north elevation (**02**), which was created by extending

a smaller doorway and inserting a pair of iron lintels (Plate 10). The west elevation has a small doorway on the north side with a bead-moulded timber surround. The remains of timber boarding, which probably housed part of the bell-pull mechanism, is situated above this. The south elevation has a central two-light hinged window with a timber sill and lintel. To the west of this an iron bracket has been attached to the wall immediately below the ceiling (03). This appears to be associated with timber battens within the ceiling and pipes in the south-west corner. A large fireplace with a large dressed stone lintel dominates the east elevation. This has been partially infilled with brick on the north side to form a smaller flue (04). The blocking is supported by a narrow iron lintel and has a chequered grate. There are scars, possibly for shelving, across the elevation in the form of holes and paint marks.

4.3.3 **Room 2:** this room probably also originally formed part of the kitchens. It consists of the same build as Room 1, again with narrow crossed braces in the ceiling, and some of the concrete floor remains on the north side forming a ramp to a doorway. There is again brick within part of the ceiling on the north side supporting the hearth above. The north elevation has a small hinged two-light window on the west side with a timber lintel and sill, and a doorway in the centre (Plate 10). This has evidently been inserted through an existing fireplace and chimney-breast (05). There is evidence for some rebuilding around the jambs and iron lintels have been inserted with brick infilling. There are scars for timber boards or battens, which have been attached around the doorway and subsequently removed, and there is an area of projecting plaster 0.9m high across the lower part of the wall. The west elevation is essentially plain, although there is a scar for shelving across it, and the area of projecting plaster continues part way across the north side of the wall. The south elevation has a large inserted doorway (as described for Room 1). The east elevation has a small two-light hinged window on the north side, with a timber lintel and brick sill. To the south of this is a doorway with a simple bead-moulded timber surround, which butts the south elevation. The thick plaster skim continues across the lower part of the north side and there are the remains of modern waste/water pipes towards the centre (06) and a similar hole on the north side.

4.3.4 **Room 3:** this was originally a small room on the south side of the building, although the removal of most of its north wall have created a bigger room incorporating parts of the adjoining staircase and corridor (Fig 2). Room 3 is therefore described as a single room although it is made up of two rooms. The ceiling is exposed to the joists, although there are no crossed braces as seen elsewhere and modern steel beams have been inserted (09). The scar for the former staircase is visible across the north elevation, and there is a corresponding hole cut through the ceiling (07). There are doorways either side of the staircase scar within the north elevation, the one to the east retaining its moulded surround. The west elevation has a large doorway (13) inserted on the north side, which has also cut through the foundation tiers. There are a number of scars for water pipes and such in the south-west corner, including some that cut through the wall (08). The south elevation is recessed on the west side and there are further pipes within it and a small, two-light hinged window. It returns slightly to the north on the west side and there are

the remains of a thin dividing wall to the east of another two-light sliding sash window with a timber lintel and sill. The east elevation has a scar, probably denoting the position of a shelf and there is a narrow horizontal batten attached across the top of the whole elevation. There is a slight return on the north side, before a doorway leading into Room 1, which has a moulded timber surround.

4.3.5 **Room 4:** this is a small, narrow room to the north of Room 3, which may have originally been a store. It is essentially the same build as Room 3, although the walls are covered with several layers of paint. There is a single row of crossed-braces and an inserted steel beam at the west end of the ceiling. The north elevation has a pair of two-light hinged windows with timber lintels and sills, with the scar of a dividing wall between them. There are small water pipes projecting through the wall on the east side and a plaster skim remains below the windows. The wall returns to the north on the west side, and there is a further two-light window within the return. In the recessed area formed by the return there is a metal (iron?) box attached to the ceiling, apparently forming part of a ventilation system (10). The west elevation has a number of scars for battens or shelves and there is the stub of a wall projecting eastward in the centre, which continues into Room 3. There is in addition a scar from a small hole, which has been cut into the wall on the north side. The south elevation has two doorways, one on the east side and one on the west. The western door has what are probably clinker blocks built into the east jamb. There is a scar from a partition wall corresponding with that in the north elevation in the centre and scars for battens and shelves either side.

4.3.6 **Room 5:** this has most recently been used as toilets and possibly a shower room. The floor is concrete, although it has been partially excavated to follow the line of a water pipe, which comes to an iron cover on the north end of the room. The ceiling is plain lathe and plaster, with a single iron beam orientated north/south. The walls are all finished with plaster and paint, and tiles across the north and east elevations. The south-west corner is covered by a staircase which is attached to the west elevation, and houses a small store cupboard. The north elevation consists of a four-sided canted bay, with four one and two-light windows all with bars and frosted glass. A central pillar projects from the wall and supports the iron beam in the ceiling. The west elevation is mostly obscured by the staircase and its associated structure. The small cupboard below this is formed by a single skin brick wall on the east side, and is accessed by a small doorway on the north side with a concrete lintel. Within the cupboard the undersides of the concrete stairs are exposed, and there is an additional plinth of concrete blocks along the west wall. The south elevation has a doorway on the west side with a timber surround. To the east of this there is a pillar supporting the iron beam and further east there are two small windows at a relatively high level, which appear to be inserted (11). The east elevation is plain except for scars left by water pipes and other fittings (12), and there is a small hole covered by a mesh, which links to the vent (10).

4.3.7 **Room 6:** this room has been subject to a number of alterations, but may have originally been a wine cellar. The concrete floor has been partially removed. The ceiling is lathe and plaster, supported by a row of three iron I-beams orientated east/west and a further beam at the north end orientated north/south

forms a T with the other beams (*I4*), at which point it is supported by an upright iron post (Plate 11). The north elevation consists solely of access to the stairs and Room 5, with a small alcove on the east side housing the two small windows (*I1*). The west elevation has a low concrete block topped with timber battens forming a wide plinth or bench along its entire length (*I5*). There are two small doorways on the north side, giving access to Room 7, to the north of a large projecting area, possibly a chimney-breast. The south elevation consists of a four-sided canted bay, with a one or two-light window in each face. The concrete 'bench' continues across this entire elevation. The east elevation is punctuated by a number of pillars, which project into the room with the concrete 'bench' continuing between them. There is a large inserted doorway at the north end, which has cut through between two of the pillars and retains what is presumably an original arched top on this side (*I3*). A number of holes within the concrete and timber posts (parts of door frames) show that this area was previously sub-divided into stalls or cubicles.

4.3.8 **Room 7:** this is a large complex of small interconnecting corridor rooms running east/west with a very low ceiling (only 1.8m high). It probably also formed a wine cellar or store, although it is not clear if it served any function at all. The ceiling is open to the joists, and there is the occasional row of crossed-braces, and the floor appears to consist of earth. The walls are built in English Garden Wall bond (at a ratio of three rows of stretchers to one row of headers, and a slate and bitumen damp course 0.65m from the floor), and the doorways between the different sections are only 1.31m high and each has a rounded double-header arch. In the south end there is the base of a chimney-breast and a vent on the west side of this. There are otherwise no features of note, apart from a series of small irregular holes of unknown function, which have been inserted through the walls at various points (*53*). There is a further chimney-breast base at the north end, with small corridors either side of it formed by additional stub walls built on to the main walls, each housing further vents to the outside.

4.4 INTERNAL DETAIL: GROUND FLOOR (FIG 3)

4.4.1 **Fabric:** the walls, as per the basement, are constructed in brick in a variation of English Garden Wall bond (*01*). The plaster finish has been removed throughout, although the ornate plaster ceilings and cornices have been retained. The floor is typically constructed of timber boards.

4.4.2 **Room 8:** this is the southernmost of the two large front reception rooms. The ceiling is ornately decorated with plaster consisting of three main panels. Each panel has scrolling flowers and foliage radiating from a central boss made up of more foliage. The border incorporates oak leaves and further leaves in smaller raised panels or rails. This is augmented by a deep cornice with scrolled leaves in the border and a broad panel of foliage interspersed with peacocks. This is also punctuated by small engaged columns surmounted by a shield flanked by spears over a row of small flower-bosses supported on a small flower-shaped corbel (Plate 12). The floor is largely obscured but consists of timber boards. The north elevation has a doorway on the east side, which has been altered during the present development, but is otherwise

unremarkable. There are timber blocks inserted into the wall onto which electrical fittings have been attached, and the occasional stretcher seems to have been removed and replaced. The west elevation is dominated by a large square bay window decorated with a rail of leaves and turned baluster columns in timber, with acanthus leaf corbels on the north and south sides and panelling below. There are, in addition, the remains of pipes along the base of the window where a radiator was formerly positioned.

- 4.4.3 The south elevation has the remains of a pipe in the south-west corner at ceiling level. There is a chimney-breast in the centre with a fireplace, which has been partially blocked with brick leaving a smaller aperture and a tiled hearth (*16*). Attached to the west side of the chimney-breast is a timber post finished with lathe and plaster, which forms a 'tube' along the west side of the chimney-breast, probably part of the original bell-pull mechanism (*18*). To the left of the chimney-breast some of the original wallpaper survives; it is a rich crimson in colour, decorated with gilt scrolling foliage. On the south side of the elevation there is a large six-light hinged window, which has rough splayed jambs and a machine-cut timber lintel made up of three 2" x 4" pieces and is evidently a later insertion (*17*). The east elevation is unremarkable, although it has been damaged by the present development.
- 4.4.4 **Room 9:** this is the main entrance hall running eastwards from the front of the building and forming a rough L-shape where it meets the stairs. It is in three parts: the inner porch, the east/west corridor and the stair hall. The inner porch (which connects to the outer porch; see *Section 4.2.2*) has a plaster ceiling decorated with roses in simple geometric panels with a border of twisted cord. The cornice has scrolled fruit branches and below this there are further flowers and larger panels with shields and sashes. The floor of the inner porch is decorated with mosaic tiles depicting a castle in trees surrounded by a border of leaves and flowers and further stylised scrolling foliage (Plate 16). The north, south and west walls are decorated with tiles in an *art nouveau*-influenced style incorporating stylised irises and leaves (Plate 15). The west wall has a large double doorway leading to the outer porch, the doors of which consist of heavy timber, decorated with carved daisies and rose bosses. The east elevation also has another double doorway leading to the east/west corridor, flanked by two-light windows with columns and there are further engaged columns decorated with shields.
- 4.4.5 The east/west corridor also has a decorative ceiling with a motif that continues from the inner porch, although it only has central bosses with foliage. There is a large ornate arch linking it to the stair hall with columns with foliate capitals on either side (Plate 13). The underside of the arch is decorated with wheat sheaves and leaves and a pair of acanthus corbels on either side. The east and west faces are decorated with dragons and the keystone has a moulded head of a bearded and crowned figure (possibly Neptune). The north and south elevations have doorways, with relieving header arches.
- 4.4.6 The ceiling of the stair hall is more simply decorated, with an arrangement of boxes with moulded rails surrounded by intertwining ribbon and foliage in the cornice. The floor consists of timber boards and retains elements of parquet or stain decoration around the edge. There are two tall alcoves in the east

elevation with arched tops decorated with classical motifs including cherubs and a female head amongst foliage (Plate 14). The cornice is further decorated with Saltires, bosses and egg and dart, which also flank the fireplace between the two alcoves (which was covered and could not be examined). There is a doorway to the north of the alcoves with a moulded timber surround. There is a large doorway in the north elevation, which forms part of a timber panelled partition with stained glass windows decorated with heraldic motifs and the initials “WKP” (Plate 17) and “SP” (presumably those of William and Sarah Powell). The damaged remains of a heraldic emblem on the east side has the motto “*OMNI BONUM DEI DONUM*” (meaning approximately ‘*all good things come from God*’, although there would appear to be a grammatical error as it should say “*OMNE BONUM DEI DONUM*” (Alan Hood pers comm)) below it. This timber walling covers a small room below the stairs, although it was not possible to gain full access to this. A large dogleg staircase is positioned against the west wall. It has a timber banister decorated with carved and pierced emblems including flowers and leaves over a rail of bosses and medallions. The ends of the banister are finished with large acorn finials.

4.4.7 **Room 10:** this is the second of the main reception rooms, located on the north side of the entrance corridor (Room 9). It has an ornately decorated plaster ceiling comprising flowers (possibly thistles) within geometric panels with feather bosses surrounded by a dart and ribbon cornice, with fronds and roses in the lower part. The floor is largely obscured but consists of timber boards. The north elevation has two large windows extending to the floor with panelled arches decorated above with roses and shields. Also in this elevation is a central fireplace with a marble surround and mantle piece and a decorated iron grate with tiled surrounds depicting fruit, flowers and country landscapes. The west elevation is dominated by a large square bay window with a decorative ceiling and baluster columns with acanthus leaf capitals. The inner part of the window has arched openings with kneelers. The south elevation has a doorway, which has been enlarged as part of the development. The east elevation is plain, although there are a number of over-fired bricks present and built-in timber blocks, presumably for dado rails and so forth.

4.4.8 **Room 11:** this is an ornate and smaller reception or dining room. It has a decorated plaster ceiling with interlinked scrolling panels and flower bosses surrounded by a cornice made up of ribbons, darts and further flowers and foliage. There is also a simple moulded picture rail. The floor is timber board, with a parquet border of intertwined decoration and staining. The north elevation is plain apart from a doorway east of the centre with a double header relieving arch and timber lintel. This has been blocked with concrete blocks as part of the present development. The west elevation has a newly inserted doorway on the north side with a steel lintel. There is a chimney-breast in the centre, the fireplace of which has been infilled with brick and a clay fire back (19). South of the chimney there is a row of timber wedges in the wall (42) presumably associated with a former fixture of some form. The south elevation is dominated by a large canted bay window with relatively plain moulding and panelling and a radiator below. The east elevation is also plain, with a recently inserted doorway into the corridor beyond (Room 12) with a steel lintel.

- 4.4.9 **Room 12:** this room forms a T-shaped corridor providing access between the rooms at the back (east end) of the building. It has an axis orientated north/south at the west end and another orientated east/west at the east end. The ceiling has a simple moulded cornice and the floor is timber. The north end of the north/south axis of the corridor leads to a doorway to the external staircase. There is a doorway into Room 9 in the north end of the west elevation, with a brick-header relieving arch and timber lintel, which has possibly been enlarged on the north side. There is also a doorway into Room 13 in the east elevation in the same style, with a scar for a decorative timber entablature above. Within the east/west axis there is a scar for a timber staircase along the north elevation and a corresponding opening in the ceiling. There is a recently inserted doorway with a steel lintel on the east side of this. An original doorway remains in the south elevation giving access to Room 14.
- 4.4.10 **Room 12a:** this is a small room on the southern end of the north/south axis of the corridor, perhaps originally a toilet. It has a simple plaster ceiling and timber floor. A scar remains for the north elevation, which was evidently only a single brick thick with a doorway in the centre. The west elevation has a recently inserted doorway into Room 11. The south elevation has a small two-light window with a moulded surround. This has possibly been rebuilt as there is evidence for alterations below it. There are also pipes cut through the wall on the east side. The east elevation is plain except for a large open aperture (that is now blocked with concrete blocks), which may form the remains of a dumb waiter.
- 4.4.11 **Room 13:** this small room may have originally acted as a store. It has a simple lathe and plaster ceiling with square vents built in and a timber floor. The north elevation has two small two-light windows and the scar of a thin partition wall between them (20), which would have originally divided the room into east and west halves. The west elevation is plain, except for a doorway into the corridor and the south elevation has a recently made aperture on its east side, which was perhaps originally a doorway. The corresponding partition wall scar is visible west of the centre. The east elevation has a doorway (Plate 18) with a relieving arch and timber lintel, which has been blocked with brick and before being covered with plaster (21).
- 4.4.12 **Room 14:** another small store room, with a simple lathe and plaster ceiling with a square vent and a timber floor. The north elevation is plain, with a doorway into the corridor. The west elevation has scars from a large cupboard or shelving in the north-west corner and the broken ends of a wall return in the south-west corner around a tall aperture now blocked with concrete blocks (22; Plate 19). The function of this is unclear. It has the appearance of a tall cupboard or may have been a dumb waiter, although there is no evidence to for access to the floors above or below. The south elevation has a row of holes up the west side, corresponding to the position of the shelves/dumb waiter. There is a small two-light window west of the centre with a timber lintel. The east elevation butts the south but is otherwise unremarkable.
- 4.4.13 **Room 15:** this is presently a large room, although it was originally divided into two. It has a simple lathe and plaster ceiling and a timber floor. The dividing wall has evidently had a doorway in the west end, which has subsequently

been extended into a larger aperture with an iron lintel (24). The north elevation has a two-light sliding sash window in the west end with a timber sill and evidence for some alterations in the brickwork below. The centre is dominated by a large fireplace (Plate 20), which has been opened out and a lintel made up of iron beams covered with wire mesh, added (23). The back has also been tiled and there are scorch marks against these, suggesting that ovens were situated here. To the east a small area of the brickwork has been cut out, perhaps to accommodate pipes. The west elevation has a doorway blocked with brick on the north side (21), and there is a scar from a timber batten running from the ceiling and through the floor on the north side of the door (27). South of the blocked doorway the wall stub for the original dividing wall projects to the east. There is a second doorway to the south of this, which has been partially enlarged as part of the current development. The south elevation has a bay window with two two-light sliding sashes with a simple moulded surround. The east elevation has a large chimney-breast covering the southern part with a stone lintel and large hearth. It has been partially filled with brick to create a smaller fireplace, and which has in turn been completely filled in (25). The corresponding stub wall of the original partition is evident, and north of this is a doorway leading to the external staircase, with a single light window above. North of this is another two-light sliding sash window with a timber lintel. There is evidence for rebuilding below the window, suggesting that the casement has been replaced (26).

4.5 INTERNAL DETAIL: FIRST FLOOR (FIG 4)

- 4.5.1 **Fabric:** the build is essentially the same as that on the ground floor, with brick walls constructed in English Garden Wall bond. The ceilings are finished with lathe and plaster, which is generally less lavishly decorated than on the ground floor, and the floors consist of timber boards. The ground floor plan is repeated on this floor.
- 4.5.2 **Room 16:** this was originally a large bedroom, one of two on the first floor. It has subsequently been knocked through into the corridor connecting it and Room 17, effectively forming one large room. It has a relatively simple decorated ceiling with moulded panels, a cornice and picture rail. The floor was originally timber boards (although this had been removed prior to the survey taking place), and the occasional rows of crossed braces remained *in situ*. The north elevation has a central chimney-breast with a fireplace beneath an arched top, which has been largely blocked to leave a smaller opening (28). The window to the west has a moulded surround, some panelling below and an arched top. The west elevation comprises for the most part a large canted bay window, with four two-light sliding sashes. It is decorated with baluster columns, panelling below and arched tops with a single light. The south elevation is almost entirely cut away, to form a large opening (30) into Room 17 and the connecting corridor (Room 18). The east elevation has a doorway at the west end, with rough jambs (suggesting it is a later insertion) covered by moulded timber surrounds. The whole elevation has a high 'plinth' constructed of timber and cement, which presumably originally held a skirting board.

- 4.5.3 The space between Rooms **16** and **17** was originally part of the large hall connecting to the stairs (Room **18**). It has a two-light sliding sash window in the west elevation, between the two bay windows, and the remains of the original walls separating it from Rooms **16** and **17** are visible below the level of the floorboards. There is a small hatch in the ceiling providing access to the roof.
- 4.5.4 **Room 17:** this would have formed a second large bedroom. It has the same style of floor and ceiling as Room **16**, and the same arrangement of windows. The north elevation has essentially been removed in order to join Rooms **16** and **17**, leaving a large opening (**31**). In the centre of the south elevation there is a chimney-breast, with an arched opening to the fireplace, which has been largely blocked with brick (**29**).
- 4.5.5 **Room 18:** this is a large corridor or hall connecting the east and west parts of the first floor to the staircase. The ceiling at the north end is elaborately decorated with moulded panels and cornices decorated with rose bosses, leaves and stars. The south end is more plain and decorated only with moulded panels, a cornice and a picture rail. The floor consists of timber boards, and there is scarring between the stub walls south of the centre suggestive of some form of partition (**35**), although this may not have been permanent. The north elevation is dominated by a set of windows with moulded timber surrounds, although these were covered during the survey and could not be properly examined. The west elevation has a doorway at the north end into Room **16** and a large opening in the centre, which is now open and links Rooms **16** and **17** (see *Section 4.5.3*). This opening may originally have had a decorative surround like that in Room **9** (possible parts of which were discovered in the attic during the recent building work). To the south of this is a stub wall projecting to the east, which is topped by a concrete block. South of this is a chimney-breast with a fireplace (Plate 21), which has been partially blocked leaving a smaller opening (**32**). The original opening, which had an arched top, partially survives although there is evidence for some rebuilding of this.
- 4.5.6 The south elevation has a large canted bay window with four two-light sliding sashes and arched tops (Plate 21). The east elevation has an inserted doorway on the south side with a thin, machine-cut timber lintel and steps down (**33**). There is a stub wall (corresponding to that in the west elevation) to the north of this, which has been severely damaged. To the north of this is another fireplace, which has been partially blocked and has the remains of its original arched top (**34**); further north is another doorway with steps down to the rooms to the east. The surround is decorated with a moulded plaster arch with dragon-shaped corbels (Plate 22), which is evidently too small for the doorway as it has been attached to the jamb with a piece of timber on the north side.
- 4.5.7 **Room 19:** this forms an approximately T-shaped corridor linking Room **18** to the rooms in the east part of the first floor, which are lower than the front, or west side, of the building. The ceiling has a moulded cornice throughout, which slopes to follow the roofline at the north and south ends. The north/south-orientated section has a small two-light sliding sash window in the north elevation with a moulded surround. There are the remains of a waste pipe in the floor below this (**36**) and to the south there are stub partition walls

(37), which would have originally separated this off into an individual cubicle. The west elevation has two doorways, both with steps leading up to Room 18. The south elevation essentially matches the north, with the remains of waste pipes (36) and a two-light sliding sash. The east elevation has a doorway (now blocked) at the south end with a machine-cut timber lintel. In the centre there is a large opening with a timber lintel leading into the east/west-orientated section. There are scars for stub partition walls matching those at the north end of the corridor at the south end (37), and there are further scars for an inserted partition wall north of this (41).

4.5.8 The east/west-orientated section of the corridor has been opened up on the north side into the adjoining room as part of the present development. There is the scar of a dogleg wall visible in the floor (38) and the probable scar of a former staircase. The west elevation forms the large opening into the north/south-orientated section of the corridor. The south elevation has a doorway on the east side, which has been moved slightly to the east and the remaining gap filled (40; Plate 23). It has a simple moulded timber surround. The east elevation consists of a different form of brick (39) with perforated grooves down the sides, which are marked “JABEZ THOMPSON NORTHWICH” and “PATENT BRICKWOOD” within the frog. These are laid in a stretcher bond and the upper part of the wall appears to be finished with a timber beam covered with lathe and plaster.

4.5.9 **Room 20:** this is a small room to the south of the corridor (Room 19). It has a simple lathe and plaster ceiling with a small square vent, in the south-east corner of which is the scar of a former fitting, perhaps a water tank. The floor consists of timber boards, within which are various scars for partition walls, including one which is filled by an iron beam (43). The north elevation has the moved doorway (40) on the east side. There is a scar for a partition wall across the centre (43) and a row of timber wedges are inserted into the wall on the west side, presumably for the attachment of a cupboard or other fixture. The west elevation has a blocked doorway with a timber lintel on the north side. A number of pipes have been inserted at the south end, against the south wall (45). The south elevation has a pair of two-light sliding sash windows. Evidence for reworking around the sills suggests that these have had their casements replaced (44). There is a wall scar in the centre, corresponding to that in the north elevation (43) and pipes attached along the east side. The east elevation is a continuation of the grooved brick wall (30) from Room 19, which butts the south elevation. Some of the bricks are missing and there are rows of holes for housing timber wedges, presumably for the attachment of some form of fittings.

4.5.10 **Room 21:** this is another small room, which has been largely incorporated into the corridor (Room 19), due to the removal of its southern elevation. It has a plain lathe and plaster ceiling with a single vent, and a timber board floor. The north elevation has a two-light sliding sash window with a timber lintel, which again has evidence for reworking below, suggesting that the casement has been replaced (46). There are also a few missing bricks and scars denoting the positions of cables. The west elevation has the remains of a simple moulded timber skirting board still *in situ*. The east elevation is made up of perforated

bricks (39), there is a scar for the return for the south elevation and a doorway with a timber lintel on the south side providing access to Room 22. Part of a metal reinforcing strap is visible within the wall where some of the brickwork has broken away at the doorjamb. The wall butts the north elevation.

4.5.11 **Room 22:** this is the room in the north-east corner of the first floor. It has a plain lathe and plaster ceiling and a timber board floor. The north elevation has a central chimney-breast, which has been partially blocked with brick leaving a small flue (48). The west elevation is made up of the grooved brick (39). A large aperture with a steel lintel has recently been knocked through the south elevation. The east elevation has the occasional brick missing, and there is a window at the north end with evidence for rebuilding below the sill again suggesting that the casement has been replaced (47).

4.5.12 **Room 23:** this is the room in the south-east corner of the first floor. It has a lathe and plaster ceiling with a moulded cornice and picture rail, and a timber board floor. The north elevation is largely plain, although there is a large, recently added aperture connecting it to Room 22. The west elevation is constructed of the grooved-brick (39). The south elevation has a number of pipes and wires in the southwest corner. There is a bay window in the centre with two two-light sliding sash windows. The east elevation has a central fireplace with an original arched top (Plate 24), which has been partially blocked leaving a smaller opening (49).

4.6 ROOF SPACE (FIG 5)

4.6.1 The roof space is divided into two parts: the western section over the front of the building, and the eastern section over the rear of the building (Fig 5). The western section consists of a complex arrangement of pitches and gables with a number of dividing walls and additional braces. The build of these dividing walls is typically English Garden Wall bond (at a ratio of three rows of stretchers to one row of headers) and the timbers are machine cut. The west section is accessed via a hatch in Room 18. This leads to a small room within the roof space with a board floor, which links to the roof proper via another hatch with associated steps.

4.6.2 The roof of the west section is finished with timber roof boarding and the main part of it consists of a large area with a hipped gable at the south end and a plain gable at the north. There are three trusses within this section and another at the south end separated via a brick wall (Fig 5). Each truss consists of a tie beam and king post supported by a pair of angled braces. There is a further upright supporting timber bolted onto the west side between the tie beam and principal rafter and attached to the purlin. There is a single purlin per pitch and a ridge purlin. There are iron straps and bolts holding most of the joints and all are soffitted. Carpenters' marks in the form of 'II' are present on each truss but only on the south face of the king post and braces. A pipe (presumably draining water from the flat roof on the west side) passes through the roof space supported on a timber framework.

4.6.3 The east section of the roof space is formed by a single gable with only one truss. This is essentially identical to those in the west section, although its timbers are more slender and the carpenters' mark is a single 'I' (Plate 9). Within this section there is a system of timber box piping, which links to the ceilings of a number of rooms on the first floor (54). This appears to form part of a ventilation system connecting the vents in the ceilings throughout the eastern part of the building. It ultimately heads to the west where it cuts through the wall and passes into the western part of the roof space.

5. DISCUSSION

5.1 BUILDING INVESTIGATION RESULTS

- 5.1.1 **Introduction:** the relative modernity of the building and its continuity of function mean that it does not have a complicated development history. Only two major phases of use and/or alteration can be readily identified, one corresponding to its initial construction, the other to its use as a school. Within these two phases, however, a few sub-phases can be identified.
- 5.1.2 **Phase 1, 'The Elms':** the house is known to have been constructed in 1895, at which time it is evident that the majority of the present structure was completed. This comprised a spacious and opulent house with large reception rooms on the front side of the ground floor and the master bedrooms on the front of the first floor. The east or rear end of the building probably formed the servants quarters and kitchens, and there is an evident status division within the original house with a corresponding control over access and movement throughout it. For example, the basement was probably split into two parts with rooms **1-4** forming kitchens and stores, accessed via the back stairs and separated from Rooms **5-7** and were accessed via a different flight of stairs from the main hall (Room **9**). These probably formed wine cellars (hence the restricted access). Similarly, there are separate staircases to the front and rear parts of the first and ground floors.
- 5.1.3 **Phase 1a:** although not clearly a phase of alteration the perforated brick wall (**39**) on the first floor evidently butts the north and south elevations. The use of this material rather than the regular bricks seen in the rest of the building is suggestive of an attempt to reduce costs, often seen in the use of perforated bricks (Brunskill 1997, 105). This coupled with the alterations to the doorway to the west (**40**) perhaps suggests that 'last minute' alterations were made to the servants quarters on the first floor as a means of saving money, which included some reorganisation of the access.
- 5.1.4 **Phase 1b:** there appear to have been some alterations made at an early stage. A blocked doorway between Rooms **13** and **15** (**21**) and scar for a dividing wall within Room **13** (**12**) suggest that some change was made to the organisation of this part of the ground floor, although it is not clear for what purpose. It is also not clear at what point this took place. The filling of doorway **21** with brick and the fact that both it and wall scar **12** were covered by plaster would suggest that it occurred prior to many of the alterations of Phase 2, presumably shortly after the house was completed.
- 5.1.5 **Phase 2:** the majority of the significant alterations seem to have been carried out during the buildings use as a school, and some can be accurately dated through reference to documentary sources. The majority of the fireplaces were evidently either blocked up entirely or reduced in size and remodelled. On every floor walls were removed and new wide openings were added with iron lintels. On the first floor openings **30** and **31** are known to have been created in September 1964 (*Section 3.1.9*). In the basement major alterations were

carried out in Rooms **5** and **6**, probably in conjunction with the creation of toilets and changing rooms in *c*1946 (*Section 3.1.6*). A number of partition walls seem to have been removed and iron lintels added (**14**). A large new doorway was added on the east side (**13**). Toilet facilities (**12**) and a vent (**10**) were added into Room **5**, and concrete benches were also positioned around Room **6** (**15**). This probably corresponded with major structural alterations to the north canted bay windows, which appear to have been taken down and then rebuilt (**55**).

- 5.1.6 The remains of an additional building, probably also dating to this period, added to the east end of the building were evident on the ground floor, now only remaining as foundations. A small staircase associated with a doorway inserted into the north elevation of the basement floor (**05**) is probably of similar date.
- 5.1.7 **Phase 3**: some structural alterations had been carried out prior to the completion of the building investigation as part of the present development. These included the insertion of iron beams in parts of the basement ceiling (**09**), the removal of the original back staircases (**07**), removal of part of the floor of Room **8** and insertion of a doorway in the north elevation, and possibly the insertion of holes in the walls of Room **7** (**53**).

5.2 THE BUILDING

- 5.2.1 Elmslie is a fine example of what was originally a grand town house of the late nineteenth century. It shows an influence of various styles that were prevalent at the end of the nineteenth century, including Gothic Revival (the front façade) and *art nouveau* (the mosaic surround in the entrance hall; Plate 15) (Curl 1992). There are even elements of what might be described as Arts and Crafts decoration such as the beaten copper fire hood in the main hall (Plate 3) and the mosaic floor in the entrance hall (Plate 16). These elements, combined with the classically inspired ceilings and plasterwork, show the huge range of influences that were present at the time.
- 5.2.2 The original house was clearly designed to impress (although it was, unfortunately, not possible to identify the architect), and owned by people who would have made good use of the reception rooms for entertaining. The cross-braces evident in the floor of Room **15** might suggest that it was sprung in order to be used for dancing, and this was certainly feature of some homes at that time (McDonald 2001, 7). There was also a clear division between the front and the back parts of the house; the ‘above stairs’ and ‘below stairs’. Access was clearly controlled between these two parts, with a separate back stairs allowing access to the upper floors, and two rear entrances. This difference was made psychologically clear through the creation of a deliberately ornate main entrance and façade (when compared to the utilitarian rear), and the distinct change in floor height visible between Rooms **18** and **19**: in this sense the servants quarters were very much ‘put in their place’.
- 5.2.3 The conversion of the building to use as a school was in many ways favourable to the preservation of the building, which is distinguished by its

decoration rather than its architecture. The only area that has sustained any real damage as a result of this change of function is the basement, which would probably have originally been an unremarkable cellar and kitchens, and the majority of the fireplaces.

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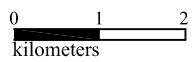


Figure 1: Location Map

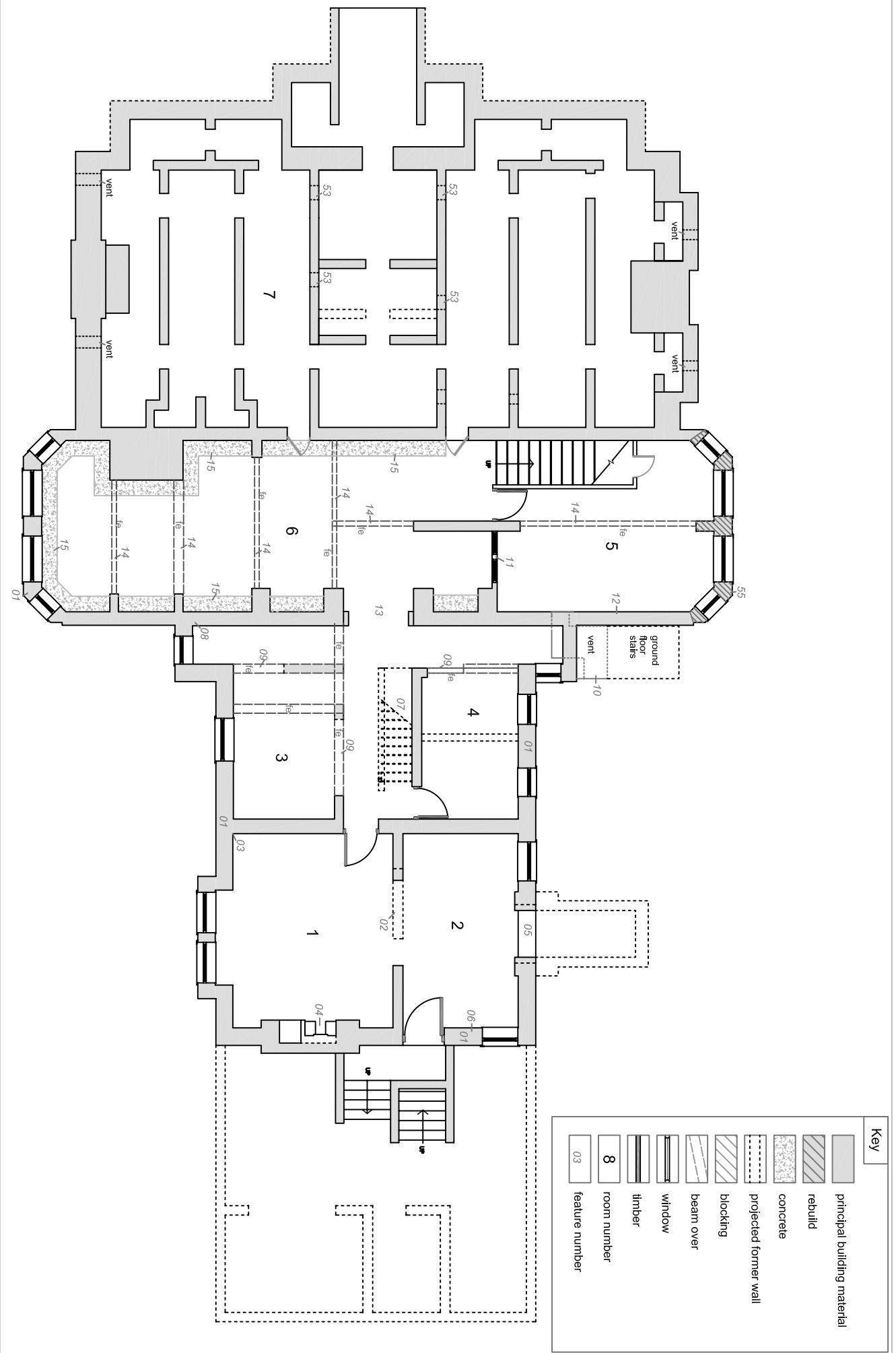
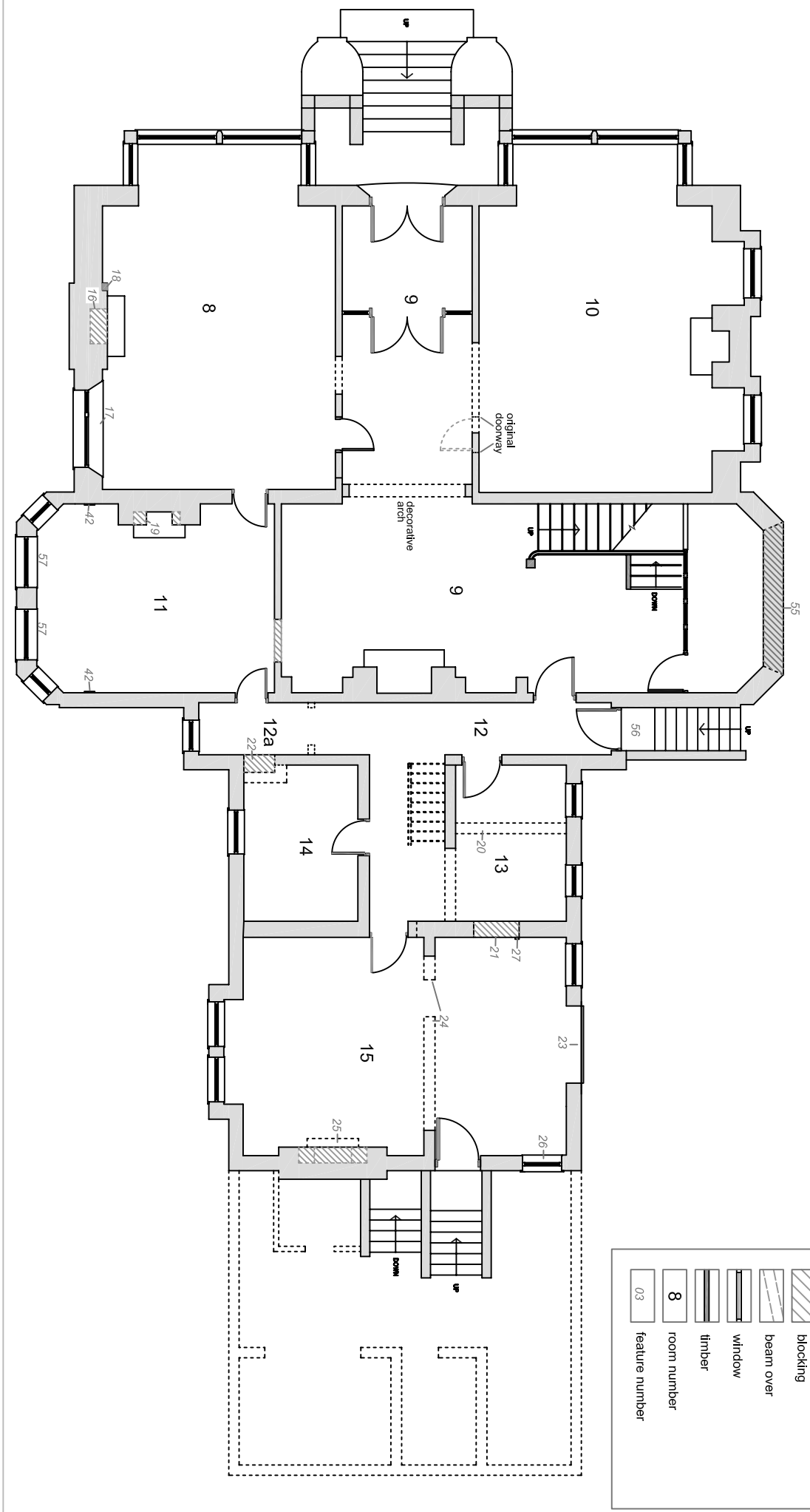


Figure 2: Basement plan



Key	
	principal building material
	rebuild
	concrete
	projected former wall
	blocking
	beam over
	window
	timber
	room number
	feature number

Figure 3: Ground floor plan



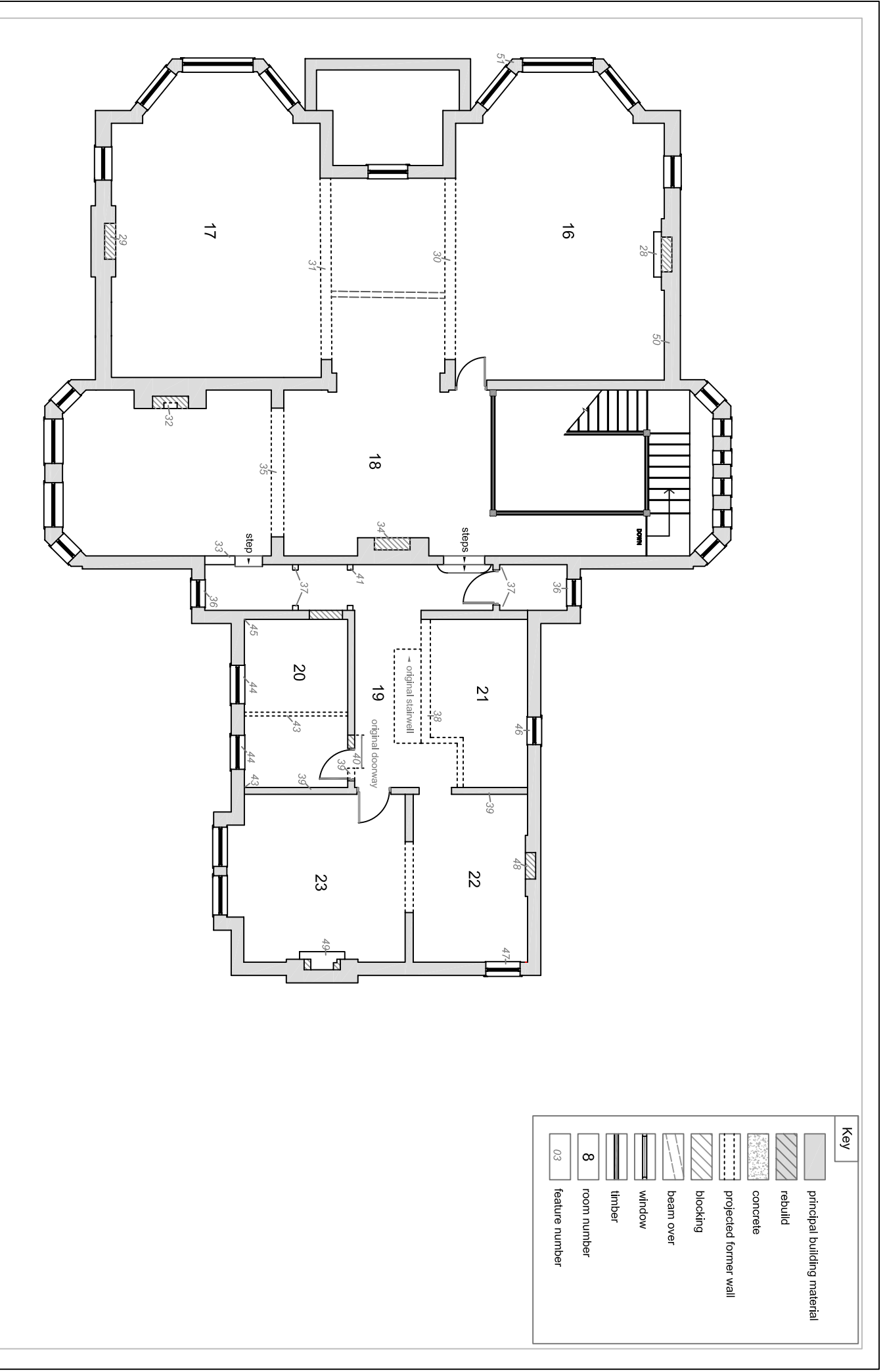
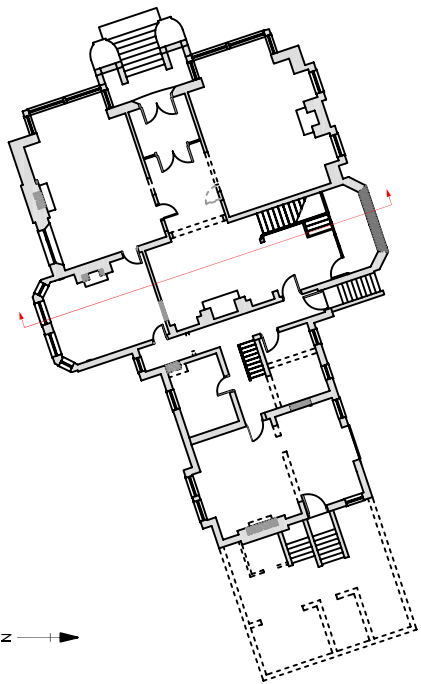
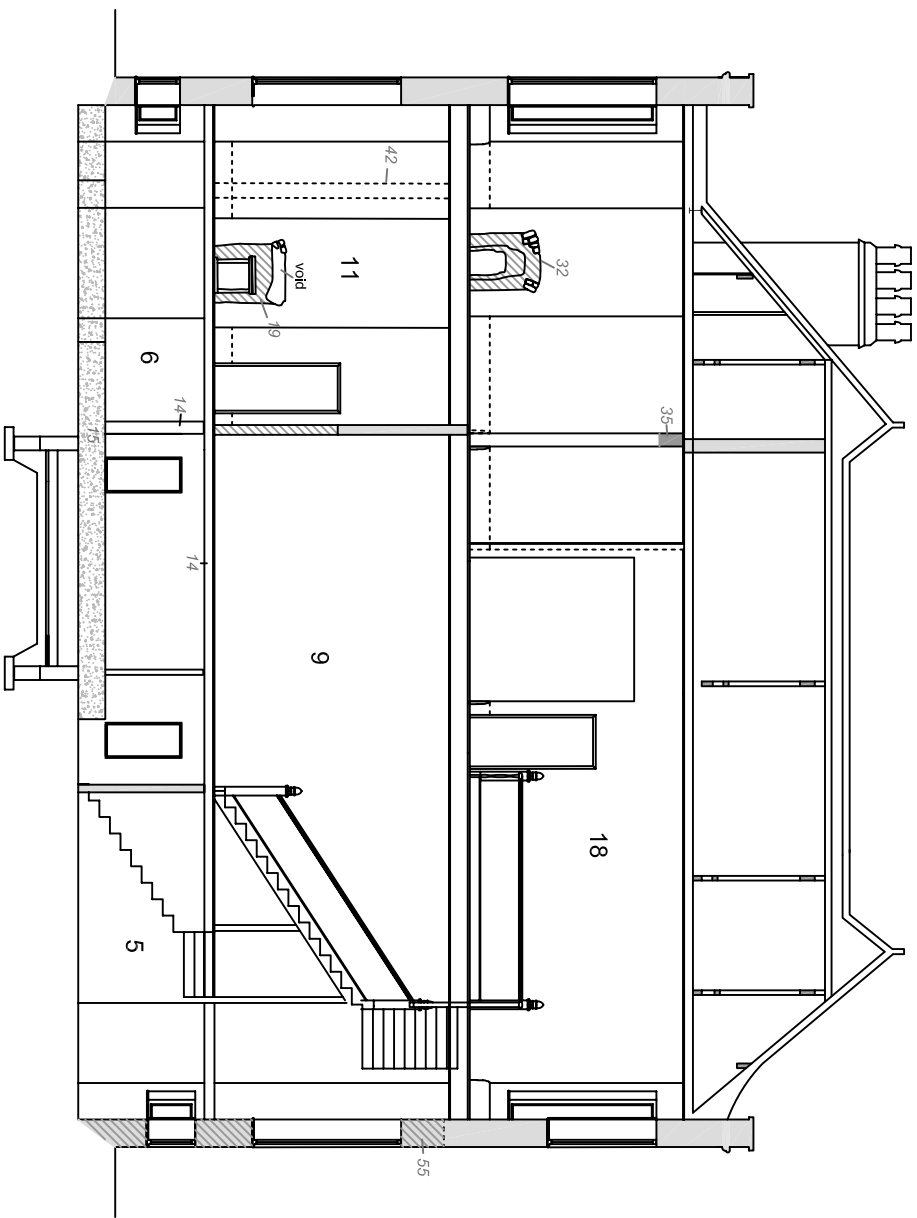


Figure 4: First floor plan





Key	
	principal building material
	rebuild
	feature number
	sectional timber
	blocking
	concrete
	room number
	projected line



Figure 5: East-facing cross-section



Plate 1: Front of the building c1940 (SMBP 16 acc 8888 Box 1)

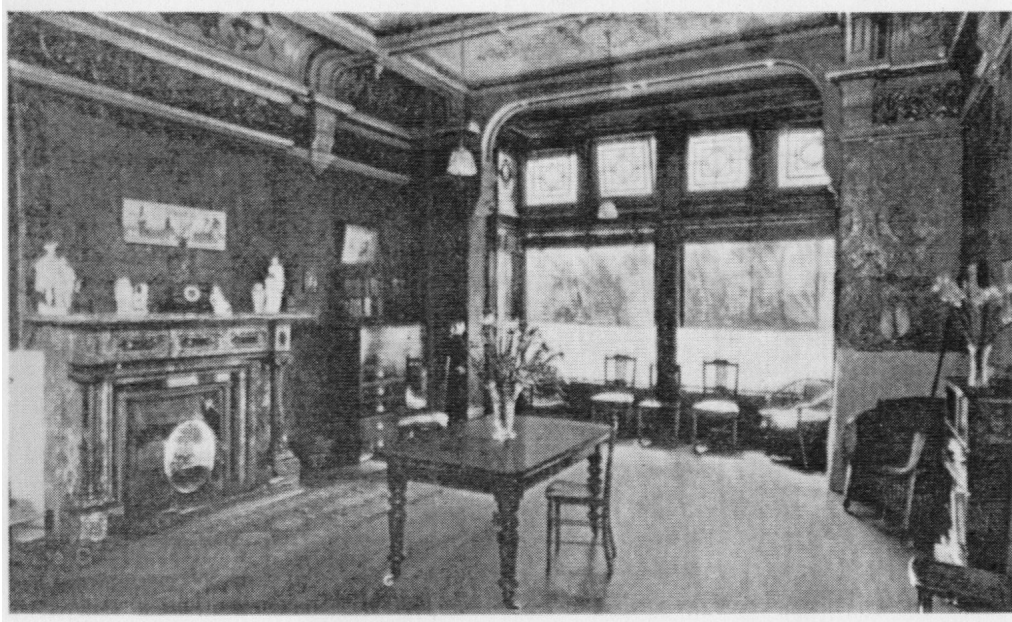


Plate 2: Senior common room (Room 8) c1940 (SMBP 16 acc 8888 Box 1)

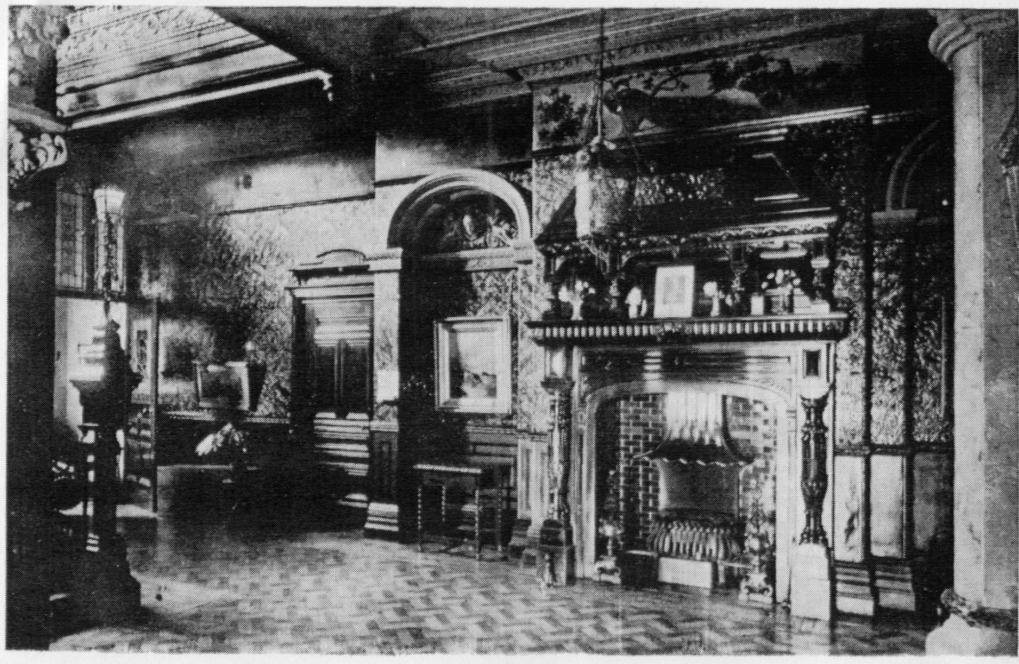


Plate 3: Part of the main hall (Room 9) c1940 (SMBP 16 acc 8888 Box 1)



Plate 4: Senior classroom (Room 16) c1940 (SMBP 16 acc 8888 Box 1)



Plate 5: Senior dormitory (Room 17) c1940 (SMBP 16 acc 8888 Box 1)



Plate 6: Front (west) external elevation (51)



Plate 7: North external elevation (50)



Plate 8: Parapet on the south side of the west part of the roof



Plate 9: Truss within the western section of the roof space



Plate 10: Doorway *02* and remodelled fireplace *05* in Rooms *1* and *2*



Plate 11: Concrete benches *15* and ceiling *14* in Room *6*



Plate 12: Cornice detail in Room 8



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Plate 14: Decorated alcove in Room 9



Plate 15: Mosaic wall decoration in Room 9



Plate 16: Mosaic floor decoration in Room 9



Plate 17: Stained glass detail in Room 9, showing the interlinked initials “WKP”



Plate 18: Blocked doorway *21* in Room **13**



Plate 19: Scars 22 in Room 15



Plate 20: Remodelled fireplace 23 in Room 15



Plate 21: Bay window and blocked fireplace 32 in Room 18



Plate 22: Decorative door surround in Room 18



Plate 23: Remodelled doorway *40* and grooved brick wall *39* in Room **19**



Plate 24: Blocked fireplace **49** in Room **23**

APPENDIX 1: PROJECT BRIEF

Fax 01524 848 666
606
F/AO Alan Lupton.

E2156

BRIEF FOR ARCHAEOLOGICAL RECORDING OF AN HISTORIC BUILDING REQUIRED BY A PLANNING PROPOSAL

Location: Elmslie School, 194 Whitegate Drive, Blackpool

Proposal: Conversion of former house, used as school, to apartments.

1. Summary

An application has been submitted to Blackpool Borough Council for the conversion of a late 19th century house, used as a school since 1922, into apartments.

Because of the historic nature of the building it has been recommended that a record of the building should be made before work is carried out.

This recommendation follows the advice given by central government as set out in *Planning Policy Guidance: Planning and the Historic Environment* (PPG 15) and *Planning Policy Guidance: Archaeology and Planning* (PPG 16) issued by the DoE.

2. Site Location and Description

- 2.1 Elmslie School is at NGR SD 32184 35278, 194 Whitegate Drive. The building stands on the eastern side of Whitegate Drive. Until recently the building was used as a school.

3. Planning Background

- 3.1 Description of development, especially below ground aspects. Relevant previous planning history. Any other known planning constraints including SMC or LBC.

4. Archaeological Background

- 4.1 194 Whitegate Drive is a Grade II Listed building. The statutory list description is 'Former house, now part of school. 1896 with minor late C20 alterations. Coursed squares sandstone with ashlar dressing to front elevation, red brick elsewhere. Irregular 'L' plan. Front elevation: 2 storeys, 3 bays; an elaborate and asymmetrical front with central doorway enclosed within open flat roofed porch. Porch entrance with slender marble columns with foliated capitals supporting shallow arched heads to entrance and flanking lights. Enclosed doorway within decorative surround, with slender engaged columns to jambs and tall overlight with stilted arched head. Gabled bay to left with advanced bay to ground floor, of 2 lights with a 4 part overlight. Moulded cornice links with that of porch as continuous moulding. Above, a canted first floor bay with lead canopy. Ornate gable with slender corner turrets with pinnacles, and an elaborate carved apex finial. Right hand bay not gabled, but with matching arrangements of bays below a stepped parapet. Corbelled turrets to corners with circular crenellated caps. Rear range on left side has tall side wall

chimney and projecting stair turret with stepped lancets to upper part. Right side with canted corner linking front and rear ranges, the latter with plain undivided sash frames. C20 joinery elsewhere. INTERIOR; largely unaltered, with much original decorative ceiling and wall plaster work, and high quality joinery including panelled doors with moulded architraves and carved cresting, well finished and ornate principal staircase with stained glass lights to lower partition, and elaborate chimney pieces with overmantles. HISTORY: the house named 'The Elms' was built for William and Sarah Powell in 1896, and became a school in 1922. The other buildings on the site are not of special interest'.

4.2 The Lancashire Sites and Monuments Record, PRN is 16833.

5. Requirement for Recording

5.1 Buildings are an important part of the historic environment, providing information on historical technology, social structure and lifestyles. Alterations to such buildings remove evidence for the past uses and occupation of the buildings and make it more difficult for future historians to understand and interpret the buildings. A drawn and photographic record of the building preserves 'by record' the information which is lost during alteration.

6. Level of Recording

6.1 A Level 3 survey of the building, as specified in Recording Historic Buildings: A Descriptive Specification (Royal Commission on the Historical Monuments of England, 3rd ed, 1996) should be made.

6.2 A LEVEL 3 record will consist of:

Written Record

1. The location of the building, including name or street name and number, town, civil parish, and National Grid Reference. Details of listing or scheduling.
2. The date when the record was made and the names of the recorders and the organisation which employs them (e.g. Unit name).
3. n/a
4. A detailed description of the building. This should describe the building's plan, form, function, age and development sequence. The names of architects, builders, patrons and owners should be included if known. The purpose of this is to describe the building when no fuller record is required or to serve as an introduction to a more detailed record that may follow.
5. An account of the building's overall form and of its successive phases of development, and of the evidence supporting this analysis.

6. An account of the building's past and present use, and of the uses of its parts, with the evidence for these interpretations. An account of any fixtures, fittings, plant or machinery associated with the building.
7. Any evidence for the former existence of demolished structures or plant associated with the building. should be given.
8. Copies of other records of the building, or a note of their existence and location.
9. Relevant information from other readily available sources and from other people (such as owners, building contractors or architects) who may be familiar with the building. Sources of such information Written Record;
10. A note of the building's past and present relationship to its setting; for example its relationship to local settlement patterns, particularly settlement patterns contemporary with the building, to a field system, to a park, garden, moat, graveyard or other man made landscape; its part in a larger architectural or functional group of buildings, its visual importance as a landmark, etc.
- 11 n/a
12. A note of the significance of the building locally, regionally or nationally, in terms of its origin, purpose, form, construction, design, materials or status.

Drawn Record;

1. n/a
2. Plans (to scale or fully dimensioned) of all main floors as existing. Small buildings of well known types or buildings with a repetitive structure (e.g. many industrial buildings) may be planned on one floor only, but a note or a sketch plan should be made to show the arrangement of other floors. Plans should show the form and location of any structural features of historic significance (e.g. blocked doors and windows; former fireplace openings; masonry joints; changes in internal levels)
3. Drawings (to scale or fully dimensioned) recording the form and location of other significant structural details (e.g. timber or metal framing, roofs).
4. Sections to illustrate the vertical relationships within a building (e.g., ceiling heights; differing floor heights; roof trusses).
5. Drawings to show the form of any architectural decoration (e.g., moulded doorcases; mullions; cornices). A measured drawing is particularly valuable when the feature in question is precisely dateable.

Photography;

1. General view or views of the exterior of the building.
2. The overall appearance of principal rooms and circulation areas.
3. Detailed coverage of the building's external appearance. In the case of a buildings designed by an architect, or intended to be seen from a certain point of view, it is important to have regard to the builders intentions and to record the effect of the design or of the building's placing.
4. Any external detail, structural or decorative, which is relevant to the building's design, development and use and which does not show adequately on general photographs.
5. The building's relationship to its setting, to other buildings, or to a significant viewpoint.
6. Internal detail, structural and decorative which is relevant to the building's design, development and use and which does not show adequately on general photographs.
7. **Deposition of archive**
 - 7.1 The ARCHIVE resulting from building recording will be deposited with the Lancashire Records Office, in a format to be agreed with the County Records Officer, and within a timetable to be agreed with the County Archaeological Officer. A summary record of the building with appropriate illustrations will be deposited with the Lancashire Sites and Monuments Record and with the National Monuments Record in Swindon.
 - 7.2 The site archive, including finds and environmental material, shall be conserved and stored according to the UKIC Guidelines for the preparation of excavation archives for long-term storage (1990) and the Museum and Galleries Commission Standards in the Museum Care of Archaeological collections (1992) 'Standards for the preparation and transfer of archaeological archives'.
 - 7.3 Copies of the report will be supplied to the County Archaeological Officer and to the Lancashire Sites and Monuments Record on the understanding that it will become a public document after an appropriate period (a maximum of 6 months after the completion of the fieldwork unless another date is agreed in writing with the County Archaeological Officer).
 - 7.4 Provision and agreement will be made for the appropriate academic publication of any results that are not to form part of any further work. A brief summary report of fieldwork, to appear in the Council for British Archaeology North West *Archaeology North West* should be produced, even when an excavation encountered no archaeological deposits. This should be sent to the editor of *Archaeology North West* in time for it to appear within a calendar year of the completion of fieldwork.

07980 344 250.

Ray Collins / Ben Sutton. 01257 277100

8 Further Details

- 8.1 Further information about the building and proposed development can be obtained from ~~the Lancashire Archaeology Service, Lancashire County Council Environment Directorate, Guild House, Cross Street, Preston PR1 8RD Tel 01772 531734, fax 01772 533423~~
- 8.2 Any queries about the contents of the brief should be addressed to the Lancashire County Archaeology Service, Lancashire County Council Environment Directorate, Guild House, Cross Street, Preston PPR1 8RD Tel 01772 531734, fax 01772 533423

Appendix 1

General Conditions for Appropriate Archaeological Contractors in Lancashire

Organisations and individuals wishing to be included on the County list of Appropriate Archaeological Contractors are requested to fulfill the General Conditions below, which provide a model for best practice and professional conduct in archaeological work. Lancashire County Council will require the fulfillment of these conditions in its own contracts. Other clients are advised that it is their responsibility to satisfy themselves that their contractors meet all relevant standards.

1. Professional Standards

- 1.1 Contractors shall conform to the standards of professional conduct outlined in the Institute of Field Archaeologists Code of Conduct, the IFA Code of Approved Practice for the Regulation of Contractual Arrangements in Field Archaeology, and the British Archaeologists and Developers Liaison Group Code of Practice.
- 1.2 Project Directors should be recognised in an appropriate Area of Competence by the IFA and the contractors should encourage as many of their staff as possible to join the IFA.
- 1.3 Contractors with a significant backlog of unpublished projects will not normally be included on the approved list.
- 1.4 Where students, volunteers or trainees are employed on a project, their use should be in accordance with IFA guidelines.
- 1.5 In cases of dispute, arbitration will normally be sought through the IFA or the British Archaeologists and Developers Liaison Group.

2. Finance

- 2.1 Contractors shall make available at the request of the County Archaeological Curator an audited set of recent accounts.

3. Insurance

- 3.1 Contractors shall hold a current certificate of Public Liability and (where relevant) Employers Liability insurance, and shall produce it at the request of the County Archaeological Curator.

4. Health and Safety

- 4.1 Contractors shall comply with the requirements of the Health and Safety at Work etc. Act 1974 and related legislation.

- 4.2 Site procedures shall be in accordance with the guidance set out in the Health and Safety Manual of the Standing Conference of Archaeological Unit Managers.
5. Project Design
- 5.1 Individual projects should be designed in accordance with a brief provided by the County Archaeological Curator. Before commencement of a project, Contractors should prepare a written Project Design and agree it with the County Archaeological Curator.
6. Sub-Contracting
- 6.1 The names of proposed Sub-Contractors should be included in the Project Design. All such Sub-Contractors shall be required to fulfil the General Conditions for Contractors.
7. Form of Contract
- 7.1 Before commencement of a project, the Contractor shall enter into a written agreement with the Client. Such an agreement should be in accordance with the IFA Model Contract for Archaeological Services or such other form as approved by the County Archaeological Curator.
8. Project Monitoring
- 8.1 The County Archaeological Curator shall be responsible for monitoring progress throughout the project.
- 8.2 Contractors shall provide the County Archaeological Curator with an outline programme of work, and agree with the curator any proposed modification to this programme brought about by unforeseen circumstances. It is strongly recommended that Project Designs include a contingency factor to allow for such circumstances.
9. Administrative Charge
- 9.1 The County Archaeological Curator reserves the right to levy a charge for project monitoring. Monitoring visits shall be costed at £50.00 per visit and the number of such visits shall be stated in the project brief.
10. Publication
- 10.1 Publication shall be in a form and to a timetable to be agreed on completion of the site archive and narrative. A copy of the site narrative and publication synopsis shall be lodged with the County Sites and Monuments Record.

- 10.2 Whilst acknowledging the need for confidentiality in some instances, archaeological information should enter the public domain as soon as possible and certainly within two years of the completion of fieldwork.
11. Archive
- 11.1 Before commencement of the project, arrangements should be made with the appropriate museum curator and the Lancashire County Record Office to ensure that these organisations can receive and curate the archive produced. Archive deposition should take place according to a timetable to be agreed on completion of the site archive and narrative.
- 11.2 The site archive, including finds and environmental material, should be conserved and stored according to the UKIC Guidelines for the preparation of excavation archives for long-term storage.
- 11.3 The archive (excepting the finds) should be deposited as soon as is practicable with the Lancashire County Record Office, Bow Lane, Preston and the finds stored, wherever possible, in a Registered Museum fulfilling the HBMC/MGC storage criteria with a copy of the paper archive. It may be felt more appropriate in some circumstances to store both paper archive and finds together, and this should be, wherever possible, within a Registered Museum fulfilling the HBMC/MGC storage criteria.
- 11.4 Any material not to be archived, such as unstable material or items to be retained by the landowner, should be fully analysed and reported upon.
- 11.5 A copy of the reproducible elements of the site archive should be deposited in the National Archaeological Record.
12. Acknowledgement
- 12.1 The collaborative role of the County Archaeological Curator shall be acknowledged in all publicity - including media releases, site displays, exhibitions and publications - arising from the project.

The role of the County Archaeological Curator is currently undertaken by:

Lancashire Archaeology Service
Lancashire County Council
Environment Directorate
Guild House
PO Box 9
Cross Street
Preston
Lancs PR1 8RD

tel 01772 531734 fax 01772 533423

APPENDIX 2: PROJECT DESIGN

**Oxford
Archaeology
North**

April 2004

ELMSLIE SCHOOL, 194 WHITEGATE DRIVE, BLACKPOOL, LANCASHIRE

**ARCHAEOLOGICAL BUILDING INVESTIGATION
PROJECT DESIGN**

Proposals

The following project design is offered in response to a request by Carrington Design for an archaeological building investigation in advance of proposed conversion of Elmslie School, Blackpool, Lancashire into residential apartments.

1. INTRODUCTION

- 1.1 This project design has been compiled for Carrington Design with reference to the brief issued by Lancashire County Archaeology Service (LCAS) for an archaeological building investigation of Elmslie School, Blackpool (SD 32184 35278). Section 2 states the objectives of the project, Section 3 deals with OA North's methodology. Section 4 addresses other pertinent issues including details of staff to be involved, and project costs are presented in Section 5.
- 1.2 OA North has considerable experience of the assessment and investigation of historic buildings of all periods and a range of types, having undertaken a great number of small and large-scale projects during the past 20 years. Building investigations have taken place within the planning process, to fulfil the requirements of clients and planning authorities, to very rigorous timetables. Recent projects include Barkerhouse Farmstead, Lancaster, Chalk Hall, Chipping and Cabus Nook Farm, Garstang.
- 1.3 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.

2 OBJECTIVES

- 2.1 The objectives of the building investigation are to provide an analysis of the school prior to building works taking place, which will provide an account of the origin, development and use of the school.
- 2.1.1 To achieve the objective outlined above the following listed specific aims are proposed.
- (i) To undertake a Royal Commission on the Historical Monuments of England (RCHME) level III-type survey of the school;
 - (ii) To produce a report and archive in accordance with current English Heritage guidelines (*Management of Archaeological Projects*, 2nd edition, 1991).

3 METHOD STATEMENT

3.1 BUILDING INVESTIGATION

- 3.1.1 ***Desk-based Assessment:*** the following historical research will be undertaken as appropriate, depending on the availability of source material.

It is the intention of the assessment to provide a brief history of the building, and where possible provide the name of the architect, builder and owners. It is not the intention of the assessment to provide a detailed history of the surrounding area.

- 3.1.2 This work will comprise a rapid desk-based assessment of the existing resource. It will include an appraisal of the data in the SMR (Preston), appropriate sections of County histories, early maps (printed and manuscript), and such primary documentation (trade directories, town plans etc.) as may be reasonably available. All available published and unpublished documentary sources will also be examined and assessed. The County Record Office (Preston) will also be consulted.
- 3.1.3 **Interpretation and Analysis:** a visual inspection of the school will be undertaken to RCHME level III-type survey. This level of survey is fully analytical and will provide a systematic account of the building's origins, development and use. It will include an account of the evidence on which the analysis has been based. The visual inspection will utilise OA North building *pro forma*. Feature numbers will be allocated to architectural elements to enhance the recording, and act as an aid for interpretation and presentation. Group numbers will be allocated to common features repeated throughout the building. A feature list will be appended to the report.
- 3.1.4 **Drawings:** architect's plans, **to be provided by the client**, will be annotated to produce the following:
- (i) Plans of all **main floors** showing the form and location of any structural features of historic significance;
 - (ii) One cross section to illustrate the vertical relationships within the building;
 - (iii) Detailed drawings **as appropriate** to show any architectural decoration.
- 3.1.5 The drawings will be manually enhanced on site. Finished drawings, for inclusion in the report, will be manipulated through an industry standard CAD package (AutoCAD Release 14 or 2000). Plans will normally be shown at 1:100 and detailed drawings at either 1:50 or 1:20 as appropriate.
- 3.1.6 **Photographic Archive:** a photographic archive will be produced utilising a 35mm camera to produce both black and white contact prints and colour slides. The archive will comprise general shots of the school (both internal and external) and surroundings, and detailed coverage of architectural features. A digital camera will be utilised for the capture of images to be presented within the report.

3.2 REPORT AND ARCHIVE

- 3.2.1 **Report:** one bound and one unbound copy of a written synthetic report will be submitted to the client, and a further two copies submitted to the County SMR (one paper copy and one digital copy) within eight weeks of completion of fieldwork. The report will include a copy of this project design, and indications of any agreed departure from that design. It will present, summarise, and interpret the results of the programme detailed above and will include a full index of architectural features identified in the course of the project, together with appropriate illustrations. The report will also include a complete bibliography of sources from which data has been derived.
- 3.2.2 This report will identify areas of significant architectural interest. An assessment and statement of the actual and potential archaeological significance of the identified resource within the broader context of regional and national archaeological priorities will be made. This report will be in the same basic format as this project design.
- 3.2.3 **Archive:** the results of all archaeological work carried out will form the basis for a full archive to professional standards, in accordance with current English Heritage guidelines (*Management of Archaeological Projects*, 2nd edition, 1991). The project archive represents the collation and indexing of all the data and material gathered during the course of the project. The deposition of a properly ordered and indexed project archive in an appropriate repository is considered an essential and integral element of all archaeological projects by the IFA in that organisation's code of conduct. OA North conforms to best practice in the preparation of project archives for long-term storage. This archive will be provided in the English Heritage Centre for Archaeology format and a synthesis will be submitted to the County SMR (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 appropriate County Record Office.
- 3.2.4 **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.
- 3.2.5 Monitoring of this project will be undertaken through the auspices of the LCAS Archaeologist, who will be informed of the start and end dates of the work.

4 TIMETABLE AND RESOURCES

- 4.1 **Programme:** the desk-based assessment will take one day to complete, and in this instance, will take place following the completion of the fieldwork.
- 4.2 The building investigation will take in the region of three days to complete.

- 4.3 The final report will follow within eight weeks of completion of the fieldwork, although a shorter deadline can be negotiated.
- 4.4 **Resources:** the project will be under the direct management of **Alison Plummer BSc (Hons)** (OA North senior project manager) to whom all correspondence should be addressed.
- 4.5 The building investigation is likely to be undertaken by **Daniel Elsworth MA** (OA North supervisor) aided in the field by an assistant archaeologist. Daniel has a great deal of experience in the assessment and analysis of historic buildings throughout the NorthWest.
- 4.6 **Mark Tidmarsh BA (Hons)** (OA North supervisor) will undertake the production of site drawings. Mark regularly produces CAD generated drawings for both client reports and publications. He is also very experienced in the recording and interpretation of historic buildings.
- 4.7 **Insurance:** OA North has a professional indemnity cover to a value of £2,000,000; proof of which can be supplied as required.

APPENDIX 3: LISTED BUILDING DESCRIPTION

Grade II

Former house, now part of school. 1896 with minor late c20 alterations. Coursed square sandstone with ashlar dressing to front elevation, red brick elsewhere. Irregular 'L' plan. Front elevation: two storeys, three bays; an elaborate and asymmetrical front with central doorway enclosed with foliated capitals supporting shallow arched heads to entrance and flanking lights. Enclosed doorway within decorative surround, with slender engaged columns to jambs and tall overlight with stilted arched head. Gabled bay to left with advanced bay to ground floor, of two-lights with a four-part overlight. Moulded cornice links with that of porch as continuous moulding. Above, a canted first floor bay with lead canopy. Ornate gable with slender corner turrets with pinnacles, and an elaborate carved apex finial. Right hand bay not gabled, but with matching arrangements of bays below a stepped parapet. Corbelled turrets to corners with circular crenellated caps. Rear range on left side has tall side wall chimney and projecting stair turret with stepped lancets to upper part. Right side with canted corner linking front and rear ranges, the latter with plain undivided sash frames. c20 joinery elsewhere. INTERIOR; largely unaltered, with much original decorative ceiling and wall plaster work, and high quality joinery including panelled principal staircase with stained glass lights to lower partition, and elaborate chimney piece with overmantles. HISTORY: the house named 'The Elms' was built for William and Sarah Powell in 1896, and became a school in 1922. The other buildings on the site are not of special interest.

APPENDIX 4: SUMMARY FEATURE LIST

<i>Feature No</i>	<i>Description</i>	<i>Location</i>
01	Main internal wall build	All
02	Inserted doorway	Rooms 1 and 2
03	Iron bracket and battens	Room 1
04	Blocking of fireplace	Room 1
05	Inserted doorway	Room 2
06	Waste pipes	Room 2
07	Stair case scar	Room 3
08	Pipe scars	Room 3
09	Iron beams	Room 3
10	Iron vent	Rooms 4 and 5
11	Small windows	Rooms 4 and 5
12	Pipes and fittings	Room 5
13	Inserted doorway	Rooms 3 and 6
14	Ceiling	Room 6
15	Concrete 'benches'	Room 6
16	Blocking of fireplace	Room 8
17	Inserted window	Room 8
18	Timber attached to chimney	Room 8
19	Blocked fireplace	Room 11
20	Wall scar	Room 13
21	Blocked doorway	Room 13
22	Scars and wall stubs	Room 14
23	Remodelled fireplace	Room 15
24	Enlarged aperture	Room 15

25	Blocked fireplace	Room 15
26	Remodelled window	Room 15
27	Timber batten? scar	Room 15
28	Blocked fireplace	Room 16
29	Blocked fireplace	Room 17
30	Enlarged aperture	Room 16
31	Enlarged aperture	Room 17
32	Blocked fireplace	Room 18
33	Inserted doorway	Room 18
34	Blocked fireplace	Room 18
35	Large aperture	Room 18
36	Pipe scars	Room 19
37	Wall stubs	Room 19
38	Wall scar	Room 19
39	Grooved brick wall	Rooms 19-23
40	Remodelled doorway	Room 19
41	Wall scar	Room 19
42	Scar	Room 11
43	Wall scar	Room 20
44	Windows	Room 20
45	Pipes	Room 20
46	Window	Room 21
47	Window	Room 22
48	Blocked fireplace	Room 22
49	Blocked fireplace	Room 23
50	External brick build	North, east and south elevations

51	Stone façade	West elevation
52	Scar around stairs	East elevation
53	Holes	Room 7
54	Timber box pipes	Eastern roof space
55	Rebuild	North elevation
56	Outshut scar	North elevation
57	Rebuilt windows	South elevation